

**BAT ROOST POTENTIAL
SURVEY REPORT**

**at
Duke Street Mill
Queen Street
Rochdale
Lancashire
OL12 0LW**

**Client:
Allied Living**

**Client Address:
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**JCA Ref:
23783/ADo**

**Date of Report:
14/04/2026**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
001	07/04/26	Alex Donovan	31/03/26	Adam West Alex Donovan	09/04/26	Alex Donovan	12/04/26	Adam West

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature, we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with JCA Limited and agreed in writing.

Summary

JCA Ltd was commissioned by **Allied Living** to provide ecological advice to inform works at **Duke Street Mill**, hereafter referred to as 'the site'. The site is located at **Queen Street, Rochdale, Lancashire, OL12 0LW**, Ordnance Survey (OS) National Grid Reference SD 89766 13943.

The purpose of this report is to present the findings of the survey, an interpretation of the findings and to provide recommendations for undertaking the proposed works in accordance with relevant legislation.

Bats and their roosts are protected under UK law. Development works that are likely to affect bats or their roost sites must be completed under licence from the statutory conservation body, in this case Natural England (NE).

The field survey was undertaken on 31/03/2026 to identify any bat roost potential of the buildings. The surveys found a number of opportunities for bats to enter the buildings and form roosts. Building 1 is assessed as having **high** potential to support roosting bats. Building 2 is assessed as having **moderate** potential to support roosting bats. Further surveys have, therefore, been recommended.

An evaluation of the site, likely impacts of the scheme upon bats and recommendations for proceeding with works in compliance with legislation are presented in Chapters 4, 5 and 6 of this report.



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1. Introduction

1.1 Background

- 1.1.1 In March 2026, JCA Ltd was commissioned by **Allied Living** to undertake a Bat Roost Potential (BRP) survey of a site located at **Queen Street, Rochdale, Lancashire, OL12 0LW** hereafter referred to as 'the site'.
- 1.1.2 A BRP survey is required where development proposals include demolition of a structure or where a structure will be modified in such a way that bats or their roosts could be directly impacted if present. This survey type may also be needed where bats roosting in a structure could be indirectly impacted by development activities outside the roost.

1.2 Details of Proposed Development

- 1.2.1 The scheme is to convert the mill building into apartments.

1.3 Site Location

- 1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference SD 89766 13943, with nearby postcode **OL12 0LW**. The site is located in the northern area of Rochdale, surrounded by built-up urban area. A treeline borders the adjacent car park to the south of the site.

1.4 Survey and Report Aims

- 1.4.1 The main aim of the BRP survey was to locate and map features which bats could use for entry/exit and roosting and to search for signs of bats.
- 1.4.2 The BRP survey aims to:
- Identify if actual or potential roosts are present (and if so, where).
 - Locate bat roost access points
 - Identify where bat roosts are located and how bats get to them from the access points.
 - Identify the species and numbers of bats potentially present.
 - Determine the type of roost (e.g. maternity roost, transitional roost, hibernation site, etc).
 - Gain sufficient information to allow the potential impacts on bats of the proposed works to be assessed and for appropriate avoidance, mitigation and/or compensation measures to be designed.
- 1.4.3 The aims of the report presented are to:



- Outline the legislative protection given to bats.
- Report on the findings of a desk-based study undertaken to identify any existing records for bats which are relevant to the site.
- Summarise the findings of the BRP survey and provide an assessment of the potential ecological constraints to the proposed works at the site.
- Provide recommendations for further survey, avoidance, mitigation and/or enhancement where appropriate.

1.5 Legislative Context

1.5.1 In the UK all species of bat and their roosts are fully protected under **Schedule 2 (European Protected Species of Animals)** of the **Conservation of Habitats and Species Regulations (CHSR) 2017** (retained in UK law by **CHSR (Amendment) (EU Exit) 2019**), with additional protection offered under **Schedule 5** and **Schedule 6** of the **Wildlife and Countryside (WCA) Act 1981 (as amended)**. This makes it an offence to:

- Deliberately or recklessly capture, injure or kill a bat;
- Deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young;
- Damage or destroy a bat roost (this is an 'absolute' offence);
- Intentionally or recklessly obstruct access to a bat roost; and/or
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

1.5.2 Under this legislation a roost is determined as any structure or place used for shelter. As bats tend to re-use the same roosts, the roost is protected whether the bats are present at the time or not. This legal protection means where activities have the potential to impact on bats, the results of a bat survey and an appropriate mitigation strategy must be submitted to Natural England.

