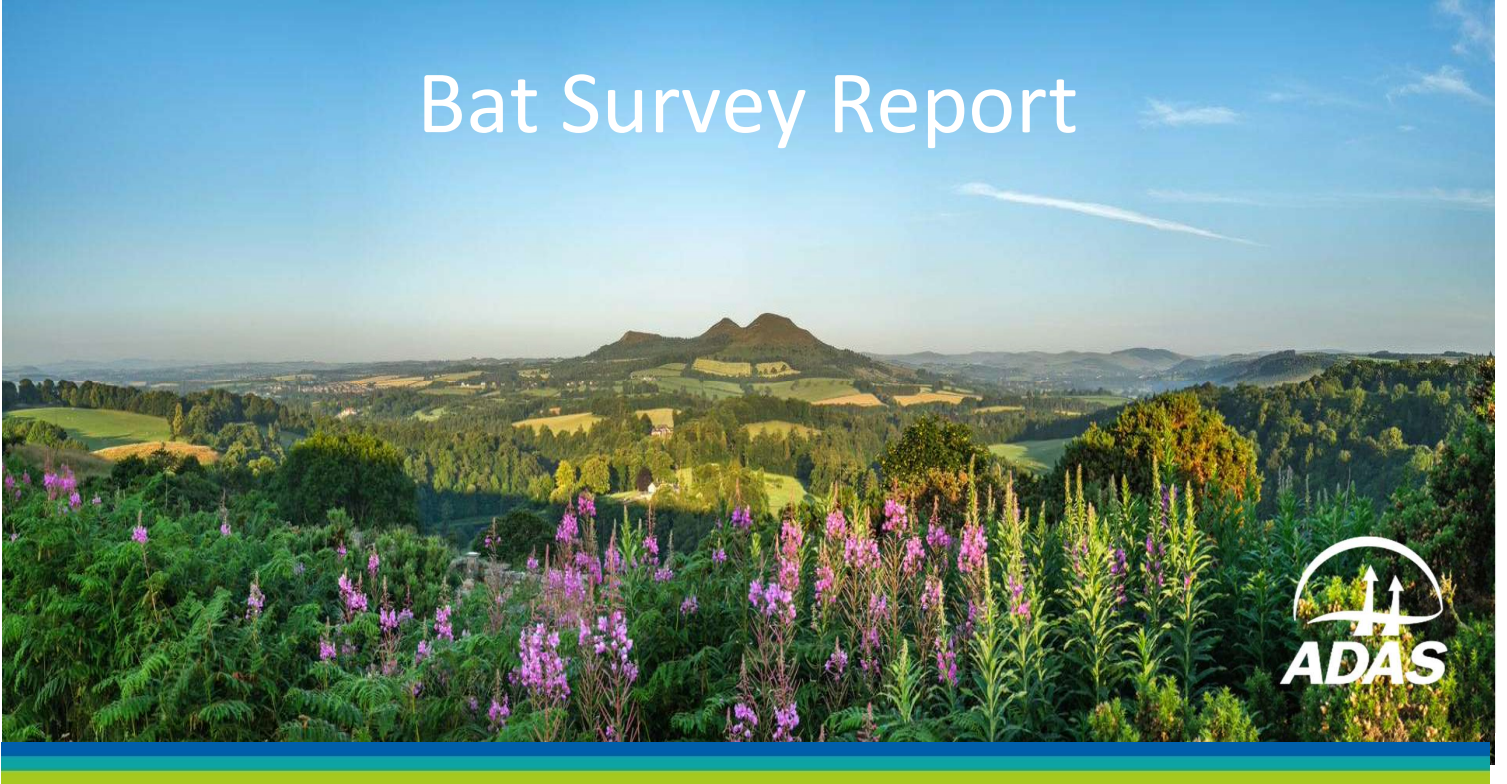


Bat Survey Report



Hopwood Hall College, Rochdale

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The information which ADAS has prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by ADAS for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Limited.

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Summary

ADAS was commissioned by Collida to undertake bat survey work of buildings and garages which were assessed to provide habitat for roosting bats at Hopwood Hall College at Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY. A suite of bat surveys was required to facilitate plans to develop the site.

The preliminary roost assessment carried out by ADAS on 11 September 2024 categorised Building B and the garages on site as having low suitability for roosting bats. One bat emergence survey was carried out on 27 May 2025 for both of the buildings. No bats were recorded emerging from any of the buildings or features identified on site, although one Common Pipistrelle was recorded commuting from north to south adjacent to the garages.

Considering the low suitability of the buildings on site for roosting bats and the lack of bat foraging or commuting behaviour across the site, it is considered that roosting bats are 'likely absent' from the site, and that the demolition of the existing buildings on site and works to construct new buildings is not likely to have a significant impact on bats.

