

Preliminary Roost Assessment

Survey site:

24A Baron Street, Rochdale, OL16 1SJ

Client:

Norden Quantity Surveying and Construction Services Limited

Survey date:

22nd January 2026

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Project:

This report is prepared to inform a planning application with the Rochdale Borough Council. The proposal is described as:

Change of use from storage units to 7 self-contained apartments.

PREAPP/00086/25

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2026](#).

The site survey was undertaken by Lizzie Hill BSc (Hons) MSc, Graduate Ecologist (Accredited Agent on Bat Class 2 Licence Number: 2025-85397-CL18-BAT to undertake Level 1 bat survey work).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
20/01/2026	8	87	100	7	Light rain
Executive summary		No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. The building has low habitat value for roosting bats and will need to be subject to one bat emergence/re-entry surveys within the optimal survey period.			
PRA Survey Factor		Detailed using desk study and site survey. 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 and proposed plans ion Appendix 3					
Background and Site Location					
Summary of site location and surrounding habitats		Grid ref: SD 89971 13172 Size of survey area: approximately 0.04ha Background: The site is comprised of a part two-storey, part three-storey “U-shaped” vacant building with a courtyard to the rear. There are no trees or vegetation on site. The site is situated within the town of Rochdale, Greater Manchester. The surrounding landscape comprises of commercial buildings and other urban infrastructure such as tarmac roads. Rock Wood Nature Park is situated ~500m northeast and borders the River Roch ~130m north. Broadfield Park is situated ~350m southwest. These nearby areas of woodland, grassland and riparian habitats enhance the local urban landscape for bats by providing ample roosting, commuting and foraging opportunities.			

	Surrounding priority habitats: There are several Priority habitats situated within 2km of the site boundary. These are as follows: • Deciduous woodland situated ~0.25km west • Ancient woodland situated ~1.4km southwest • Lowland fens situated ~1.8km southeast																
<i>EPSL and bat roost records (2km radius)</i>	Known roosts from previous survey work or local knowledge: To the ecologist’s knowledge, there are no previous records of bat roosts at the site. Magic EPSL records 2km radius: <table><tr><th>EPSL reference</th><th>Bat Species Effected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2015-8047-EPS-MIT</td><td>Common pipistrelle, soprano pipistrelle, Daubentons</td><td>~370m northwest</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2011-2750</td><td>Common pipistrelle, soprano pipistrelle</td><td>~370m southeast</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2009-709</td><td>Common pipistrelle</td><td>~800m west</td><td>Destruction of a resting place</td></tr></table>	EPSL reference	Bat Species Effected	Distance from site	Impacts allowed by licence	2015-8047-EPS-MIT	Common pipistrelle, soprano pipistrelle, Daubentons	~370m northwest	Destruction of a resting place	EPSM2011-2750	Common pipistrelle, soprano pipistrelle	~370m southeast	Destruction of a resting place	EPSM2009-709	Common pipistrelle	~800m west	Destruction of a resting place
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<i>Designated sites</i>	On site – None 2km radius – Rochdale Canal Site of Special Scientific Interest (SSSI) situated ~850m southeast - <i>The Rochdale Canal contains important habitats for submerged aquatic plants and emergent vegetation including extensive colonies of the nationally scarce SAC species floating waterplantain Luronium natans</i> <i>The site also supports a diverse assemblage of aquatic flora, notably its assemblage of pondweeds</i>																

	<i>Potamogeton spp; the nine species of which found in the canal represent a balanced community which reflects the quality of water.</i> 10km radius (bat SACs only) – None
<i>Previous survey data</i>	None known
<i>Limitations</i>	It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Field Survey Results			
B1 Building description			Photographs
<i>Summary</i> B1 is a part two-storey, part three-storey “U-shaped” building with an enclosed courtyard to the rear and is of red brick construction. The roof is pitched and clad with slate tiles. Internally, there is no enclosed roof void; the rooms incorporate open ceilings with timber rafters and sarking felt exposed. The building is subject to change of use and the following: removal of roller shutters and their replacement with uPVC windows and new surrounding brickwork, the removal of sections of uPVC fascia boards to expose sandstone heads, and the replacement of broken or lifted roof tiles. The building has low habitat value.			 B1: Northeast elevation  B1: Rear view from courtyard
Feature	Materials	Condition/description/suitability	Photograph(s)