2. Methodology

2.1 Desktop Study

- 2.1.1 A desktop study has been undertaken in order to obtain any relevant records of bats from Greater Manchester Local Records Centre (GMLRC) within a 2km radius of the site.

2.2 Field Surveys

- 2.2.1 The field survey was planned and conducted with reference to Bat Surveys: Good Practice Guidelines 4th Edition (Collins, 2023). The survey was conducted in March 2026.
- 2.2.2 The site was surveyed for foraging, commuting and roosting potential. A detailed search of the buildings on site was conducted during daylight hours in order to identify potential bat roosting sites and look for evidence of bat activity and photographic evidence was taken (please refer to **Appendix 1**).
- 2.2.3 The survey was conducted by an experienced surveyor using the following equipment to ensure an accurate assessment; a printed site map, camera, a 1 million candlelight torch, binoculars, and ladders.
- 2.2.4 Signs that bats have previously or are currently using a potential roost site include:
- Droppings, carcasses and/or food remains found around the site.
 - Bats observed within the building or tree.

The absence of signs of a potential bat roost cannot be treated as conclusive evidence that bats are not using the buildings/trees.

Buildings

- 2.2.5 During the bat scoping survey, the building on site was subject to an external and internal survey to establish the suitability of the structure to support roosting bats in accordance with Collins (2023). The criteria for assigning a roost suitability category are presented in Table 1 below:



Table 1: Guidelines used for assessing the bat roosting suitability of buildings (*taken from Collins, 2023*).

Roosting Suitability	Potential Roosting Features (PRFs) Present
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious features on the site likely to be used by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roosting opportunities that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough shelter, protection, surrounding habitats, or the appropriate conditions to be used on a regular basis by larger numbers of bats e.g. unlikely to support hibernation or maternity roosts.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to the size of the potential roosting feature which is sufficient to provide: shelter, protection, optimal conditions and surrounding habitats. The feature(s) are unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that could be used by bats due to the size of the potential roosting feature which is sufficient to provide: shelter, protection, optimal conditions and high-quality surrounding habitats. The features have the potential to support large colonies of bats (e.g. maternity or hibernation) for long periods of time.
Confirmed roost	Evidence of bat occupation found during initial survey.

Trees

2.2.6 Bats often roost in trees. Features such as old woodpecker holes, splits, cavities and rot holes, loose or flaking bark and ivy creepers can be exploited by bats to roost. Any trees present on site were therefore assessed for their potential to support roosting bats by searching for suitable features. The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings, staining, bat droppings, or bats themselves.

The absence of these cannot, however, be treated as conclusive evidence that bats are not present, and therefore an assessment was made of the potential of the trees to support bats based on the scale presented in Table 2 below, in accordance with Collins (2023).

Table 2: Guidelines used for assessing the bat roosting suitability of trees (*taken from Collins, 2023*).

Roosting Suitability	Potential Roosting Features (PRFs) Present
None	Either no Potential Roosting Features (PRFs) in the tree, or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

	• PRF-I – Individual • PRF-M - Multiple
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The category of roosting suitability assigned to a building/tree is used to determine what further survey effort is required to ascertain the presence/likely absence of bats within that feature, as shown in Table 3 below:

Table 3: Recommended minimum number of survey visits for presence/likely absence surveys (taken from Collins, 2023).

