

Bat Mitigation Plan

Survey site:

Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ

Client:

Mr. and Mrs A. Whiteside

Report date:

20th January 2026

Project:

This report is prepared to inform a planning application for the proposal described as:

The provision of a specialist SEN educational facility at the site with minor internal remodelling to the main house and annexe, demolition of the garage building and the construction of single-storey demountable accommodation, as well as further fencing within the grounds and addition of new parking areas and a MUGA court.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited were commissioned by Mr and Mrs A. Whiteside to produce a Bat Mitigation Plan (BMP) for a proposed development at Rainshore House, Over Town Lane, Norden, Rochdale, Greater Manchester OL12 7TQ (hereafter referred to as the site), in order for works at the site to comply with The Conservation of Habitats and Species Regulations 2017 (as amended) and maintenance of the Favourable Conservation Status (FCS) of bats within the region.

The site has been subject to the following previous ecological assessment of relevance to this report:

- A Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) (Arbtech Consulting Ltd., 2024).

1.2 Project Description

Proposals for the site comprises provision of a specialist SEN educational facility with minor internal remodelling to the main house and annexe, demolition of the garage building and the construction of single-storey demountable accommodation, as well as ground landscaping works. This report has been produced specifically for the works to be carried out to B1 (existing main house) and B2 (existing brick outbuilding). B1 will have internal modifications and change of use from residential care home (Use Class C3) to educational use (SEN, with a Use Class designation F1(a)). This will include works to the second floor which is located in the roof space. B2 will also be subject to internal modification and conversion from a vacant outbuilding to amenities/utilities use. A plan showing the proposed development is provided in **Appendix 1**.

1.3 Site Context

The survey site is centred on National Grid Reference: SD 85286 15075 and has an area of approximately ~0.431ha. The site comprises a dwelling, access parking, outbuildings, artificial unvegetated surfaces, grassland, tree lines, scattered trees, and ornamental non-native hedgerow, in Norden, Rochdale. Adjacent to the west of the site is Over Town Lane, adjacent to the north and south is grassland, and adjacent to the east is woodland. Within a 4km radius of the site is scattered 'Priority Deciduous Woodland' (the closest being ~0.037km east), as well as ancient woodland. Other habitats include 'Grass Moorland' (non-priority), and 'Open Mosaic Habitat'. The closest watercourse to the site is Naden Brook, located ~0.335km east of the site boundary.

The wider landscape comprises rural areas with small, scattered settlements, with the large settlement of Manchester to the south of the site. A site location plan is provided in **Appendix 2**.

1.4 Planning Context of This Report

The client has commissioned this BMP to provide a detailed mitigation and enhancement strategy with regards to bats at the site in accordance with bat survey data collected to date. The aim of producing this document is to provide detail to the local planning authority to confirm that the proposals will not result in contravention of The Conservation of Habitats and Species Regulations 2017 (as amended) and that the development is also capable of

maintaining of the Favourable Conservation Status (FCS) of bats within the region. The aim of producing this document is to provide detailed mitigation measures to reduce the risk of impacts to features that could be used by roosting bats within each building.

2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions relevant to this report were determined as a result of the PEAPRA (Arbtech Consulting Ltd., 2024).

2.1 Suitability of the Site to Support Roosting Bats

Following the completion of the PEAPRA in 2024, the buildings on site were found to have the following suitability for bats:

- B1 was found to have moderate habitat value for roosting bats
- B2 was found to have low habitat value for roosting bats
- B3 was found to have negligible habitat value for roosting bats

No evidence of roosting bats, such as live animals, foraging remains or staining, were identified in or on any of the surveyed buildings.

2.2 Impact Assessment

Proposals for the site comprises internal modifications and change of use of B1 from residential care home (Use Class C3) to educational use (SEN, with a Use Class designation F1(a)). This will include works to the second floor which is located in the roof space. B2 will also be subject to internal modification and from vacant outbuilding to amenities/utilities use. B3 will be demolished. No external works will be conducted on either B1 or B2, as such, no external suitable roosting features will be impacted on either B1 or B2. Due to the internal works within B1 being conducted on the second floor (converted loft space), there is a low chance that any bats roosting within the gaps between the exterior tiles and roof lining and areas of lifted lead flashing (identified during the PEAPRA) will be disturbed by noise and vibration during the works. Similarly, as B2 is a single storey structure, internal works to the ground floor could result in disturbance impacts to any bats roosting within shallow gaps between tiles on the exterior of B2 (identified during the PEAPRA).