Walls	Predominantly red brick, with part of northwest and northeast elevations painted. Part of southeast and northeast elevations rendered.	The walls are generally in good condition, with localised weathering, cracks and missing mortar on the northwest elevation bricks and sills. These features are suitable for individual crevice-dwelling bats. There are gaps behind the roller shutter boxes on the southeast elevation, however these do not provide access to the internal of the building and are considered negligible for bats.	 Missing mortar in brickwork Gaps in sills and brickwork
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Roof	Slate	The roof is pitched and clad in slate tiles with a slate-covered ridge. The roof is generally in good condition across all elevations. There are localised sections of missing mortar along the length of the ridge line across all elevations. Displacement of individual slate tiles was observed in places, with tiles slipped, lifted or broken. The space under the tiles and under the roof ridge are areas which are suitable to support individual crevice-dwelling bats. No evidence of bats found but recent rain would wash this away externally.	 Roof of south east elevation of B1 showing missing mortar and slipped/lifted/broken tiles
Eaves	Open, overhanging	The eaves are open with a slight overhang. The timber eaves are shallow and exposed underneath with no soffit present. They are generally in good condition,	

	with no soffit present	with no gaps or cavities observed. They do not provide access into the internal roof structure. Therefore, they are not suitable for crevice-dwelling bats.	
Barge boards/fascia boards	Timber and uPVC	Most of the fascia is of timber construction, with sections of the original timber replaced by uPVC fascia boards. There are gaps along the fascia particularly along the southeast elevation. These gaps are suitable for individual/low numbers of crevice-dwelling bats.	

Eaves along the southeast elevation

Gaps are present along the uPVC fascia boards

Window/doors frames and lintels	uPVC	The windows are uPVC across all elevations with sandstone lintels and sills. The windows are tightly sealed with no visible gaps and no suitability for bats identified.	 Tight fitting uPVC windows with sanstone sills
Internal voids	Timber rafters and ridge beam, sarking felt, brick walls. Open floor to ridge.	Internally, the first-floor rooms of the two-storey sections and the second-floor room of the three-storey section do not contain a loft or enclosed roof void. Instead, the rooms have open ceilings, with the underside of the pitched slate roof directly visible. The roof structure comprises exposed timber rafters, with sarking felt present beneath the slate covering and brick gable walls forming the roof apex. The internal roof structure shows evidence of historic alteration, including redundant and truncated timber, indicating that the building may previously have incorporated a ceiling or enclosed roof void, which has since been removed. As a result, there are no enclosed or sheltered roof spaces present within the building. The rafters, ridge beam and sarking felt were observed to be in good condition, with no visible gaps or features that would provide access into concealed voids. The rooms are well lit, with high levels of daylight entering	