Negligible roost suitability	Low roost suitability	Moderate roost suitability	High roost suitability
No further survey required	One survey visit. One dusk emergence survey, May to August (structures). No further surveys required (trees).	Two separate dusk emergence survey visits. May to September, with at least one survey between May and August.	Three separate dusk emergence survey visits. May to September, with at least two surveys between May and August
September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time but may pick up mating roosts. Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced out at least three weeks apart, preferably more. Survey timings should consider the prevailing conditions in the year of survey, which will vary geographically. In years with a cold spring, the surveys should not be started in early May, or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the optimum coverage includes the pre-parturition, post-parturition, and mating periods. Structures that have been categorised as low potential can be problematic, and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.			

2.3 Survey Constraints

2.3.1 Weathering and other factors will often remove any signs of bat activity, especially when present on the exterior of a building or a tree. Many bat species will have several roost sites which they regularly move between and therefore an absence during a survey visit does not exclude their presence at a later date.

2.3.2 The site was surveyed in overcast conditions, as described below.

Table 4. Weather Conditions during the survey.

Survey Date	Temperature (°C)	Humidity (%)	Wind Speed (kmh)/Direction		Cloud Cover (%)	Precipitation
31/03/26	11	94	8	W	100	0



- 2.3.3 There were no perceived limitations that would significantly impact on the conclusions and recommendations given within this report.
- 2.3.4 The details of this report will remain valid for 18 months. Beyond this period, if the proposed works have not commenced, a new review of the ecological conditions must be undertaken.

3. Results

3.1 Desktop study

3.1.1 Local Data Centre Records: GMLRC has been commissioned to provide the records held for bat species within a 2km radius of the survey site. The results have been summarised below. It should be noted that the absence of records should not be taken as confirmation bat species are absent from the search area. Please see **Table 5** below for a summary of the bat activity records from the last ten years and **Table 6** for bat roost records, obtained from GMLRC. **Table 7** details records of relevant bird species from the last ten years.

Table 5. Summary of bat activity records from the last ten years held by GMLRC within 2km of the site.

Common Name	Scientific Name	Notes
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	24 records from 2016 to 2023.
Unidentified bat of the genus <i>Pipistrellus</i>	<i>Pipistrellus</i> sp.	Five records from 2016 to 2020.
Unidentified bat species	<i>Vespertilionidae</i> sp.	One record from 2022.
Total number of activity records from the last 10 years:		30

Table 6. Summary of bat roost records held by GMLRC within 2km of the site.

Common Name	Scientific Name	Notes
Daubenton's bat	<i>Myotis daubentonii</i>	Three records from 1995 to 2014.
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	18 records from 2005 to 2024, including 5 maternity roosts. Three records were of 100+ individuals.
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	Three records from 2010 to 2014, including a maternity roost.
Unidentified bat of the genus <i>Pipistrellus</i>	<i>Pipistrellus</i> sp.	11 records from 1997 to 2020, including a maternity roost.
Unidentified bat species	<i>Vespertilionidae</i> sp.	Three records from 2007 to 2021.
Total number of roost records:		38

Table 7. Summary of bird activity records from the last ten years held by GMLRC within 2km of the site.

Common Name	Scientific Name	Notes
Peregrine	<i>Falco peregrinus</i>	41 records from 2016 to 2024.
Herring gull	<i>Larus argentatus</i>	12 records from 2018 to 2025.
House sparrow	<i>Passer domesticus</i>	265 records from 2016 to 2025.
Dunnock	<i>Prunella modularis</i>	287 records from 2016 to 2025.
Bullfinch	<i>Pyrrhula pyrrhula</i>	137 records from 2016 to 2025.
Starling	<i>Sturnus vulgaris</i>	279 records from 2016 to 2025.
Song thrush	<i>Turdus philomelos</i>	113 records from 2016 to 2025.
Total number of activity records from the last 10 years:		1134

3.2 Field Survey

3.2.1 Habitats Present

The site consists entirely of hardstanding and buildings.



3.2.2 Building Assessment

Building One (B1)

The building is a former mill. The building is described using four sections (B1.1-1.4)

B1.1 – the main area is a four-storey building with a flat roof. The roof was accessible via a ladder. The roof was primarily lined, with a hipped glass section. The walls were made of sandstone blocks for most of the building, and red brick on the northern section. The interior of the fourth storey had brick walls and a concrete ceiling, supported by metal girders.