2.3 Technical Scope of this Report

This BMP provides a mitigation and enhancement strategy on the basis of avoiding and mitigating for any disturbance impacts to any crevice dwelling species that could be roosting within B1 and/or B2, in accordance with the proposed development and enhancing the site for bats in perpetuity.

3.0 BMP

Mitigation and enhancement prescriptions to maintain the favourable conservation status of bats and enhance roosting opportunities at the site in perpetuity in accordance with the proposed development are detailed in **Table 1** below.

Table 1: Mitigation Prescriptions

Mitigation/ Compensation/ Enhancement	Specification
Further Survey Requirements	As there are no direct impacts anticipated to any identified features on B1 or B2, no further BERS are required to confirm the presence / absence of bats at the site. The below measures are considered proportionate to avoid any potential impacts to bats throughout the proposed development.
Licence Requirements	An EPSL application to Natural England will not be required. No works are proposed to take place on the exterior roof of B1-2 where suitable bat roosting features were identified. As such, there will be no direct impacts to roosting bats (i.e. destruction, damage or modification). The mitigation measures below are considered sufficient to avoid and reduce any likely impacts to bats as a result of the proposals.
Mitigation and Compensation Requirements	The following mitigation and enhancement measures will be delivered as part of the BMP: <u>Timing of works</u> - All works within the converted second floor roof space of B1, and conversion works within B2 which may impact upon areas of the internal roof construction or external walls through noise and vibration, should be undertaken between October and April (inclusive) and avoid the peak bat activity period (May – September). <u>Prior to disturbance works commencing</u> - The provision of a toolbox talk to all contractors by a Level 2 bat licenced ecologist, to inform them of the suitability of the site to support roosting bats and how works should be undertaken in proximity to identified roosting features. <u>Throughout disturbance works</u> - Identified roosting features will not be blocked, with a clear flight path to each feature maintained. Any use of scaffolding or other means of access will be limited to below retained features. The location of retained roosting features is detailed in Appendix 3.

	- Avoid the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roost features in accordance with current guidance pertaining to the impacts of lighting on bats (BCT & ILP 2023). <u>Post-development</u> - All identified roosting features on the exterior of B1 and B2 will be retained, in perpetuity. These features will not be blocked, with a clear flight path to each feature maintained. - A low impact lighting strategy will be adopted for the site post-development, which will include the following measures: - Light spill onto retained roosting features will be avoided - Light spill on to the trees and vegetation surrounding the site will be avoided - Use narrow spectrum light sources to lower the range of species affected by lighting. Use light sources that emit minimal ultra-violet light - Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin - Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal - Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only - External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on - Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available. - The installation of a single crevice bat box on the southern elevation of the building to provide additional roosting habitat for bats, post development.
Bat box detail	To enhance the site for roosting bats, a single bat box will be surface mounted onto the southern elevation of B1, as shown in Appendix 3. - The recommended bat box will be constructed of woodcrete / woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus. - Greenwood's Ecohabitats bat boxes will be utilised (or similar alternative (https://www.greenwoodsecohabitats.co.uk/shop)).

- 1No. Single Crevice Bat Box will be installed (or similar specification), as shown in **Figure 1**. These bat box types are suitable to support a wide range of species including common pipistrelles in addition to noctules *Nyctalus noctula* and soprano pipistrelles *Pipistrellus pygmaeus*, which represent Species of Principal Importance as listed on Schedule 41 of the NERC Act (see **Appendix 4**).
- The bat box will be positioned >3m above ground level on the southern elevation, below the eaves with a clear flight path to and from the entrance, away from artificial light. Given the nature of buildings and habitats present immediately adjacent to the site, it is considered that at this height the box will receive adequate sun exposure.
- The proposed bat box is designed to require no management or maintenance. Furthermore, preventing physical disturbance will increase the chances of occupation. However, it is recommended that the bat boxes are inspected annually outside the typical summer roosting period, which is between May and September inclusive. Bat boxes must be replaced like-for-like (insofar as possible) if they are damaged, removed, or have fallen from their recommended location.

