

# Dusk Survey Results

June 2025

**Project Reference: PR-0042-24**

**Greengate Hill Farm**

Ashworth Road

Rochdale

OL11 5UN

**National Grid Reference: SD 8424 1425**



**Greengate Hill Farm, Ashworth Road, Rochdale, OL11 5UN**  
**Dusk Survey Results in Relation to Bats**

|                   |                                        |
|-------------------|----------------------------------------|
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| Prepared for      | P Wilson & Company Chartered Surveyors |
| Prepared by       | Tyrer Ecological Consultants Ltd       |

|                |                                   |                           |
|----------------|-----------------------------------|---------------------------|
| Author         | Miss H. Wilkinson                 |                           |
| Survey Date(s) | <b>Dusk 1:</b> 07/05/2025         | <b>Dusk 2:</b> 28/05/2025 |
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|----------|------|-----------|
| -        |      |           |

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## Executive Summary

As part of a proposed planning application at Greengate Hill Farm, Rochdale (termed as 'the site'), Tyrer Ecological Consultants carried out an Inspection and Assessment in relation to Bats and Breeding Birds in January 2024.

Following the Inspection and Assessment in relation to Bats and Breeding Birds with included Preliminary Roost Assessment (PRA), Tyrer Ecological Consultants Ltd were commissioned to undertake the recommended further bat surveys; the surveys, totalling two dusk emergence surveys, were carried out in May 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023).

## Bats

*From the dusk survey results, it can be concluded that whilst using best practice survey methodology, emergence of bats was absent at Greengate Hill Farm, with activity limited to frequent foraging and commuting by up to two common pipistrelle bats at a time.*

*There are no further recommendations in relation to bats for Greengate Hill Farm.*

## Survey Validity

Bat emergence/re-entry surveys are typically **valid for a period of 12 – 18 months**; Ideally, the survey data should be from the most recent optimal survey season before a planning or licence application is submitted, however this is at the discretion of the Local Planning Authority and/or Natural England. Should your planning application not achieve consent, or a licence application (where required) not be applied for within this time period, updated surveys may be required.

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## 1.0 Background & Introduction

- 1.1 As part of a proposed planning application with Rochdale Borough Council at Greengate Hill Farm (termed 'the site'), Tyrer Ecological Consultants carried out an Inspection and Assessment in relation to Bats and Breeding Birds in November 2023.
- 1.2 The survey was commissioned by P Wilson & Company Chartered Surveyors; proposals are understood to involve the conversion of two existing barn buildings for residential use. See **Figure 1.1** for a proposed site plan.



**Figure 1.1 – Proposed site plan © P Wilson & Company Chartered Surveyors**

- 1.3 Included within the Inspection and Assessment in relation to Bats and Breeding Birds was a Preliminary Roost Assessment (PRA) of any built structures and trees on site in relation to bats. Based on the findings of the PRA, Greengate Hill Farm is duly categorised as pertaining to '**Moderate**' bat roost suitability, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023) (see **Figure 1.2** below for a BCT guidance extract).

| Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result). |                                                          |                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|
| Low roost suitability or PRF-I                                                                                                                                                                                                | Moderate roost suitability                               | High roost suitability or PRF-M                            |
| One survey visit. One dusk emergence survey <sup>a</sup> (structures).<br>No further surveys required (trees).                                                                                                                | Two separate dusk emergence survey visits <sup>b</sup> . | Three separate dusk emergence survey visits <sup>b</sup> . |

**Figure 1.2** – BCT extract on 'Moderate' suitability survey implications

- 1.4 Tyrer Ecological Consultants Ltd were therefore recommissioned to undertake the recommended further bat surveys; the two dusk emergence surveys were carried out in May 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023).
- 1.5 The surveys aimed to identify the presence or reasonably conclude the absence of bats within the buildings. The results, conclusions and recommendations following the survey, including any indicative mitigation to inform an application to Natural England for a European Protected Species Mitigation Licence (EPSML), where necessary, will be supplied within this report.
- 1.6 This report should be read, understood and presented to the local authority as an additional document to **Appendix I** (see Contents page).

