

Preliminary Roost Assessment

Survey site:

Shippon Cottage, Tunshill Lane, Milnrow, Rochdale, Greater Manchester, OL16 3TS

Client:

Charlotte Thompson

Survey date:

13/08/2025

Project:

This report is prepared to inform a planning application with the Rochdale Metropolitan Borough Council. The proposal is described as:
Proposed replacement of the existing stables, Internal fit out of annex and internal reconfigure and extension to existing listed dwelling on the site. [Unsubmitted]

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Katie Crawford BSc MRes ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2023-11335-CL18-BAT) [Great Crested Newts] (2023-11555-CL08-GCN)					
Date of survey	Date of survey	Date of survey	Date of survey	Date of survey	Date of survey
13/08/2025	30	41	30	12	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		<u>Site description</u> The site is centred on SD 94465 12795 and has an area of 0.1ha. It is formed a residential building; barn and stables set in a rural area. The surrounding land includes sparse residential buildings and gardens along with large expanses of agricultural land, the local area has a network of fields leading to small areas of woodland, giving bat commuting and foraging value. The M62 is approximately 300m west of the site. To the author’s knowledge, no previous ecology reports have been produced for this site There are no EPSLs within 2km of the site, however, a licence is located just over 2km west of the site. The licence, 2015-7854-EPS-MIT, was for destruction of a brown long-eared and common pipistrelle roost.			

	The site is within the Impact Risk Zone (IRZ) of South Pennine Moors SSSI/SAC and Rochdale Canal SSSI/SAC, however, the proposed site does not fall under any potential risks for these designated sites.
Field survey results	
<i>Summary of Survey Findings</i>	<u>B1</u> B1 is a large two storey brick built residential building with a pitched roof, two gable ends and two single storey porches on the northern and southern elevations. The roof tiles appear to be stone/slate and are present across the roof. These large tiles leave numerous gaps and crevices that would be suitable for crevice-dwelling bat species across the entirety of the roof. B1 had three separate loft spaces, full access was not possible due to safety concerns, however, the loft spaces appeared well sealed with no light ingress and no evidence of bats was discovered. The loft spaces were lined with roofing felt and insulation was present across the lofts. Externally, gable ends had no visible features in the brickwork, there was a small gap on the western elevation soffit between the soffit and brickwork that may constitute a crevice dwelling feature for bats. Roof lining was also visible at the northern gable end of the building where there is no seal. Overall, considering the large number of features suitable for crevice dwelling bats in the form of the roof tiles, this building has High Potential for bats.

	B2 B2 is a small gable ended, two storey barn building of similar construction to B1. The second storey of B2 is a pitched space with no loft and is heavily cobwebbed and has two small windows providing significant light ingress, reducing suitability for void dwelling bats. The window on the southern elevation allowed a view of a gap between the brickwork externally and the internal insulation of the building that presumably spans the entire building. Externally, southern gaps in the brickwork allow access into this gap and two were observed during the survey. The roof tiles being of similar construction to B1 have similar suitability and many gaps present. The eastern elevation of this building was unable to be fully surveyed as vegetation growth had blocked off this elevation. Given the presence of numerous potential crevice-roosting features on this building, it is considered that this building has High Potential for roosting bats. B3 B3 is a small L shaped stable building of wooden construction with a corrugated metal roof. Significant light ingress and cobwebbing are present internally on this building, severely limiting bat potential. No crevices are present externally. Given the cobwebbing, lack of bat evidence and construction of this building, it is considered to provide Negligible Suitability for bats.
<i>Foreseen Impacts</i>	Proposals are currently for the demolition of B3, remodelling to B2, with further proposals for B1 to include internal remodelling only for the present.

	Internal remodelling on B1 could impact potential bat roosts indirectly through vibration or noise, dependent on the extent of proposals. The demolition of B2 could result in the destruction of potential bat roosts present, causing disturbance, death or injury to bats. No impacts are anticipated on roosting bats as a result of the demolition of B3.
<i>Recommendations</i>	B1 and B2 have high potential for bats. Three bat emergence/re-entry surveys are required on B2 during the active bat season (May – September) to confirm presence/ absence of bats roosting in or on the building. Further survey for B1 may also be required, depending on the extent of proposals. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA).