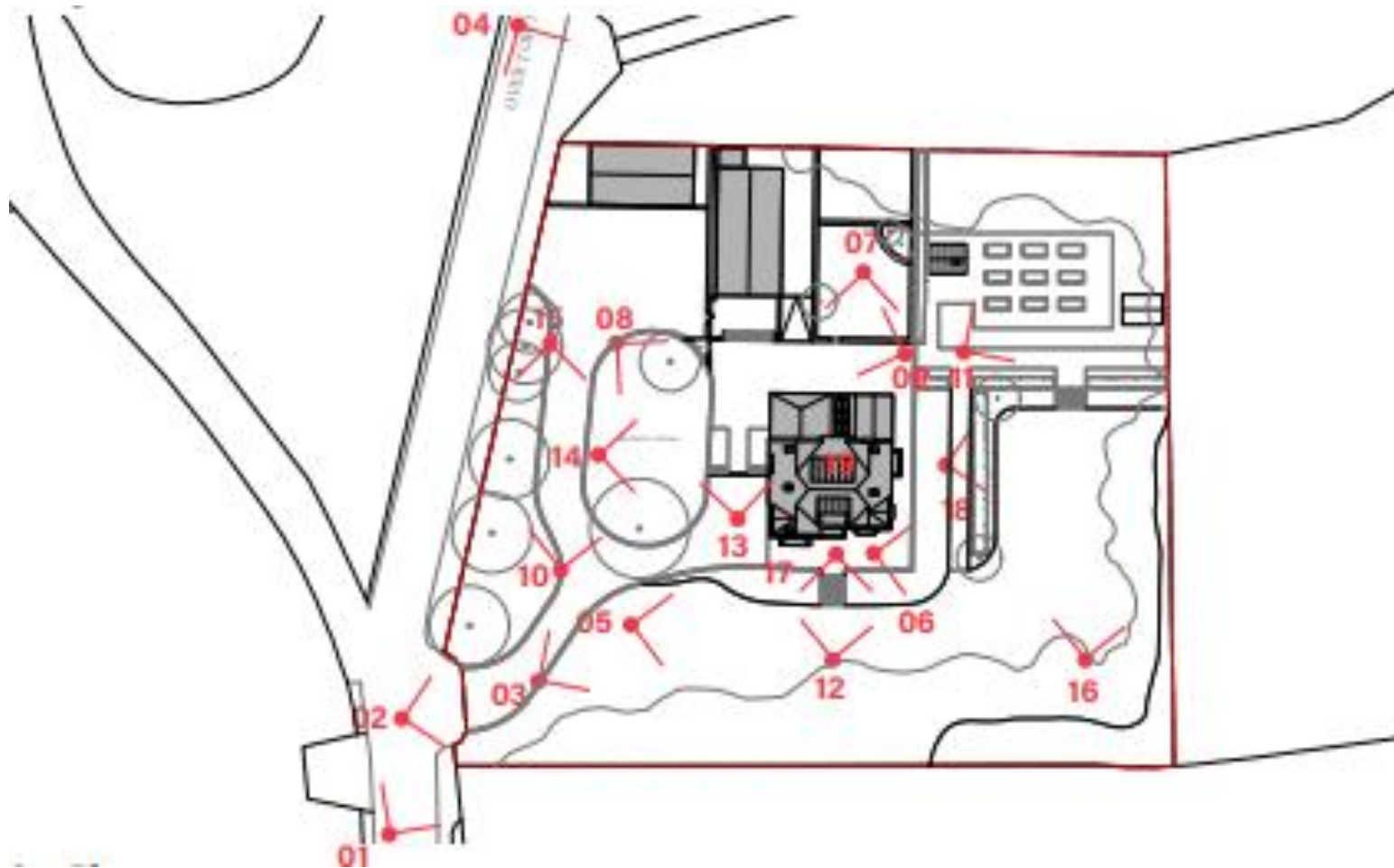


Figure 1: The single crevice bat box (image credit: <https://www.greenwoodsecohabitats.co.uk/>)