B1.2 – a small, narrow vertical extension from the roof. This section had a hipped slate-tile roof, and red brick walls. Due to the height, there was limited visibility of the roof.

B1.3 – a two-story section to the southwest of the building. This section had a hipped slate-tile roof, and red brick walls.

B1.4 – a single-story section adjoining the north side of B1.3. This section had red brick walls. Half the roof area was flat and bitumen lined, and half was sloped corrugated metal.

The building also has a cellar space. No access for bats or birds was noted in this area.

PRFs PRESENT: Features noted are:

Broken windows – located around the northeast corner of the building on the second storey, and on the south face on the fourth storey. The fourth storey broken window creates a large opening, allowing entry for pigeons and woodpigeons.

Small vent hole – a circular hole on the second storey of the east face.

Gaps in window boards – Openings in boards to cover broken or missing windowpanes, located around the northeast corner on the fourth storey.

Holes in wall – openings from broken bricks or blocks, located on the east face on the second storey.

Vent openings – openings above the second storey windows along the south face and southern window on the east face.

Gaps in internal walls – holes in the brickwork and missing mortar within the interior walls on the fourth storey.

Lifted roof tiles – Gaps in the slate tiles on the roof of section 1.3. The roof of section 1.2 was not observable, using the precautionary principal it was assumed that 1.2 has the same gaps as 1.3.

Gaps around pipe – opening around a pipe on the south wall of section 1.2.

Missing mortar – observed in multiple locations across the walls of the building.

BRP: HIGH

Building Two (B2)

The building is two-storey former pub building. The roof was made of slate-tile. On the southern end, the roof was hipped, and on the northern end, it was gabled. The walls were made of bricks, with rendering on the south and west faces.

PRFs PRESENT: Lifted roof tiles were seen across the roof.

BRP: MODERATE

3.2.3 Tree Assessment

No trees occur onsite. A row of trees bordering the adjacent car park are in close proximity to the southern border of the site.

3.2.4 Other considerations

A broken window on the south side of the top floor allowed access to the building for birds. Feral pigeon *Columba livia domestica* and woodpigeon *Columba palumbus* had entered the top floor. No signs of nesting were noted within the building.

Along the south face and southeast corner of the east face of the building were a row of vent openings above the second storey windows, which were open and allowed access to birds and bats. Several jackdaws *Coloeus monedula* were observed entering and exiting these features, including carrying nesting material (sticks and leaves).



4. Interpretation of Survey Results

4.1 BRP Survey

- 4.1.1 A number of features were identified within buildings onsite in which bats may roost. Please refer to Section 3.2 and Appendix 1 for further details.
- 4.1.2 Based on the proximity of roost records, the type of PRFs present and the proximity of high-quality bat foraging habitat, this site is considered to have **high** potential for supporting roosting bat species during their active period between May and September.

4.2 Impacts of the Proposed Development

- 4.2.1 Based on the number and type of PRFs present, the proposed works have the potential to disturb roosting bats, damage roosts or destroy roosts, if any are present.

5. Recommendations

Further surveys

- 5.1.1 B1 was assessed as having **high** potential to support roosting bats; therefore, **three** dusk emergence surveys are required. The surveys must be carried out between May and September, inclusive, with at least **two** surveys between May and August. Surveys must be undertaken in suitable weather conditions with a minimum of **21 days** between surveys.
- 5.1.2 B2 was assessed as having **moderate** potential to support roosting bats; therefore, **two** dusk emergence surveys are required. The surveys must be carried out between May and September, inclusive, with at least **one** survey between May and August. Surveys must be undertaken in suitable weather conditions with a minimum of **21 days** between surveys.
- 5.1.3 Dusk emergence surveys are conducted between May and September and are used to determine whether bats are currently roosting at a site. It can also give an indication of the level of bat activity at a survey site and any specific foraging patterns. Dusk surveys are started around 15-30 minutes before sunset and finish up to 2 hours after and look for the emergence of bats from their roost sites. If bats are then confirmed to be roosting on the site, additional surveys will be required (totalling three) and a Bat Mitigation Licence will be required, which can be applied for from Natural England, and a mitigation plan devised so development causes as little impact on local bat populations as possible.