While not legally required, it is recommended that any new lighting installed during, or post-works follow the protocols outlined in the Institute for Lighting Professional and BCT's guidance to minimise possible disturbance to foraging bats along the River Roch adjacent to site. Any bat boxes installed on site should not be illuminated by any artificial lighting. Enhancement opportunities recommended as part of a Biodiversity Net Gain strategy may help to boost opportunities for roosting and foraging bats on site post-development.

1 Introduction

1.1 Background

ADAS was commissioned to undertake a preliminary bat roost assessment (PRA) of school buildings and garages at Hopwood Hall College at Rochdale Campus, St Mary's Gate, Rochdale OL12 6RY (central OS Grid Reference SD 89339 13366). The survey was carried out in order to determine the potential impacts of the planned demolition of the existing buildings and construction of new buildings on site on roosting bats.

The PRA identified Block B and the garages to the northwest of the site as being of low suitability to support roosting bats within the active season (March/April – October). No droppings, live or dead bats, feeding remains, or other signs of bat presence was observed during the PRA. One bat emergence survey was therefore carried out of Block B and the garages to assess the presence/likely absence of any roosting bats within the potential roosting features identified.

This report details the findings of the PRA conducted on 11 September 2024, and the emergence survey conducted on 27 May 2025.

1.2 Survey Objectives

The objectives of the surveys and this report are:

- *To provide details of the PRA and emergence surveys undertaken;*
- *To identify what bat species, if any, are using the site;*
- *To identify what features are being used by roosting bats;*
- *To make an ecological assessment of the value of the site for bats and the potential impact upon bats from development;*
- *To recommend further mitigation, compensation and enhancement where appropriate; and*
- *To determine if a bat mitigation licence is required.*

The report has been prepared in accordance with guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017), the British Standard 42020:2013 and the Bat Conservation Trust (Collins, 2023).

1.3 Site Description

The site, approximately 1.04 ha, was located in the centre of Rochdale, Greater Manchester and lay immediately west of the A58 (St Mary's Gate), and to the north of the River Roch.

Educational buildings were present on site, Block A was partially included within the site boundary, where a single storey main entrance / reception with a Skywalk above connected Block A and Block B. Block B was a modern multistorey building, with a small single storey garage was present to the northwest of Block B, which was used for storage and workshops. The rest of the site consisted of a car park with associated access roads and pathways with scattered areas of modified grassland.

The site location and current layout is shown in Appendix 1.

1.4 Proposed Works

Development proposals included the demolition of Block B and garages, and the construction of a four-storey building (Block B replacement) to the northwest of the site on the existing car park. Proposals include associated hard and soft landscaping.

Construction plans are outlined in document *FE0012-ALA-XX-XX-D-L-0029_ Site Landscape Plan - Illustrative_P06*, included within Appendix 2.

2 Methodology

2.1 Desk Study

A desk study was carried out in September 2024 to identify statutory sites of nature conservation importance within 5 km and non-statutory designated sites, together with known records of protected and other notable species within a 2 km radius of the site, with the search radius extending to 10 km for sites designated in relation to bats. Multi-Agency Geographic Information for the Countryside (MAGIC) was used to derive information relating to the location of statutory designated sites and priority habitats.

Greater Manchester Ecology Unit Biological Record Centre provided details of non-statutory designated sites of nature conservation importance and records of protected and other notable species.

It is important to note that most species are greatly under-recorded and therefore a lack of records for a location should not be taken as an absence of the species concerned. Furthermore, a record for a particular habitat or species does not necessarily confirm its current presence.

2.2 Preliminary Roost Assessment

A preliminary roost assessment (PRA) was carried out 11th September 2024 by Emily King BSc ACIEEM, Senior Ecological Consultant, and Lucy Cater BSc, Seasonal Ecological Consultant, under the licence of Rob Nicholson, former ADAS Associate Director of Ecology, Bat Class Licensed (2015-14102-CLS-CLS). The external inspection included viewing the external walls, roof structure and other external features of the building, while the internal inspection involved entering roof and loft spaces as well as outbuildings and inspecting them for signs of bat usage. The survey aimed to identify and classify any features or structures available for roosting bats, including entry and exit points, and evidence of usage such as live or dead bats, bat droppings, feeding remains, scratch marks, and urine / fur staining around potential entrance points. The buildings were assessed for their suitability to support roosting bats throughout the year and categorised based on the Bat Conservation Trust (BCT) guidelines (Collins, 2023; see Table 1 below). Equipment used during the survey included binoculars and mobile phone to take photographs of potential roost features and signs of bats. Buildings block A, block B and block C were described, and assessments were made of their suitability to support roosting bats following industry-standard guidance (Collins 2023), as shown in Table 1.