## 2.0 Bats – Legislation & Policy

2.1 All British bats and their **\*\*roosts** are afforded full protection under the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations (2019) (EU Exit). When dealing with cases where an EPS (all UK bats) may be affected, a planning authority is a competent authority within the meaning of Regulation 7 of the Regulations, and therefore has a statutory duty, as the local authority, to have due regard to the provisions of the Regulations in the exercise of its functions.

### 2.2 Uses of Buildings by Bats

- a) Summer breeding roost, and day/occasional roost (May – August)
- b) Hibernation roost (October – March)
- c) Transitional or temporary roost (other months)

2.3 Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance; climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

*\*\* The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to “a breeding site or resting place of such an animal” and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

2.4 Up to ten bat species have been regularly recorded within Greater Manchester to date, many of which use built structures, notably occupied residential buildings, for roosting. The most frequently encountered bat species is the common pipistrelle (*Pipistrellus pipistrellus*) and its abundant status in Greater Manchester is reflected throughout the UK.

### Policy

2.5 Guidance for Local Authorities: Extract from Office of the Deputy Prime Minister – Circular 06/2005:

*“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.*

2.6 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

*“When determining planning applications, local planning authorities should apply the following principles:*

*a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

*b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons<sup>1</sup> and a suitable compensation strategy exists; and*

*d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

- 2.7 This national focus on the conservation of biodiversity and the natural environment is further echoed in Policy G7 of the Rochdale Core Strategy, entitled ‘Increasing the value of biodiversity and geodiversity’, which states:

*“We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.”*

This policy goes on to state:

*“It is important to ensure that statutorily protected sites are given very strong protection e.g. the borough’s SSSI’s, SPA and SAC’s. Details in respect of requirements for new developments on or adjacent to the European Protected Sites will be contained within the Allocations DPD. Where a development has the potential to affect the conservation interests of a site protected by European legislation, we will require full assessment of any impacts and mitigation measures, including Habitats Regulations Assessment as well as any required Environmental Assessment. For non-statutorily designated sites, development should not adversely affect its core ecological value and extent and wherever possible avoid and fully mitigate any impacts. Proposals should also take full account of protected species interest and the need to maintain existing population levels and minimize unavoidable impacts on either protected species or their habitats. It should be noted that ‘brownfield’ sites can be of significant biodiversity interest, and can also contribute to wider ecological networks, and this must be taken into account.”*

- 2.8 Where more detailed surveys are recommended by the Ecologist following a daytime assessment, then the Local Planning Authority, upon the advice of their ecological advisors, should not determine an application until such time that all relevant information is gathered, i.e. – until all required survey work has been completed. This is in accordance with the obligations placed upon Local Authorities in the exercise of its functions by way of its duties under the Conservation of Habitats & Species Regulations 2019 (EU Exit).

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<sup>1</sup> For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

### 3.0 Survey Methods

- 3.1 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023) edition states:

*“The guidelines do not aim to either override or replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate. The guidance should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive.”*

- 3.2 Relative to the above the survey protocol has been determined using the collective and long standing experience of Tyrer Ecological Consultants Ltd and knowledge of the specific nature of the site.

#### Survey Protocol

- 3.3 The timing of the surveys took place in May 2025, thus within the time period when bats are within their active and breeding season, when maternity colonies are beginning to form at established breeding sites and bats are within a highly active and social stage.

- 3.4 In accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023), it is specified that:

*“The bat active period is generally considered to be between April and October inclusive”,* though the period of **May – August** is the optimal most productive period that Natural England accept bat surveys and grant EPSMLs in relation to bats.