4.0 Bibliography

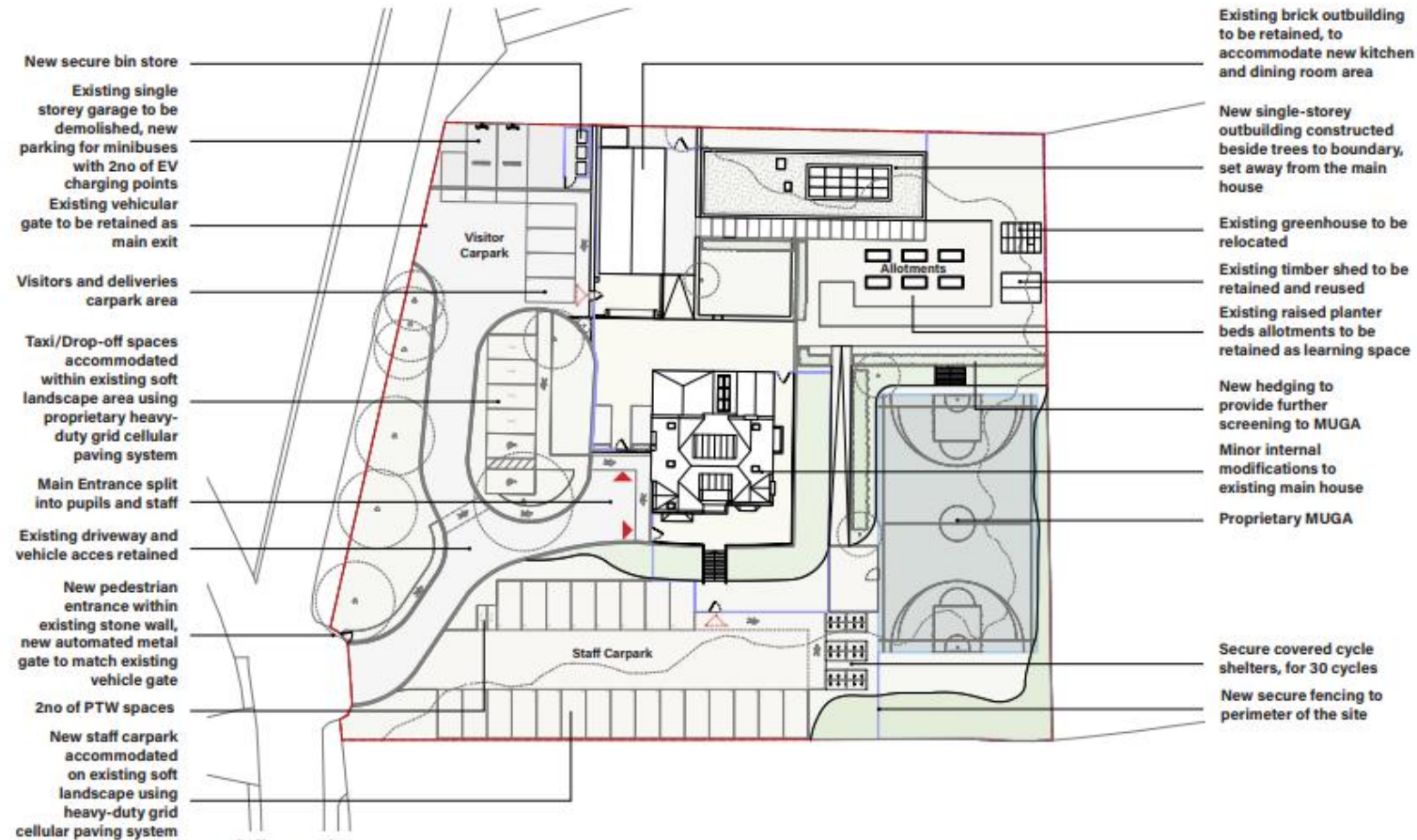
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Appendix 1a: Existing Plans



Appendix 1b: Proposed Plans

Site Strategy



June 2023

Aurora Rainshore House School Rochdale - 093-P9-DAS - Pre-Application Design Statement

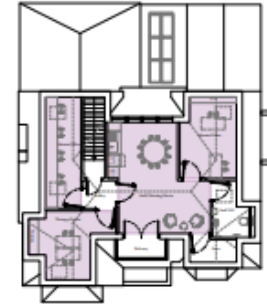
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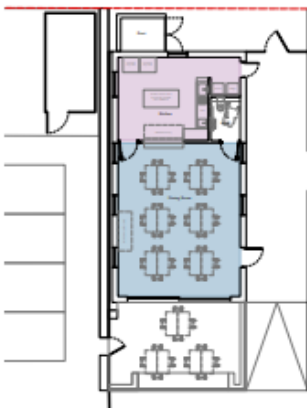
GF Plan as proposed