Table 1: BCT guidelines for assessing the potential suitability of structures for roosting bats, based on features present and using professional judgment

Suitability	Description of Roosting Habitats
None	No habitat features on site, likely to be used by any roosting bats at any time of the year.
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, there is a small element of uncertainty as bats may use small and unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or classic (cool/stable) hibernation but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts such as maternity or classic hibernation.

^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).

^b For example, in terms of temperature, humidity, height above ground level, light levels, or levels of disturbance.

2.3 Nocturnal Surveys

Block B and the two garages were subject to one dusk emergence survey on 27 May 2025, in line with the standard guidance (Collins, 2023). The emergence survey commenced fifteen minutes before sunset (21:05) and continued for 1.5 hours after sunset (22:45). Refer to Table 2 for the weather conditions.

Table 2. Details of the three bat emergence surveys for Block B and the garages, including dates, timings and weather conditions.

Date	Sunset (hrs)	Survey Duration (hrs)	Weather Conditions
27 May 2025	21:21	1hr 45 mins	9°C, 90% cloud cover, wind Beaufort scale 2, no precipitation.

Three suitably trained surveyors carried out each survey, being situated so that the entire building structure was able to be observed throughout the survey. Surveyors included the following ADAS staff:

- *Senior Ecological Consultant Emily King BSc (Hons) ACIEEM;*
- *Ecological Consultant Lauren Hadfield BSc (Hons);*
- *Ecological Consultant Helen Starmer-Allen ACIEEM.*

The surveyors were equipped with either Echo Meter Touch Pro 2 or Anabat bat detectors. Night vision aids (NVAs) were used during each survey to support the surveyors watching the building for emergencies. The NVAs used during the surveys included two pairs of Nightfox Whisker digital infrared binoculars. Surveyor locations and NVA locations are shown in Appendix 3. The NVAs viewpoints, showing darkest point of the survey, are shown within Appendix 4.

The surveyors recorded all bat activity during each survey, including flight direction, foraging behaviour and roosting locations, as shown in Appendix 5. NVAs were reviewed in order to support identification of roosting locations and access points. Bats were identified to species level where possible, and to genus level where this was not possible, using Kaleidoscope bat call analysis software.

2.4 Limitations

No limitations to the survey were noted.

3 Relevant Legislation

3.1 Legislation relevant to bats

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Four species of bat are also listed within Annex II of the Habitats Directive.

Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- *Intentionally kill or injure bats;*
- *Intentionally or recklessly cause disturbance at their resting places; or*
- *To block access to, damage or destroy their roost sites.*

Under the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to:

- *Deliberately capture, injure or kill a bat;*
- *To damage or destroy a breeding site or resting place of any bat. (This is an absolute offence and intent or recklessness does not have to be proved); and*
- *Deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to:*
 - *Impair their ability to survive, breed, reproduce, rear or nurture their young, or to hibernate or migrate; and*
 - *Affect significantly the local distribution or abundance of that bat species.*

3.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024), is a policy framework document which provides a range of important principles. Paragraph 187 of the NPPF states that decisions should contribute to and enhance the natural and local environment by:

‘Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’

Paragraph 188 goes on to state:

‘... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.’

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 193):

‘...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.’

3.3 Local Planning Policy

Table 3 details the policies within the Rochdale Borough Local Plan (Core Strategy 2016 – 2028) which are relevant to the ecological features on site. Rochdale’s Core Strategy was adopted in October 2016 and forms the basis of the Rochdale Local Plan, covering a period of 12 years from 2016 to 2028. It sets out the long-term strategic policies for future development and will form the framework that planning applications will be assessed against.

Table 3: Summary of relevant local planning policy – Rochdale Borough Local Plan to 2028, adopted October 2016.

Policy	Description
SO4	To promote a greener environment To do this, Rochdale will focus on: 1. Minimising Rochdale’s contribution to climate change and mitigating and adapting to its adverse effects; 2. Ensuring in particular that development is energy efficient and contributes to carbon reduction; 3. Reducing the likelihood of flooding through appropriate flood risk management, especially in Rochdale town centre and parts of Littleborough and Heywood; 4. Improving our urban open spaces and making them more accessible; 5. Maximising the value of our green open areas and countryside to provide opportunities for recreation, amenity, biodiversity, and flood management; 6. Minimising and managing waste and managing minerals resources sustainably; and, Ensuring no detriment to the conservation interests of European and other protected natural sites.
G7	Increasing the value of biodiversity and geodiversity 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. Particular priorities for biodiversity and geodiversity are: 1. The South Pennine Moors - our focus is to maintain and enhance the peatland habitats of the moorland and to support development, land and water

management activities which provide an opportunity to conserve and enhance the value of moorland for upland breeding birds of conservation significance and the habitats on which they depend and which do not harm biodiversity value. Our focus is the designated Special Protection Area and Special Area of Conservation but also the wider moorland where such interest is present or could be supported through appropriate development or land management. We will also protect and support enhancement measures for areas of geodiversity value.