- 3.5 Typically only surveys within this period are accepted by licensing authorities, as the results of these surveys are used to inform an EPS licence application or a non-licensable Precautionary Working Method Statement (PWMS).

- 3.6 Where bats are roosting, they are likely to be detected by the ecologists who are trained in the use of bat detector hardware and call analysis software, and specifically how to detect bats and to correctly identify / disseminate bat calls.

- 3.7 When considering survey protocol, the decisions about whether dusk or dawn surveys are selected are based on the extensive experience of Tyrer Ecological Consultants Ltd, the nature of the building and species that can be anticipated as being present either at the property or in the locality as well as any visual limitations at the survey site.

- 3.8 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> ed. (2023), it is specified that:

*“Roost re-entry visits prior to dawn are no longer routinely recommended for presence/absence surveys due to the risk of bats returning early and being missed ... As return times appear to be far more variable (Andrews & Pearson, 2022).”*

- 3.9 In this case, the bat roost potential that exists at Greengate Hill Farm presents no problems for dusk observations; if a building is complex, or observations were restricted, or species that are difficult to detect at dusk are suspected then dawn surveys would be conducted where appropriate. At the site there are no visual constraints and to date there is no evidence to suggest the presence of such species.

- 3.10 Survey protocol should not be determined by parties who are 1) not familiar with the site 2) do not have a sufficient level or experience in relation to the undertaking of dusk / dawn bat surveys.
- 3.11 The number of surveys and surveyors was adequate relative to the roost potential that was identified on attendance of the site, i.e. **‘Moderate’**, and requiring two surveyors to accurately monitor potential roost features (PRFs) across the structure. Surveyor credentials are provided in **Table 3.1** below:

**Table 3.1 – Surveyor credentials**

| <b>Surveyor(s)</b>                         | <b>Experience</b> | <b>Surveyor Credentials</b>                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mr. H. Mulligan</b><br>Qualifying CIEEM | 3 years           | <ul style="list-style-type: none"> <li>• Consultant Ecologist, with a range of training and experience,</li> <li>• MBiolSci in Biological Sciences (Zoology),</li> <li>• Accredited agent on the Natural England Class 2 Bat Licence (CLS-14227) of Mrs. K. Wilding.</li> </ul>                                                                                       |
| <b>Miss H. McGlynn</b><br>Qualifying CIEEM | 1 year            | <ul style="list-style-type: none"> <li>• Junior Ecologist with a range of experience and currently undergoing extensive training,</li> <li>• BSc (Hons) in Ecology and Conservation and MSc in Conservation Management (a CIEEM accredited course),</li> <li>• Accredited agent on the Natural England Class 2 Bat Licence (CLS-14227) of Mrs. K. Wilding.</li> </ul> |

- 3.12 Surveyors were strategically positioned so that all elevations with bat roost potential could be observed without limitation. The surveyors were aided by full spectrum electronic bat detectors including the Anabat Scout, Elekon Batlogger M & M2, Echometer EM2 Pro, Peersonic RPA3, or equivalent detectors which enable the locating and recording of the high frequency calls that are emitted by bats; echolocation calls were analysed the next day using, Anabat Insight, Kaleidoscope, BatExplorer, Sonobat or equivalent computer software to verify field observations.
- 3.13 Elevations were also surveyed via the use of a Night Vision Aid (NVA) Camera (Panasonic HC-VXF990, Canon XA35 or Canon XA70) or Nightfox Whisker Night Vision Binoculars with additional illumination provided by infra-red (IR) lighting (for example Nightfox Arc, Nightfox XB5, or additional IR floodlights) where deemed necessary by the attending ecologist(s) – recordings would be subject to review the following day to identify emergences / flight lines and species / abundance.

### **Survey Limitations**

- 3.14 Following the completion of the further surveys, having carefully considered the results and conclusions derived from all surveys to date, no significant constraints were experienced that might hinder the gathering of ecological data on which to base sound conclusions and recommendations.