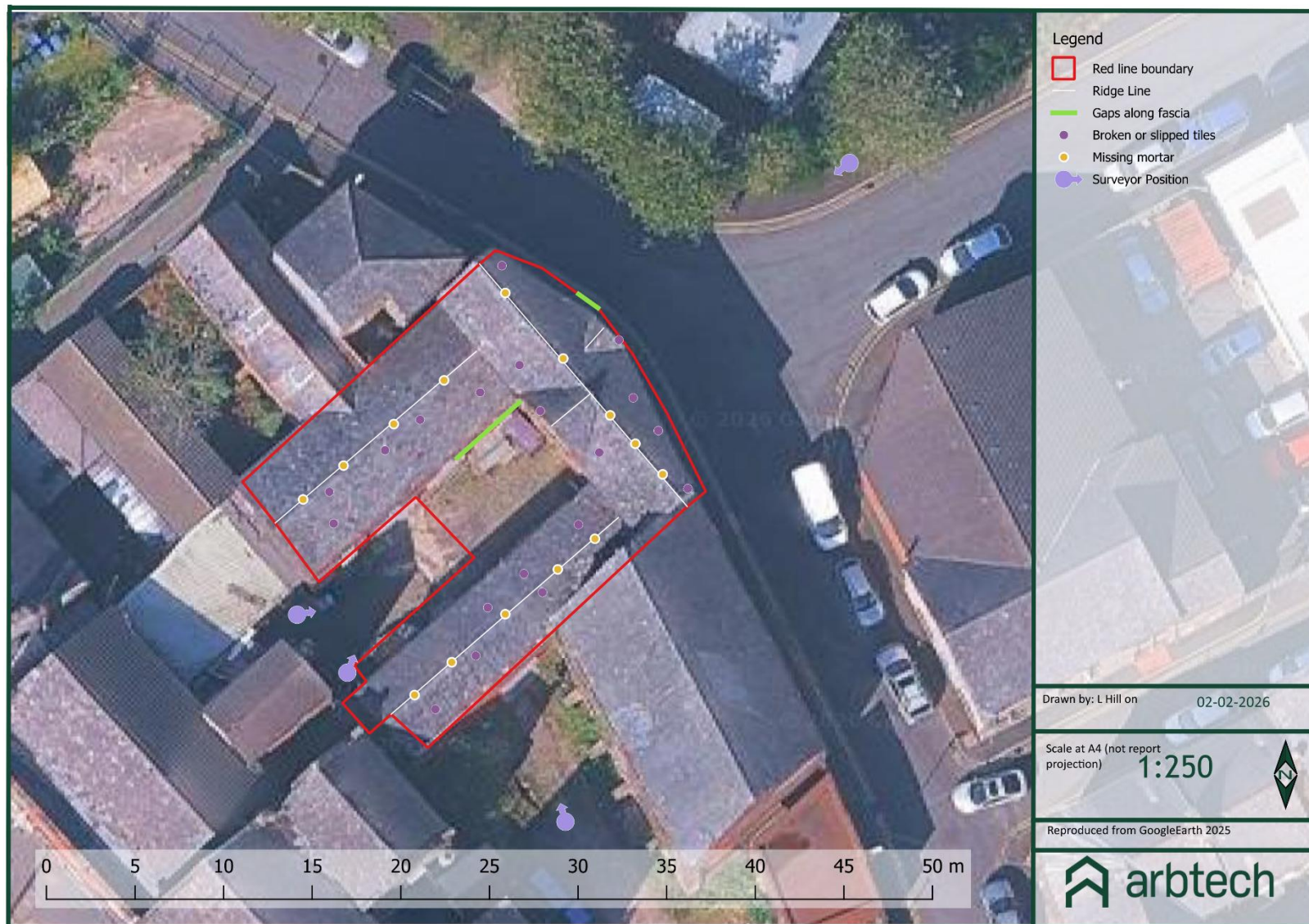
		via windows, resulting in an open and exposed internal environment. No evidence of bats was found.	 Internal of B1 showing room with open ceiling
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Impacts, Recommendations and Enhancements	
<i>Foreseen Impacts</i>	Roosting habitat The proposed development will involve the removal of roller shutters and their replacement with uPVC windows and new surrounding brickwork, the removal of sections of uPVC fascia boards to expose sandstone heads, and the replacement of broken or lifted roof tiles. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. Artificial lighting No new lighting will be installed as a result of the proposed development.
<i>Recommendations</i>	Roosting habitat

	No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. One bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. This survey visits should be completed during the optimal survey period mid-May to August inclusive. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Four 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. 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. Foraging and commuting habitat No further surveys are required. Artificial lighting None required.
<i>Enhancements</i>	Enhancements are dependent on the outcome of further surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No suitable habitat present on site for nesting birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds

	Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings No impacts are anticipated on nesting birds as a result of the proposed development. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings None required. Barn owls None required. Overwintering birds None required.
<i>Enhancements</i>	None required.