During works

- 5.1.4 Should a roosting bat be found during any stage of works, it should quickly and carefully be covered to minimise disturbance, works should **cease immediately**, and the advice of an appropriately qualified, experienced, and licensed ecologist should be sought. Site workers must be made aware that bats in torpor may appear to be cold or lifeless, especially when temperatures drop, and can take up to half an hour to become fully active, therefore, any bat found may not be able to move or escape quickly.
- 5.1.5 During works, all site workers should be aware of the signs of a potential bat roost, including:
- Droppings. These are the most common sign seen. Bat droppings are around 5-10mm long and resemble mouse droppings. The droppings may appear to be slightly shiny due to the presence of undigested insect exoskeletons. Unlike mouse droppings, which can be squashed, bat droppings tend to crumble into a fine powder when crushed.
 - Feeding signs around the site, such as uneaten insect wings
 - Urine stains and/or scratch marks around holes in trees or buildings



- Bats observed flying around the area, and
- Bats heard 'chattering' within a potential roost site, especially on warm summer days.

5.1.6 Bats must not be handled by an unlicensed person, unless **absolutely necessary**, such as if it is immediate danger, in such a case, gloves must be worn as bats have a small chance of carrying a rabies-like virus, European Bat Lyssavirus (EBLV).

5.1.7 As bats and their roosts are protected under UK legislation, the work would then need to be completed under the authority of a Bat Mitigation Licence. Mitigation and compensation measures to reduce the impact on bats would be required as conditions of the licence

Lighting

5.1.8 The lighting design of the proposed scheme should follow guidance from the Bat Conservation Trust and Institute of Lighting Professionals (2023). A key point is the avoidance of internal and external light spill. Where possible, lighting should be timed, or on sensors and avoid the hours between sunset and sunrise, when bats are out foraging. The following will be required

- LED Lighting will be used, and light levels will be kept as low as possible. Metal halide, fluorescent sources will not be used.
- Lighting will be directed to where it is required, and away from any identified roost access points.
- Only luminaries with no light output above 90 degrees and/or an upward light ratio of 0% and with good optical control will be used, luminaries will always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting will be set on motion sensors and short (1min) timers.
- Internal lighting within the new rooms will be recessed where installed in proximity to windows to reduce glare and light spill.
- Light sources will emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).
- The use of bollard or low-level downward directional luminaries is strongly discouraged.

Other considerations

5.1.9 The feral pigeons and woodpigeons on the top floor must be excluded as soon as possible. Once no more birds remain on the top floor, the broken window must be covered or sealed to prevent further access.

5.1.10 All nesting birds are protected under the Wildlife & Countryside Act, with some species having additional protections under Schedule 1, including from intentional or reckless disturbance. The building is highly likely in use by jackdaws within the features around

the south and southeast of the building. Any works on the building should ideally take place outside of the nesting bird season (1st February to 31st August, inclusive).

5.1.11 If works occur within the nesting bird season, then a **Nesting Bird Check** should occur immediately prior to the commencement of the works (within 24 hours). The check will involve monitoring the site at dawn, looking for signs of nesting birds, such as active nests, nest construction, adult birds carrying food for young. If an active nest is found, the area surrounding it will be cordoned off and must remain undisturbed until fledging has been completed, the timing of this will vary on species and stage of development.

5.1.12 Bird nesting is often weather dependant, so may occur outside the usually nesting season if conditions are right. If works occur outside the bird nesting season and an active nest is found, works should cease, and a suitably qualified ecologist should be contacted for advice. Site workers should be aware of the signs of nesting activity, which include:

- A completed nest with eggs, chicks, or a brooding adult.
- A nest under active construction.
- Adults displaying territorial and/or agitated behaviour, such as remaining in close proximity to potential nest sites, and persistently calling.
- Adults seen flying to and from a specific location carrying nest material, e.g. sticks, moss, feathers, sheep wool, etc.
- Adults seen flying to and from a specific location carrying forage, e.g. worms, caterpillars, other invertebrates.