	Two surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Enhancements are dependent on the outcome of further surveys. A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found in B1 or B2 during the survey, B3 the stables had evidence of prior nesting by house martin at the time of survey, although these appear disused. B2 also backs onto vegetation that is currently encroaching on the building and therefore may provide nesting opportunities for birds.

<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. The installation of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

Appendix 1: PRA plan

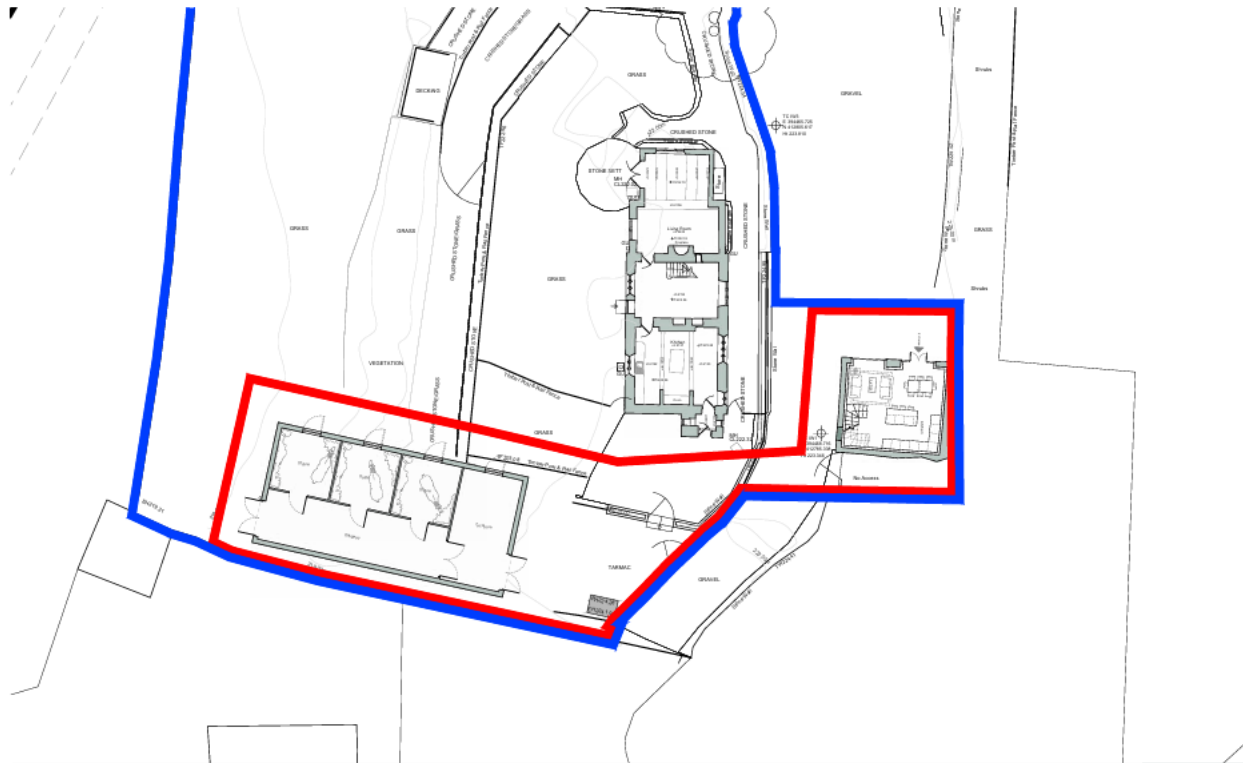


Appendix 2: Location map



Appendix 3: Proposed plan

Concept Layout - Site Plan



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Appendix 4: Photos



Photograph 1- Front (eastern) elevation of B1



Photograph 2- Western elevation of B1, gaps under tiles and lining visible



Photograph 3- Western elevation of B1.



Photograph 4- South western elevation, porch area.



Photograph 5- Loft space of B1 showing cobwebs and well sealed



Photograph 6- B1, north eastern elevation



Photograph 7- Northern elevation, small gap in brickwork



Photograph 8- Exterior of B2



Photograph 9- Interior of B2 showing heavy cobwebbing



Photograph 10- Light ingress through windows into B2



Photograph 11- Gap in wall of B2



Photograph 12- Interior access point on southern elevation of B2



Photograph 13- B3



Photograph 14- Interior of B3 showing heavy cobwebbing



Photograph 15- Evidence of birds within B3

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