2. The Rochdale Canal - our focus is to ensure that the Rochdale Canal Special Area of Conservation and the wider biodiversity interest of the canal is given full and appropriate protection and ensure that development which delivers the economic and recreational value of the Rochdale Canal and its wider corridor supports and does not harm its biodiversity value.
3. Upland farmland - our focus is to ensure that the biodiversity interest of upland farmland including its value for birds, woodland and grassland is protected and opportunities for enhancement and the creation of new interest maximised through land management improvements and appropriate development activities.
4. Countryside around towns - our focus is to protect and enhance the biodiversity interest of river valleys, woodland, water and farmland including the reclamation of derelict and neglected land and flood risk management measures. We will also support actions which enhance public access and enjoyment of countryside close to urban areas including Local Nature Reserves and the wider countryside.
5. Urban Areas - our priority is to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas.
6. Designated sites of ecological importance - will be given appropriate protection according to their European, national or local status and in accordance with policies in other development plan documents, supporting Supplementary Planning Documents and Biodiversity Action Plans.
7. Protected Species: Development proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that:
 - a. There is no adverse impact on the species concerned;
 - b. Damage to habitats is minimal and alternative habitat provision is effective in maintaining those species.

Opportunities to protect, enhance and create features of biodiversity or geodiversity interest should be informed by the detail of any formal designation of a site or area and supporting plans and guidance such as Local Biodiversity Action Plans, Green Infrastructure Strategies and Action Plans and the Council's Biodiversity and Development SPD. We will expect development proposals and improvements to:

- a) Protect and include existing biodiversity (including established biodiversity interest on brownfield land) within new developments, public realm and open spaces and meet the requirements of the Biodiversity and Development SPD, Greater Manchester and Local Biodiversity Action Plans;
- b) Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna;
- c) Take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping);

- d) Enhance strategic wildlife corridors and the most natural areas and ensure that habitats and corridors are not fragmented by development;
- e) Improve access where appropriate to new or existing biodiversity interest for public enjoyment; and

Protect important geology and take opportunities to increase interest and accessibility.

4 Results

4.1 Desk Study

4.1.1 Designated sites

No statutory sites designated for bats were found within 10 km of the site.

4.1.2 Bat roost records

Greater Manchester Local Record Centre (GMLRC) provided three records of bat roosts within proximity to the site (within 600 m), recorded as housing a combination of Daubenton's (*Myotis daubentonii*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and unknown pipistrelle species. Within the wider 2 km radius, there were eleven Common Pipistrelle roosts, sixteen roosts of an unknown pipistrelle species, three Soprano Pipistrelle roosts, one Brown Long-eared Bat (*Plecotus auritus*) roost and three roosts of unknown species. Multiple records of 'other signs' of bat species were present, including Daubenton's, Common Pipistrelle, Soprano Pipistrelle, as well as Nathusius Pipistrelle (*Pipistrellus nathusii*) and Whiskered Bat (*Myotis mystacinus*). The latter two species had no records of roosts within 2 km of the site.

The records were all fairly widespread across the wider area, with the highest concentrations being around the River Roch and River Spodden. The majority of recorded roosts, particularly multi-species roosts, were located within the central urban area.

Further details of bat roost records within 2 km of the site are outlined in Table 4 below.

Table 4. Details of the bat roost records recorded within 2 km of the site.

Species	Year	Observation	Direction and Distance
Bat Species (Unknown)	2021	Several roosting	756 m southeast
Bat Species (Unknown)	2014	Two adults roosting	1.75 km north
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	2014	Ten adults (day roost)	181 m southeast
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	2020	One adult (dusk survey)	460 m east
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	2014	Ten adults roosting	1.18 km southwest
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	2020	Mixed sex (maternity roost)	1.3 km northeast

Species	Year	Observation	Direction and Distance
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	2014	138 adults (maternity roost)	1.93 km southwest
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	2014	138 adults (maternity roost)	1.98 km southwest
Daubenton's Bat (<i>Myotis daubentonii</i>)	2014	Eight adults (day roost)	181 m southeast
Daubenton's Bat (<i>Myotis daubentonii</i>)	2014	Six adults in roost	459 m east
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2020	Mixed sex (maternity roost)	459 m east
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2018	Roost	1.24 km northwest
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2014	Ten adults in roost	1.96 km southwest
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2014	55 adults in roost	1.96 km southwest
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2015	Roost	1.96 km southwest
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2016	Roost	1.96 km southwest
Pipistrelle Bat Species (<i>Pipistrellus</i> sp)	2018	Roost	1.96 km southwest
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	2014	Four adults (day roost)	181 m southeast
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	2014	Four adults roosting	459 m east

4.2 Preliminary Roost Assessment

An external and internal inspection to identify suitable bat access and roosting features was undertaken. Photographs showing examples of these features are shown in Appendix 6 and details of these features can be found in Appendix 7.