Faunal enhancements

5.1.13 The scheme presents an enhancement opportunities by including provision of bird and bat boxes/bricks on the exterior of the building post-development, providing new nesting/roosting opportunities for the local bird and bat populations. Advice on the number, type, and positioning of faunal enhancements can be provided in a **Biodiversity Enhancement Plan (BEP)**.



6. References

Bat Conservation Trust and Institute of Lighting Professionals (2018) *Guidance Note 08/18: Bats and artificial lighting in the UK*. ILP, Rugby

Collins (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* 4th edition, Bat Conservation Trust, written 2023

Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual*. Pelagic Publishing, Exeter.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Greater Manchester Local Records Centre (2026). Species records within 2km of the site.

Appendices

Appendix 1: Site Plan Showing Bat Roost Potential



Site name & address

Duke Street Mill
Queen Street
Rochdale
OL12 0LW

Key

- Red Line Boundary
- Buildings

Potential Roost Features
(Numbers in brackets indicates storey level)

- 1 - Broken window
- 2 - Vent hole
- 3 - Gap in window boards
- 4 - Hole in wall
- 5 - Vent opening
- 6 - Gaps/cracks on internal walls
- 7 - Lifted roof tiles across roof
- 8 - Gaps around pipe

Missing mortar observed across walls



Site Duke Street Mill	Client Allied Living
Project 23783 Bat Roost Potential Survey Report	Author ADo
Plan ref 23783/ADo	Revision 001

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Appendix 2: Photographic Evidence



Photo 1: Southeast corner of B1.



Photo 2: East face of B1.

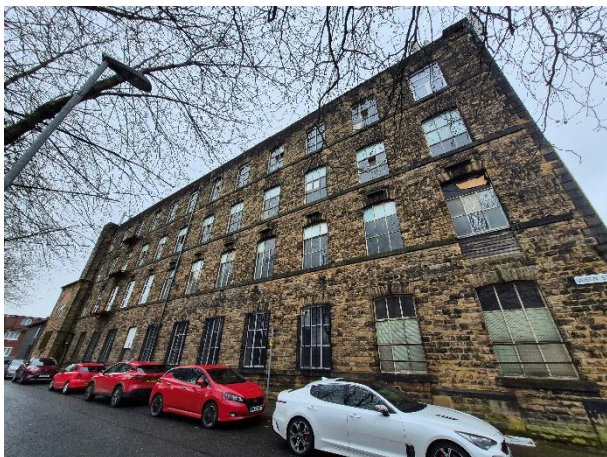


Photo 3: South face of B1.



Photo 4: Southwest corner of B1 and south face of B2.



Photo 5: West face of B2.



Photo 6: North face of B1.



Photo 7: Northwest area of B1.



Photo 8: Roof of B1.



Photo 9: Hipped glass area on roof of B1.



Photo 10: Section B1.2.



Photo 11: Broken window on B1 second storey.



Photo 12: Broken window on B1 second storey.





Photo 13: Broken window on B1 fourth storey.



Photo 14: Vent hole on B1 second storey.



Photo 15: Hole in wall on B1 second storey.



Photo 16: Gap in window boards on B1 fourth storey.



Photo 17: Vent openings above second storey windows. Jackdaws seen entering/exiting.



Photo 18: Gaps around pipe on B1.2.

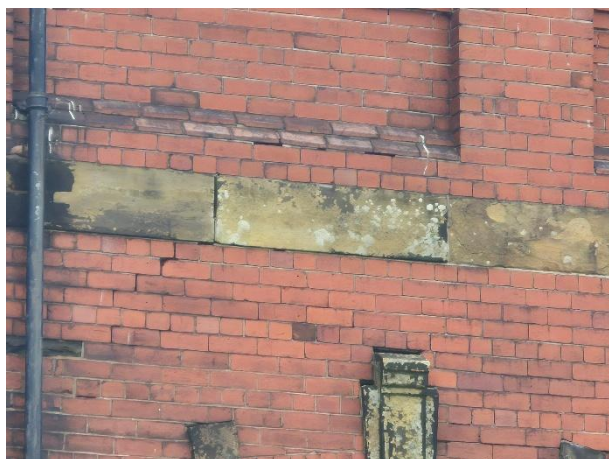


Photo 19: Missing mortar on B1.2.