1F Plan as proposed

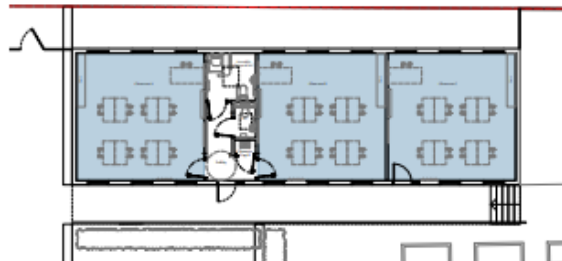


2F Plan as proposed



Annex Plan as proposed

June 2023



Outbuilding Plan as proposed

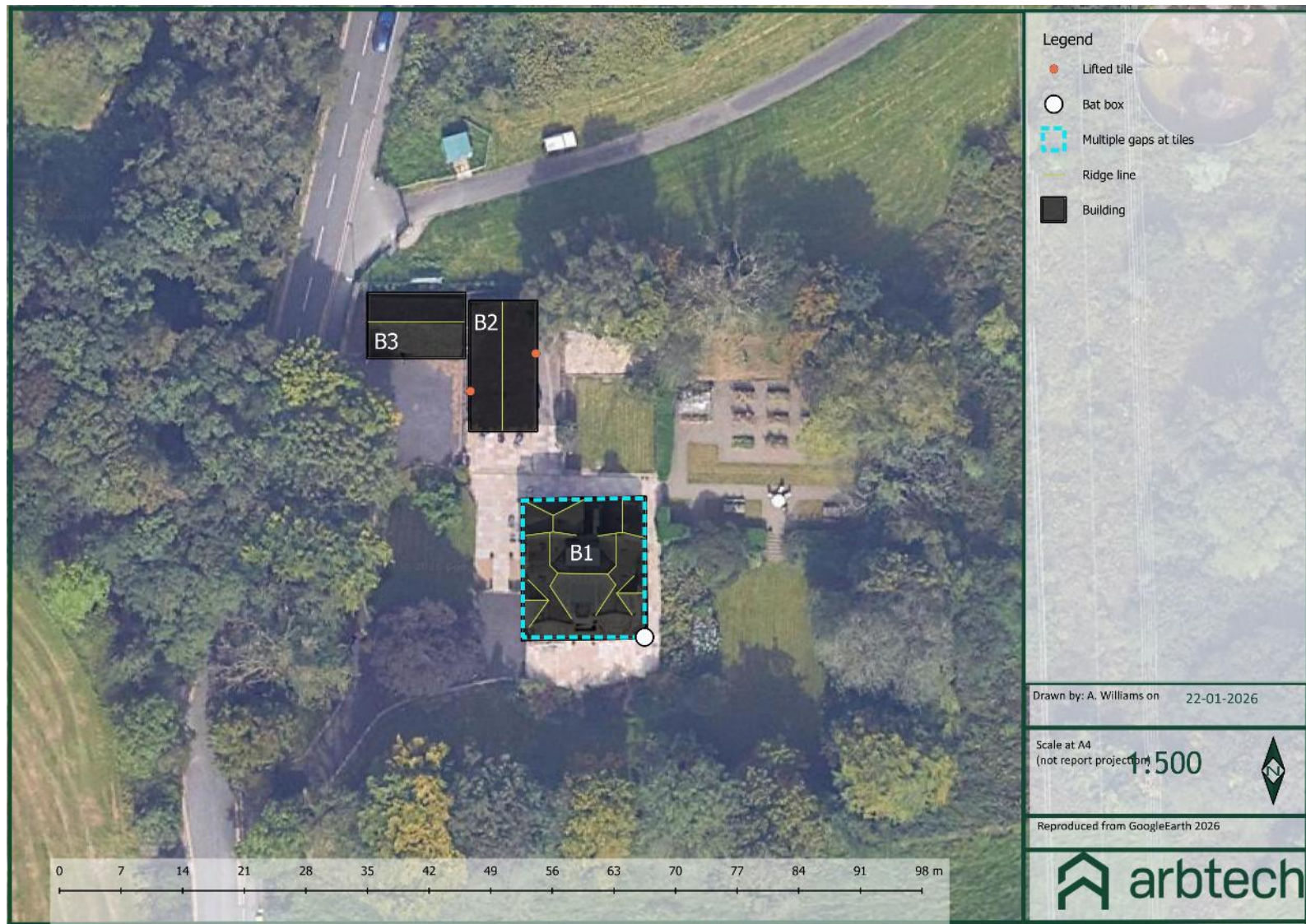
Aurora Rainshore House School Rochdale - 093-PP-DAS - Pre-Application Design Statement

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Appendix 2: Site Location Plan



Appendix 3: Retained Roosting Features and Proposed Bat Box locations



Appendix 4 : Legislation and Planning Policy

LEGAL PROTECTION

All species of bat are fully protected under *The Conservation of Habitats and Species Regulations 2017* (as amended) through their inclusion on Schedule 2.

Regulation 43: Protection of certain wild animals - offences

(1) A person is guilty of an offence if they:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species,
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely—

- (a) To impair their ability:
 - (i) To survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats are also protected under the *Wildlife and Countryside Act 1981* (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework 2024

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

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