Block A was subject to a preliminary roost assessment despite being outside the site boundary since it was connected to Block B which is proposed to be demolished.

Block A and B were of similar construction, both multi-storey (six and four storeys respectively) modern buildings formed of brick and concrete, with metal tile-style cladding and flat roofs. The flat roofs were sealed with metal and rubberized material. The lower-storey sections of Block A had glass

walls and wrap-around windows, with an overhanging flat roof on the east and south sides of the building and further metal tile-style cladding (Appendix 6; Photograph 1).

The cladding on the outside of the building was made up of metal sheets, welded and bolted to the exterior of the building. Small (0.5 inch) gaps were present between the metal sheets, with about 1 inch of space between the start of the gap and the structure wall (Appendix 6; Photograph 2). Due to the exposed nature of these gaps and the sealing around each cladding panel, it is not considered likely that bats could shelter within them.

There were small (2-3 cm) gaps between the cladding and the windows on the south side of Block A (Grid reference: SD 89329 13287); however, due to the presence of exterior lights directly above these gaps, it is not considered likely that bats would roost within these spaces due to light disturbance (Appendix 6; Photograph 3). No signs of bat activity, e.g. droppings, urine splashes, fur / urine staining, feeding remains, or live or dead bats, were observed on the outside of the building.

Block A had a flat roof which was fully sealed, with no entry/exit points for bats. A small room housing the winch mechanism for the elevator extended from the flat roof (Appendix 6; Photograph 4) (Grid reference: SD 89340 13315). This space was internally surveyed, no suitable entry/exits points or crevices for bat roosting, or signs of bat activity such as droppings, feeding remains, urine or fur staining or live or dead bats, were found.

The restaurant hot room (above the Riverside Salon to the south of Block A (Grid reference: SD 89321 13298)) had open vent slats partially covered internally with chicken wire, which bats could potentially enter the structure through; however, no signs of bat presence were observed, and due to the nature of the room and the potential for temperatures and humidities to fluctuate greatly, the internal space was not considered suitable for supporting roosting bats. Block A was considered to have negligible potential for supporting roosting bats.

The roof of Block B (Appendix 6; Photograph 5) was similarly sealed. The wiring room (Appendix 6; Photograph 6) (Grid reference: SD 89339 13366) and water tank room (Appendix 6; Photograph 7) (Grid reference: SD 89346 13385) both could be assessed internally and externally. There was a third brick structure above the flat roof, which was only accessible externally, however was fully sealed and in good condition (Appendix 6; Photograph 8). The wiring room had no access points for bats and was in good condition. The water tank room had a potential entry point in one of the walls (Appendix 6; Photograph 9), and an opening where a sheet of metal had lifted partially covering the opening (Appendix 6; Photograph 10). Externally, both of these rooms had sealed metal tile-style cladding and otherwise was well sealed and in good condition (Appendix 6; Photograph 11). The water tank room was considered to have low potential for supporting roosting bats.

A line of garages utilised as storage and a pottery firing room were located to the west of Block B (Appendix 6; Photograph 12). One garage had a slatted door through which bats could potentially enter the internal space (Appendix 6; Photograph 13), gaps were also present between the internal walls of the garages (Appendix 6; Photograph 14), making it possible for bats to enter the majority of the internal space. The storage room / pottery room was the largest interior space and had small circular holes in the metal walls which could allow bats to enter the room (Appendix 6; Photograph 15). No signs of bats were observed throughout. The garages were not insulated and were cold and damp. Overall, the garages were considered to have low potential to support roosting bats due to the presence of entry /exit points.

As a result of the PRA, Building B and the two garages were assessed as providing Low suitability for roosting bats within the active season (March/April – October) and Negligible suitability for roosting bats within the hibernation season (November – February/March). A further bat emergence survey was therefore completed of the building to confirm the presence/likely absence of any roosting bats.

4.3 Emergence Surveys

4.3.1 Dusk emergence survey (27 May 2025)

No bats were recorded emerging from any of the potential roosting features on site. A very low amount of bat activity was recorded near the garages (one Common Pipistrelle was heard commuting from north to south) at 22:41; no bat activity was recorded around Block B.

4.3.2 Lighting

Ambient lighting from the building's surroundings may have impacted bat activity during the survey; wall lighting was present around the lower levels of the building, as well as ground lighting to illuminate paths and larger overhead lamps which illuminated the car park area. However, the locations chosen for surveyors during the survey avoided direct light and were dimly lit at their brightest, being located away from the main traffic areas of site (on the roof of Block B and beside the garages mainly used for maintenance and storage). Considering that no records of light-sensitive bat species were returned within 2 km of the site (such as Long-Eared or Horseshoe bats), it is not considered likely that lighting had a significant impact on the results of this survey.