## 4.0 Results

4.1 Two dusk emergence surveys were undertaken at the site, during May 2025 by two surveyors at any one time. **Table 4.1** shows survey timings and weather conditions, whilst **Tables 4.2 – 4.3** alongside **Figures 4.1 – 4.2** document the results of the dusk surveys.

**Table 4.1 – Survey date, times and weather conditions**

| Times of Survey              | Date       | Weather Conditions                                                                                                 |
|------------------------------|------------|--------------------------------------------------------------------------------------------------------------------|
| Dusk survey 1<br>2030 – 2220 | 07/05/2025 | <b>Sunset: 2050:</b> Dry, Breezy (4/12 Beaufort), 20% cloud cover<br><br>Start temp: 11°C<br>End temp: 9°C         |
| Dusk survey 2<br>2104 – 2254 | 28/05/2025 | <b>Sunset: 2124:</b> Dry, Gentle breeze (3/12 Beaufort), 90% cloud cover<br><br>Start temp: 12°C<br>End temp: 11°C |

**Table 4.2 – Dusk survey results**

| Survey Dates | Time        | Activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/05/2025   | 2030 – 2220 | <b>No emergence of any bat species from the target buildings during the survey.</b><br><br>2123 hrs: A common pipistrelle (CP) observed commuting north to south over the building.<br><br>2126 hrs: CP heard not seen.<br><br>2138 hrs: CP heard not seen.<br><br>2140 hrs: CP flew from north and was observed foraging at the north-eastern side of the building before flying south around the building.<br><br>2142 hrs: CP observed foraging along the south-eastern side of the building.<br><br>General activity comprised of sporadic foraging and commuting by a single common pipistrelle bat. |

