

Dusk Survey Results

July 2025

Project Reference: PR-25-0160

185 Manchester Road

Rochdale

OL11 3QY

National Grid Reference: SD 89170 12311



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Author	Mr. J. Pescod ACIEEM	
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Reviewed by	Miss. H. McGlynn Qualifying CIEEM	Mrs. K. Wilding CEnv MIEMA ACIEEM
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Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

Executive Summary

As part of a proposed planning application with Rochdale Borough Council concerning 185 Manchester Road, Rochdale, Tyrer Ecological Consultants carried out a daytime Preliminary Roost Assessment (PRA) in relation to bats with an inclusive inspection for breeding in July 2023, with an updated PRA undertaken in June 2025.

Following the PRA, Tyrer Ecological Consultants Ltd were commissioned to undertake one recommended further bat survey. This was conducted in June 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th 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 185 Manchester Road, with activity limited to occasional commuting by a single common pipistrelle bat.

There are no further recommendations in relation to bats for 185 Manchester Road.

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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Appendix II: *PR-25-0160 Updated Inspection & Assessment in Relation to Bats & Breeding Birds* (Tyrer Ecological Consultants Ltd, June 2025)

1.0 Background & Introduction

- 1.1 As part of a proposed planning application with Rochdale Borough Council at 185 Manchester Road, Rochdale, Tyrer Ecological Consultants carried out a daytime PRA in relation to bats in July 2023.
- 1.2 The survey was commissioned by Mosaic Town Planning; it is understood that the proposals include the demolition of the existing building to facilitate the erection of a new care facility. See **Figure 1.1** for the proposed ground floor plan.



Figure 1.1 – Proposed ground floor building plan © BCAE Architects

- 1.3 Following a significant delay between completion of the PRA and submission of the application, Tyrer Ecological Consultants were recommissioned in June 2025 to update the assessment.
- 1.4 Based on the findings of the PRA and updated PRA, 185 Manchester Road is duly categorised as pertaining to ‘**Low**’ bat roost suitability, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) (see **Figure 1.1** 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 ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .

Figure 1.1 – BCT extract on ‘Low’ suitability survey implications

- 1.5 Tyrer Ecological Consultants Ltd were therefore commissioned to undertake one recommended further bat survey; the dusk emergence survey was carried out in June 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).
- 1.6 The survey 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.
- 1.7 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 reasons¹ 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 minimise 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.”

¹ 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, 4th 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 June 2025, thus within the time period when bats are within their active and breeding season, when maternity colonies have formed at established breeding sites and often females will have given birth to pups.

- 3.4 In accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th 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, 4th 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 185 Manchester Road 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. '**Low**', and requiring three 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

Surveyor(s)	Experience	Surveyor Credentials
Mr. H. Mulligan Qualifying CIEEM	3 years	- Consultant Ecologist and BNG Lead with a range of training and experience, - MBiolSci in Biological Sciences (Zoology), - Accredited agent on the Natural England Class 2 Bat License (CLS-14227) of Mrs. K. Wilding.
Miss. H. McGlynn Qualifying CIEEM	1 year	- Junior Ecologist with a range of experience and currently undergoing extensive training, - BSc (Hons) in Ecology and Conservation and MSc in Conservation Management (a CIEEM accredited course), - Accredited agent on the Natural England Class 2 Bat License (CLS-14227) of Mrs. K. Wilding.
Mr. J. Russell	1 year	A seasonal consultant with experience of undertaking professional bat surveys.

- 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 survey, 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 One dusk emergence survey was undertaken at the site, during June 2025 by three surveyors at any one time. **Table 4.1** shows survey timings and weather conditions, whilst **Table 4.2** alongside **Figure 4.1** document the results of the dusk survey.

Table 4.1 – Survey date, times and weather conditions

Times of Survey	Date	Weather Conditions
Dusk survey 2122 – 2312	19/06/2025	Sunset: 2142: Dry, gentle breeze (3/12 Beaufort), 0% cloud cover Start temp: 22°C End temp: 20°C

Table 4.2 – Dusk survey results

Survey Dates	Time	Activity
19/06/2025	2122 – 2312	No emergence of any bat species from the target building during the survey. 2213 hrs: Common pipistrelle (CP) recorded but not observed to the north-west of the building. 2224 – 2251 hrs: Occasional commuting of a CP alongside the southern elevation of the target building, to the western road and eastern vegetation. Activity comprised of occasional commuting of a singular common pipistrelle.



Dusk Survey – 19/06/2025

Key			
	Surveyed structure		Commuting activity
	Surveyor positions		Directional compass

Figure 4.1 – 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 185 Manchester Road, with activity limited to occasional commuting by a single common pipistrelle bat.
- 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