5 Recommendations

As no bats were observed emerging from features on site, and as levels of bat activity across the site were very low, it is considered that it would be disproportionate to recommend further surveys in this instance. Roosting bats are considered to be 'likely absent' from the buildings on site, and planned

demolition and construction works on site are not considered likely to have a significant impact on roosting or feeding bats.

5.1 Mitigation

5.1.1 Lighting Strategy

Commuting and foraging habitat for bats was present adjacent to the site along the River Roch. It is recommended that any new lighting installed during, or post-works follow the protocols outlined in the Institute for Lighting Professional and BCT's Guidance note 08/23 "Bats and Artificial Lighting in at Night" (2023) (or most recent relevant guidance) to minimise disturbance. Lighting level and directionality should be controlled to ensure that lighting remains appropriate and sensitive, in line with local planning policy. Any bat boxes installed on site should not be illuminated by any artificial lighting.

5.1.2 Enhancement Opportunities

To ensure compliance with the Environment Act 2021, the National Planning Policy Framework (NPPF) and the Rochdale Core Strategy (adopted October 2016), a Biodiversity Net Gain assessment for the proposed development must be undertaken to demonstrate a minimum 10% net gain post development. This will assess the impacts of the proposed development and ensure that there is no net loss in biodiversity and ideally achieve a net gain in biodiversity. Enhancements may include, but are not limited to:

- Ensuring trees and hedgerows that are planted on site are native and that some provide fruits/seeds/nuts to increase foraging opportunities for animals.
- Installation of appropriate bird boxes and bat boxes on trees and buildings on site.
- Enhancing the species diversity of amenity grassland on site and allowing grass to grow during the spring and summer months, creating a variation in sward height and allowing flowering plants to bloom, creating opportunities for small mammals, ground invertebrates, and pollinators.

These measures would act to boost opportunities for roosting and foraging bats on site post-development.

6 Conclusions

A Preliminary Roost Assessment (PRA) carried out by ADAS on 11 September 2024 identified Block B and the garages on site as having Low potential for supporting roosting bats within the active season

(March / April – October) and Negligible suitability for roosting bats within the hibernation season (November – February/March). One bat emergence survey was carried out on 27 May 2025 for both of the buildings identified as having low bat roosting potential. No bats were recorded emerging from any of the buildings or features identified on site, although one Common Pipistrelle was recorded commuting from north to south adjacent to the garages.

Considering the low suitability of the buildings on site and the lack of bat foraging or commuting behaviour across the site, it is considered that roosting bats are 'likely absent' from the site, and that the demolition of the existing buildings on site and works to construct new buildings is not likely to have a significant impact on bats.

While not legally required, it is recommended that any new lighting installed during, or post-works follow the protocols outlined in the Institute for Lighting Professional and BCT's guidance to minimise possible disturbance to foraging bats along the River Roch adjacent to site. Any bat boxes installed on site should not be illuminated by any artificial lighting. Enhancement opportunities recommended as part of a Biodiversity Net Gain strategy may help to boost opportunities for roosting and foraging bats on site post-development.