**Greengate Hill Farm, Ashworth Road, Rochdale, OL11 5UN**  
**Dusk Survey Results in Relation to Bats**

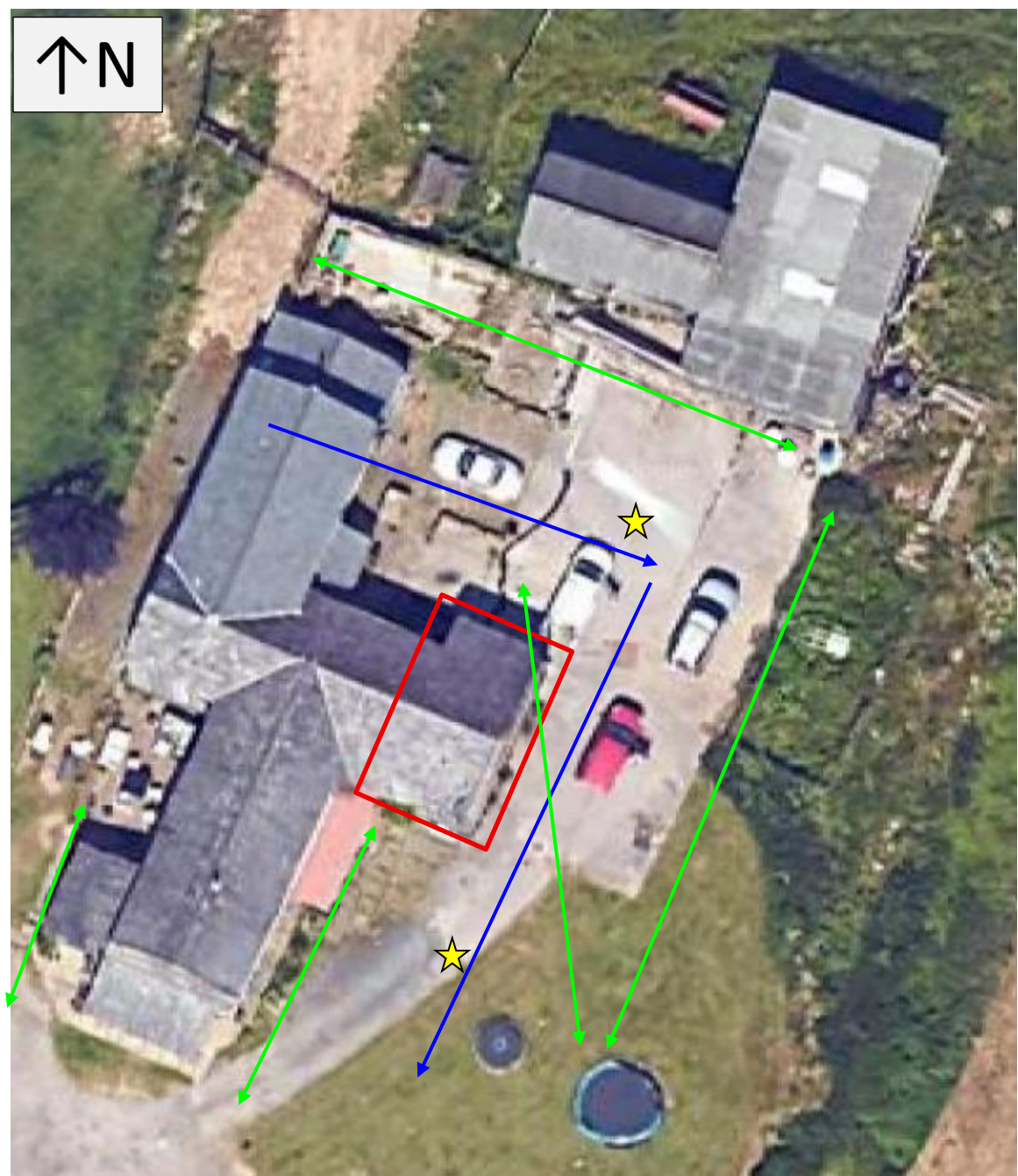
| Survey Dates | Time        | Activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28/05/2025   | 2104 – 2254 | <p><b>No emergence of any bat species from the target buildings during the survey.</b></p> <p>2148 hrs: CP observed flying from the west to east and around the building to the south.</p> <p>2152 hrs: CP briefly foraging to the east of the building.</p> <p>2153-2157 hrs: CP foraging around the building from west to east and around the building to the south.</p> <p>2201 hrs: CP observed foraging to the south of the building.</p> <p>2203 hrs: CP observed commuting north to south on the eastern side of the building.</p> <p>2205 hrs: CP heard not seen.</p> <p>2206 hrs: CP observed foraging in the trees to the southwest of the site.</p> <p>2209 hrs: 2 CP observed foraging in the garden around the east of the building.</p> <p>2211-2253 hrs: Frequent foraging of up to 2 CP back and forth from north to south, around target building and along the northern barn structure.</p> <p>General activity comprised of frequent foraging by up to two common pipistrelle bats at a time.</p> |



Dusk Survey 1 – 07/05/2025

| Key                                                                                 |                     |                                                                                      |                    |
|-------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------|--------------------|
|  | Surveyed structure  |  | Foraging activity  |
|  | Surveyor positions  |  | Commuting activity |
|  | Directional compass |                                                                                      |                    |

Figure 4.1 – Visual Aid – Dusk survey results with Key



Dusk Survey 2 – 28/05/2025

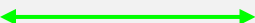
| Key                                                                                 |                     |                                                                                      |                    |
|-------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------|--------------------|
|  | Surveyed structure  |  | Foraging activity  |
|  | Surveyor positions  |  | Commuting activity |
|  | Directional compass |                                                                                      |                    |

Figure 4.2 – Visual Aid – Dusk survey results with Key

## 5.0 Conclusions & Recommendations

- 5.1 From the dusk survey results, it can be concluded that whilst using best practice survey methodology, emergence of bats was absent at the Greengate Hill Farm, with activity limited to frequent foraging and commuting by up to two common pipistrelle bats at a time.
- 5.2 As bats are a highly transient species group and can use buildings that offer potential roost features at any time of the year, it should be stated that if bats, or evidence of bats (see **Figure 5.1**), is found at any stage during the works then as a legal requirement the work at the site should immediately cease and a bat ecologist be contacted for further advice.