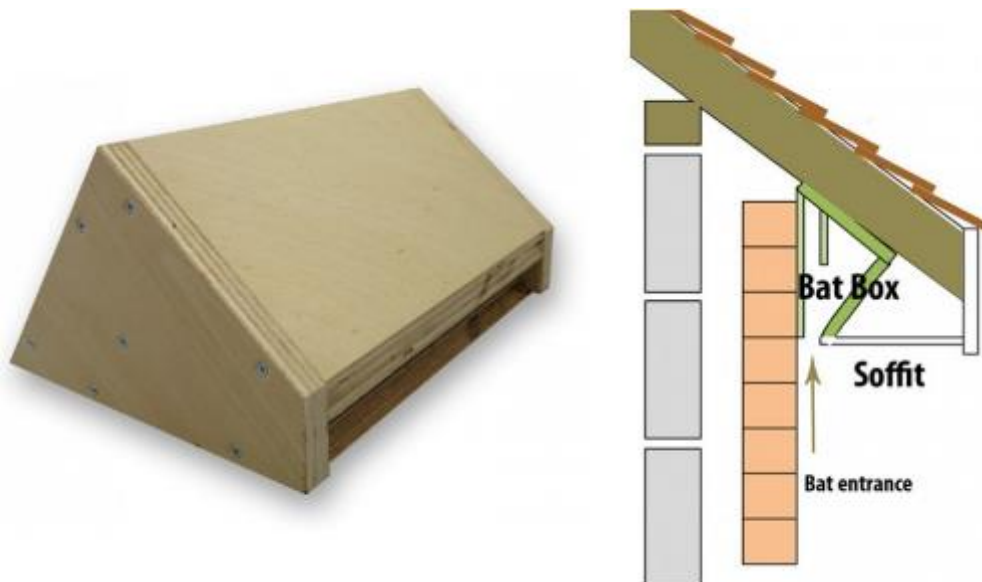
Integrated bat box

The Habibat 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.

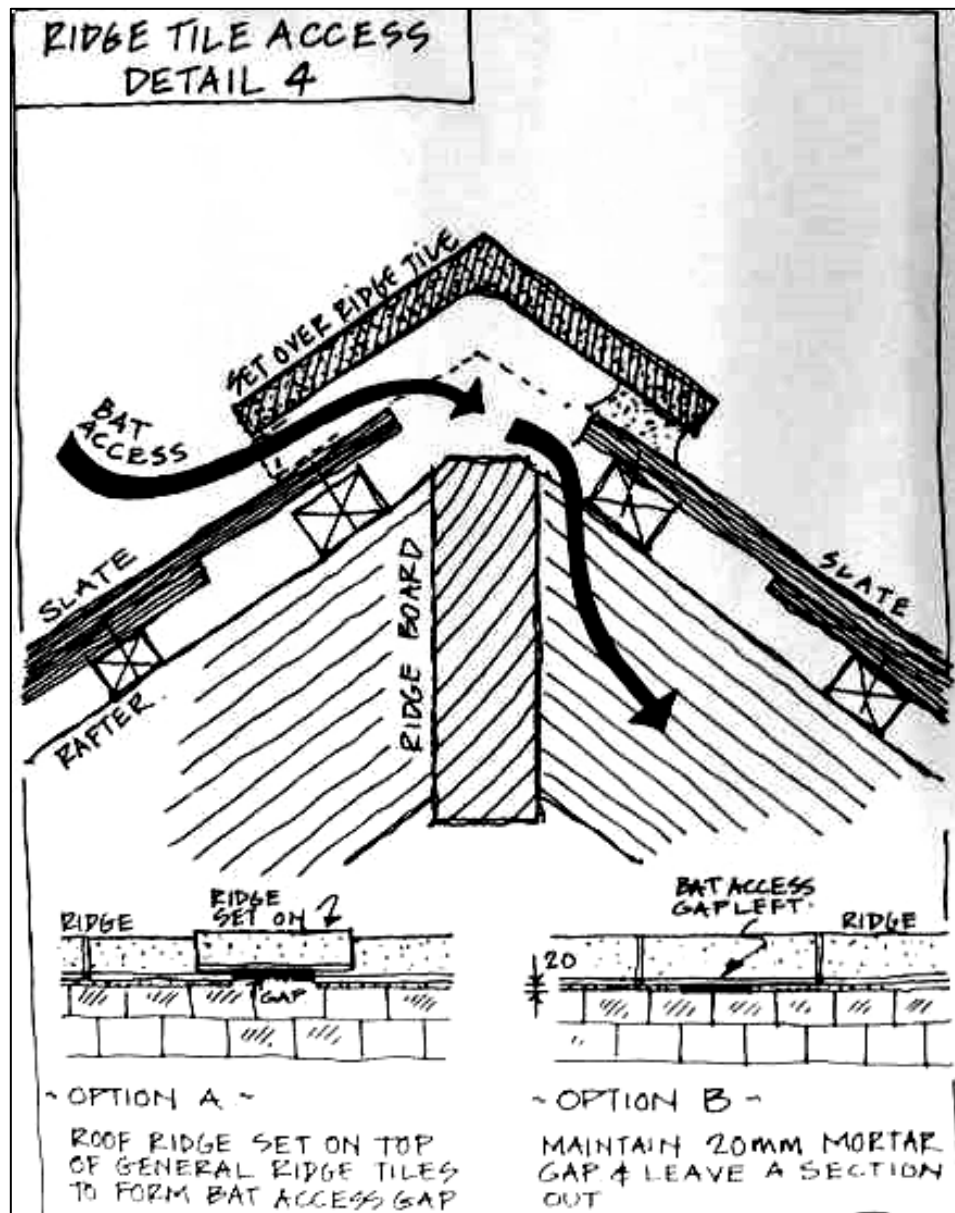


Ridge access

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: *Inspection & Assessment in Relation to Bats & Breeding Birds* (Tyrer Ecological Consultants Ltd, July 2023)

Appendix II: *PR-25-0160 Updated Inspection & Assessment in Relation to Bats & Breeding Birds* (Tyrer Ecological Consultants Ltd, June 2025)