7 References

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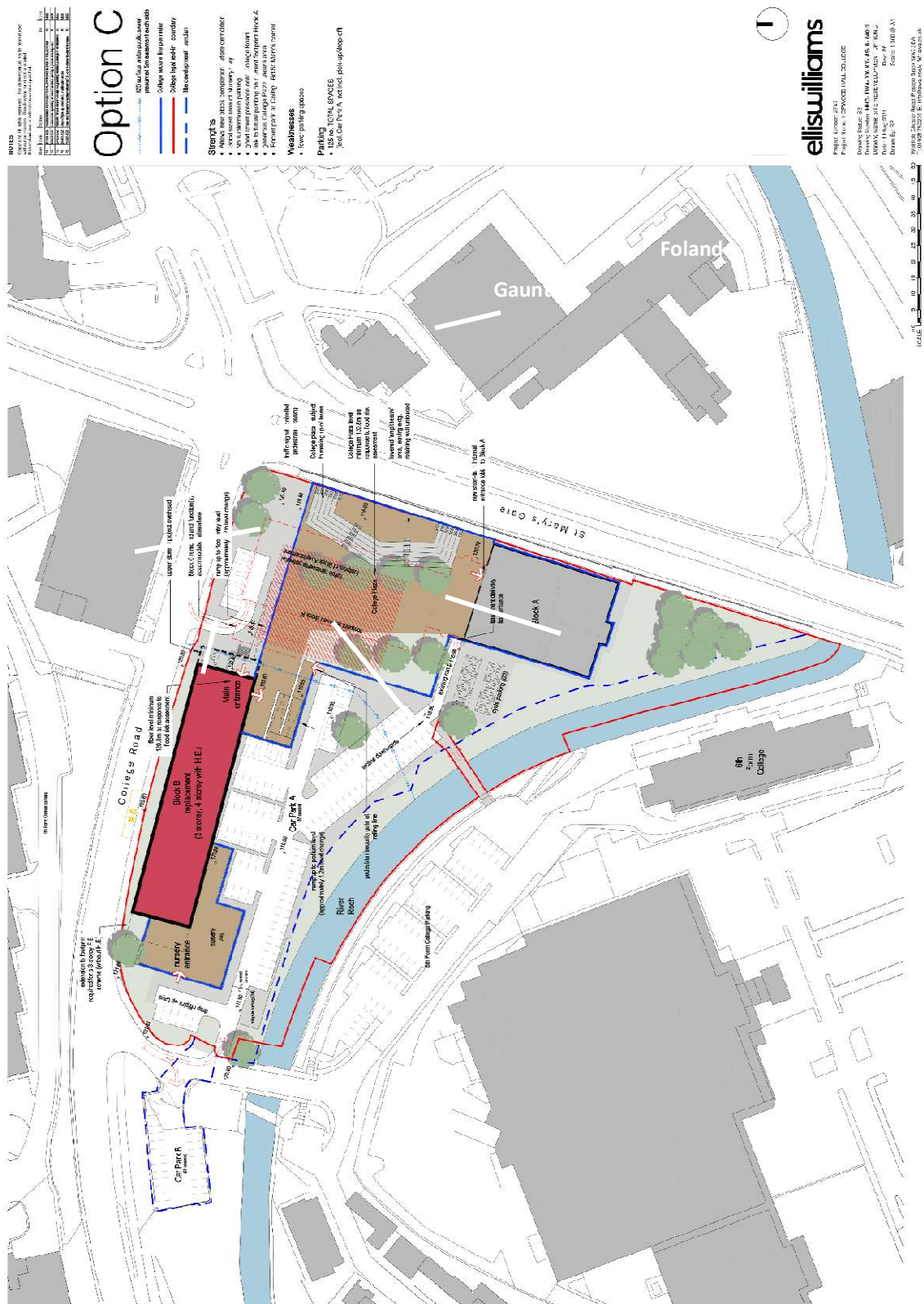
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Appendix 2: Proposed Plans



Appendix 3: Surveyor Locations and Locations of Cameras for the Bat Emergence Survey