Appendix 1: PRA plan



Appendix 2: Location map

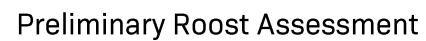


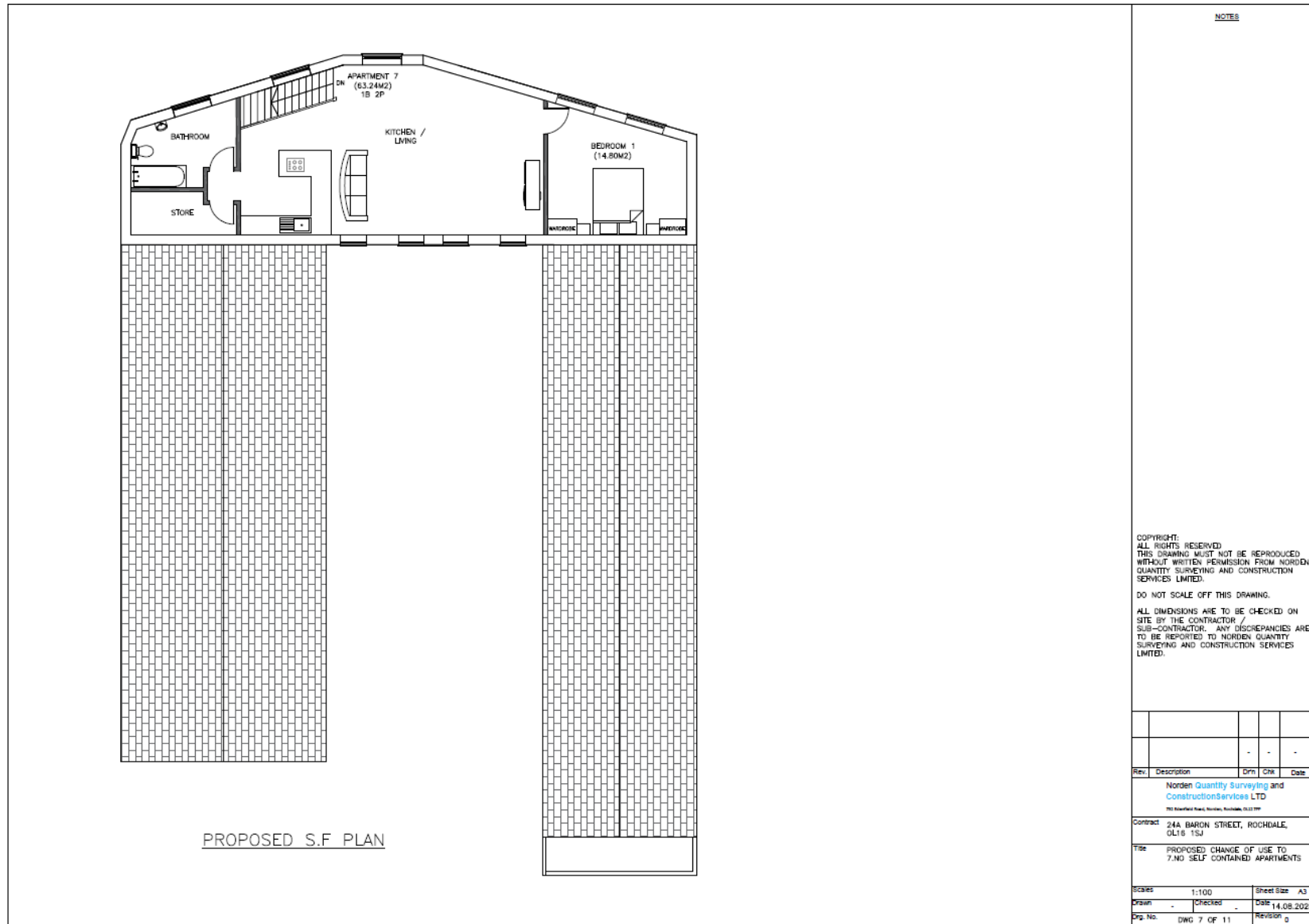
Appendix 3: Proposed Plans











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Version control			
Status	Issue	Name	Date
Draft	0.1	Lizzie Hill BSc (Hons) MSc, Graduate Ecologist	02/02/2026
Review	0.2	Kelly Clarke (Dip H.E), Senior Ecologist	03/02/2026
Final	1.0	Lizzie Hill BSc (Hons) MSc, Graduate Ecologist	03/02/2026