Photo 20: Missing mortar around windows on B1.



Photo 21: Lifted roof tiles on B2.

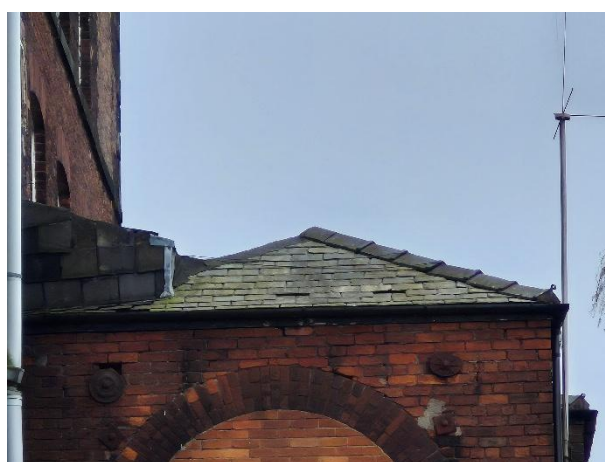


Photo 22: Lifted roof tiles on B1.3.

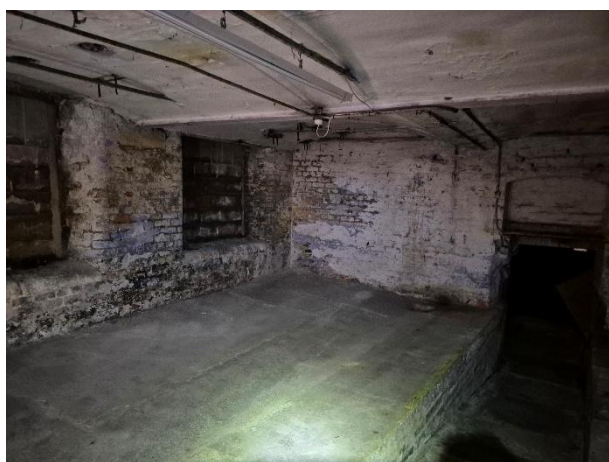


Photo 23: B1 cellar space.



Photo 24: B1 cellar space.





Photo 25: B1 fourth storey interior.



Photo 26: B1 fourth storey interior.



Photo 27: B1 fourth storey ceiling.



Photo 28: B1 fourth storey ceiling.



Photo 29: Interior view of broken window allowing access for pigeons and woodpigeons.



Photo 30: Interior wall of fourth story with holes and gaps in brickwork.



Photo 31: Interior wall of fourth story with holes and gaps in brickwork.



Photo 32: Interior wall of fourth story with holes and gaps in brickwork.



Photo 33: Interior wall of fourth story with holes and gaps in brickwork.



Photo 34: Interior wall of fourth story with holes and gaps in brickwork.



Photo 35: Interior wall of fourth story with holes and gaps in brickwork.



Photo 36: Interior wall of fourth story with holes and gaps in brickwork.



Appendix 3: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management, ACIEEM.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree in Animal and Wildlife Management, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence and a Natural England Level 2 bat survey class licence.

Alex Donovan, Assistant Ecologist

MBiol BSc (Hons) Biology (Industrial), MRSB.

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a Qualifying Member of CIEEM, a Member of the Royal Society of Biology, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds Natural England licences for barn owls (CL29) and great crested newts (level 1, CL08) and is working towards additional survey licences for bats and white-clawed crayfish.

The information and advice which we have 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 bona fide opinions.

Signed



.....
Alex Donovan *MBiol BSc (Hons), MRSB*

09/04/2026

Reviewed and approved by



.....
Adam West *ACIEEM, BSc (Hons),*

12/04/2026



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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