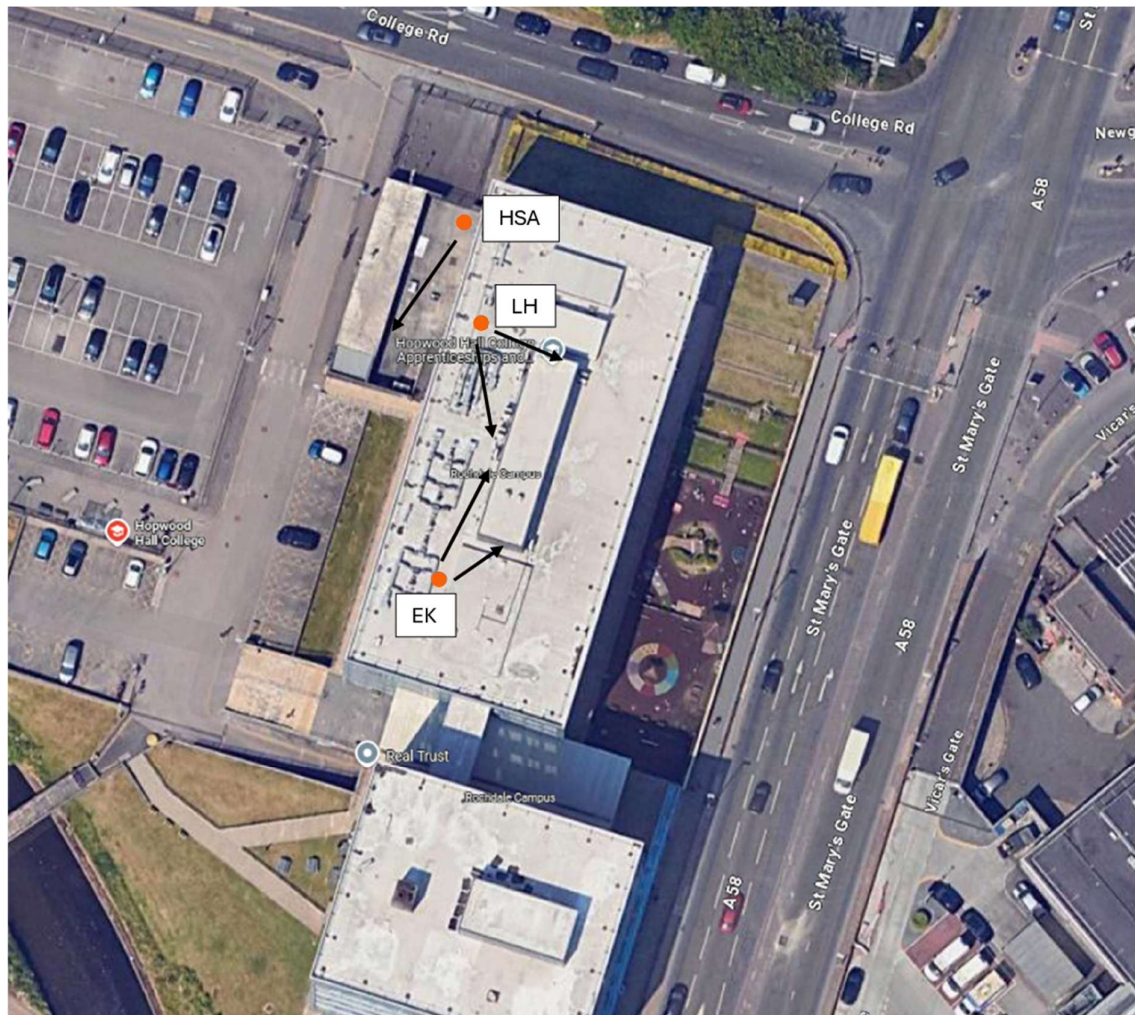


Figure 1: Surveyor positions and fields of view, along with the positions of the two infra-red cameras (indicated by arrows beside EK and LH) for the emergence survey conducted on 27th May 2025.

Appendix 4: View of Infrared Cameras During Survey



Photograph 1: View of the infrared camera beside surveyor EK, positioned on the roof of Block B.



Photograph 2: View of the infrared camera beside surveyor LH, positioned on the roof of Block B.

Appendix 5: Results of the Emergence Surveys

Table 5: Results of bat emergence survey at Hopwood Hall College on 27 May 2025.

Survey or	Time (hrs)	Species	Activity
HS	22:41	Common Pipistrelle	One bat commuting from north to south behind surveyor near garages.

Appendix 6: Photographs



Photograph 1: Block A, connected to Block B.



Photograph 2: External metal cladding of Block A and Block B.



Photograph 3: Lighting on ground floor of Block A.



Photograph 4: Winch lift room on the roof of Block A.



Photograph 5: Block B.



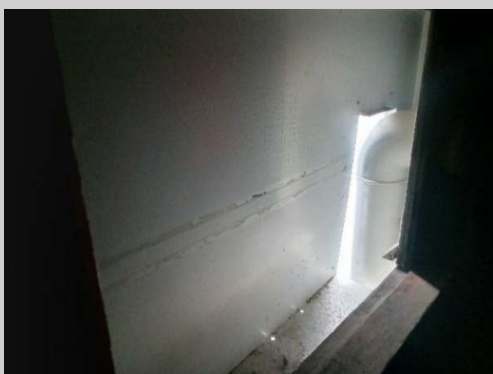
Photograph 6: Interior of roof wiring room, Block B.



Photograph 7: Water tank room on the roof of Block B.



Photograph 8: Brick structure on the roof of Block B. Only accessible externally.



Photograph 9: Water tank room, Block B. Potential access for bats.



Photograph 10: Water tank room, Block B. Potential access for bats.



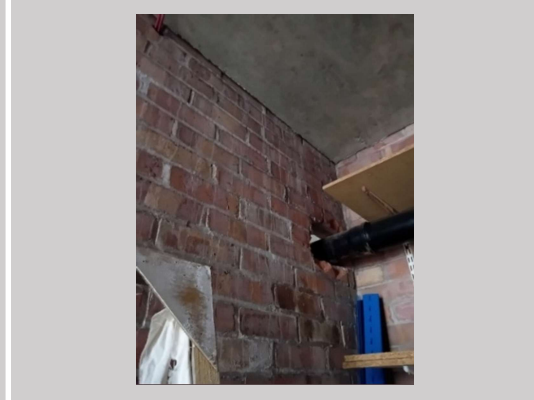
Photograph 11: Metal clad buildings on top of the Block B flat roof.



Photograph 12: Garages.



Photograph 13: The garages had slatted doors which provided potential access points for bats.



Photograph 14: Gaps were present in the internal walls between the garages.



Photograph 15: Internal view of one of the garages. The garages had potential access points for bats.

Appendix 7: Suitable Bat Roosting Features Identified during the PRA

Aspect	Suitable bat access feature	Suitable bat roosting feature	Evidence of roosting bats	Overall bat roosting suitability
Block B	Two potential entry/exit points identified on structure extending above the flat roof.	None.	None.	Low
Garage	Slatted doors and gaps between garages creating internal spaces for bat roosting.	None.	None.	Low
Garages	Small circular holes in metal walls creating internal spaces for bat roosting.	None.	None.	Low