**Figure 5.1 – Bat droppings (left) and pipistrelle bat (right)**

- 5.3 If bat(s) or their roost will be affected then a Natural England Mitigation licence will be required to legally continue with the work. Notwithstanding the granting of a licence, works that would affect a roost cannot take place if a maternity colony is in occupation.
- 5.4 Notwithstanding the absence of roost behaviour observed, the proposed development scheme might consider enhancement for bats as part of its biodiversity net-gain goals, in accordance with local and national planning policy.
- 5.5 See Figures overleaf for indicative ideas which could be integrated during the proposed new development however, a bespoke enhancement plan can be provided by Tyrer Ecological Consultants at the clients request whereby types of provision and locations can be annotated on site plans / elevation drawings.

## **Enhancing a development site for Bats**

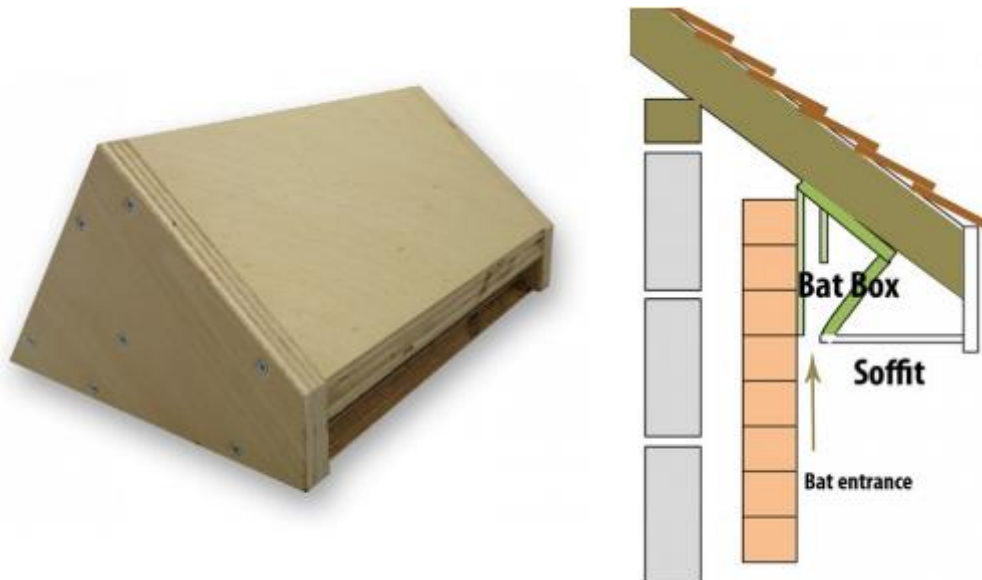
### **Integrated bat box**

The Habitat Bat Box is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings, being best placed on gable elevations.



### **Soffit access**

Where soffits are instated at gable elevations, roost provision may be instated in the form of a soffit bat box with internal roosting space.



### Externally fitted boxes

A large number of externally fitted box models for bats exist for buildings and trees. Suitable models for both buildings and trees may include the Eco Kent Bat Box.

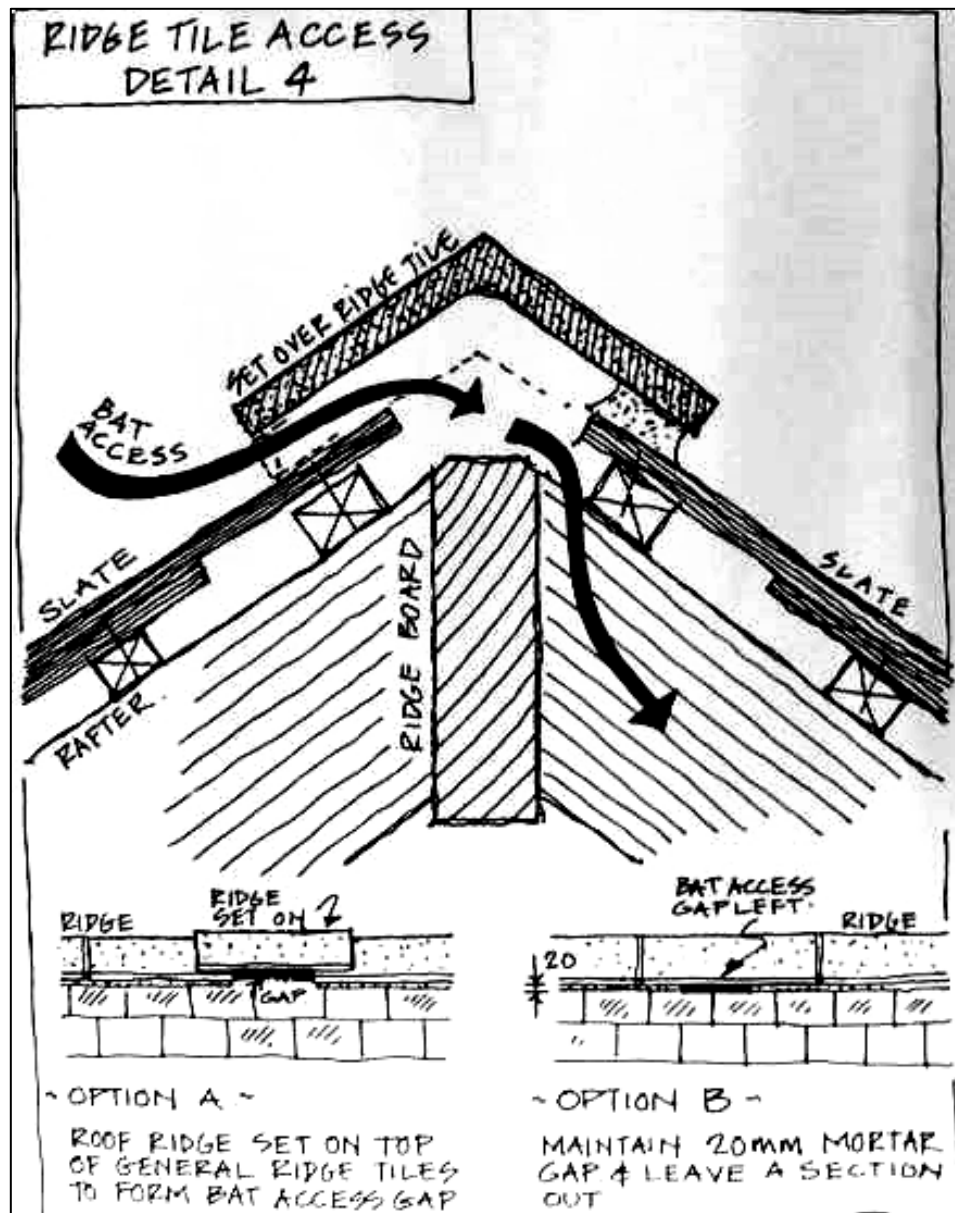


### Ridge access

Where appropriated, ridge tile access should be made with the incorporation of traditional Bitumen 1F underfelt immediately beneath ridge tiles. Breathable BRM membrane can cause significant problems where bats are in contact with it, whereby their fine claws become entangled within the fibres of the membrane, entrapping and killing bats.

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## 7.0 References

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**Appendix I:** *PR-0042-24 Greengate Hill Farm – Inspection & Assessment in Relation to  
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