

Date: March 13th 2026

- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

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Golden Mosque.

Lower Sherriff Street,
Rochdale,
OL12 6TG

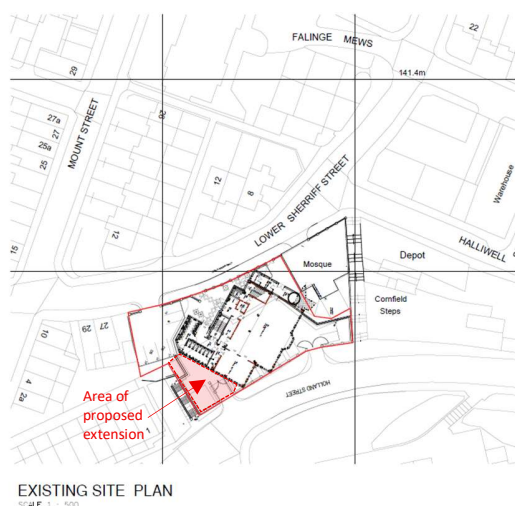
For the attention of: Athar Mahmood / Qamaruddin Babar:

Dear Athar / Qamaruddin,

Re: Preliminary Bat Roost Assessment (PRA) and Birds: Golden Mosque, Lower Sheriff Street, Rochdale.

PENNINE ecological have been commissioned to undertake a PRA and bird assessment at the above property. The purpose of this study is to address any potential issues in relation to bats or birds resulting from extension works to the property.

The PRA/bird assessment was undertaken on March 11th 2026. The sites grid reference is SD 8911 1352. The site location is shown below and on the aerial photograph on the following page;



European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

The nearest EPSML record in relation to bats is approximately 350m south of the site, Ref: EPSM2009-709 granted on 08/04/2009 and expiring on 31/12/2010. This licence related to common pipistrelle.

Surveyor Experience:

The surveys and assessment were undertaken by Robert Leatham, a highly experienced ecological consultant and surveyor with approximately 30 years' experience in a wide range of ecological survey and assessment.

Key skills include the following;

- Extended Phase 1 Habitat Survey and National Vegetation Classification Survey.
- Highly proficient field botanist, including some difficult plant groups.
- Mammal surveys including surveys for badger, water vole*, otter*, brown hare and preliminary bat roost assessment surveys.

*Over 400km of river reaches surveyed in England for the National Rivers Authority / Environment Agency.

- Extensive experience in great crested newt (GCN) survey, evaluation, licensing and mitigation. Natural England Class Licence WML-CL08 held. Over 25 Great Crested Newt development licences held (*Natural England / Defra licences*).
- ¹Contributor to English Nature (*Natural England*) research papers in respect of great crested newt licensing and mitigation issues.
- Several Great Crested Newt Conservation Licences (*Natural England*) held, including extensive work at Hic Bibi Local Nature Reserve, Coppull, safeguarding a high population of Great Crested Newts.
- Bats: Accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only. Extensive experience of preliminary bat roost assessments and assistance with bat activity surveys.
- Ecological Evaluation and Impact Assessments in association with large scale commercial development and civil engineering.

¹ *English Nature (2004) *An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt (Triturus cristatus)*. English Nature Research Report 576. PENNINE Ecological were contributors to this study.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts² are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Section 15, Paragraph 186 of the National Policy Planning Framework (as revised in December 2023) states:

186. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while 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.

Use of Buildings by Bats:

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

² The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to “a breeding site or resting place of such an animal” and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation

Up to ten bat species have been regularly recorded in Greater Manchester most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Greater Manchester is reflected throughout the UK.

3. Survey Methodology

A daytime survey was conducted on 11th March 2026. The Golden Mosque was inspected internally and externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

Internally there are no lofts present anywhere within the vicinity of the proposed extension or the remaining areas of the building. As part of the inspection the roof of the mosque was inspected. In the vicinity of the extension off the south west elevation there is a large flat green roof (sedum species and mosses), this was accessed which also allowed the wall plate of the mosque in the proposed extension location to be inspected.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Robert Leatham, who is an experienced ecologist and accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only.

Constraints:

There were no constraints to the survey, all external and internal areas were fully accessible.

4. Bat Survey Results:

The mosque is of brick construction with a flat green roof. The wall plate of the mosque in the proposed extension location comprises of protective overlapping steel panels riveted to the brickwork, these are all tight fitting to the brickwork with no gaps or potential points of ingress for bats.

At the ground floor level of the mosque an open car port is present with brick pillars and a steel panel roof. There were no gaps or potential points of ingress for bats associated with the brickwork or steel panels.

There was no evidence of bats (e.g. droppings) found during the survey.

Habitat Assessment:

The site is located in Rochdale town centre and surrounded by busy well-lit main roads with high levels of disturbance. There are areas of urban green space in relative close proximity to the site (within 100m), however many of these areas are located next to busy well-lit main roads. The River Roch lies 125m to the south.

Overall the immediate habitat is considered to be of negligible / low value for foraging bats. The wider habitats to the south are considered to be of low to moderate value for foraging bats, compromised by busy well-lit roads and extensive urban developments.

Preliminary Roost Assessment:

Based on the survey findings the bat roost potential associated with this property is considered to be **Negligible**.

5. Recommendations:

The property has been categorised as **Negligible potential** for crevice dwelling bats.

No further surveys are required.

6. Birds:

All birds are offered various levels of protection under the Wildlife and Countryside Act (1981) as amended.

The green roof of the mosque in theory has potential to support ground nesting birds. However, the roof is 'cluttered' with many features that would significantly deter and compromise ground nesting birds. The roof is surrounded by a 1.5m wall, a large dome, protruding roof lights and a large brick tower associated with the mosque. In addition large residential tower blocks (the 'seven sisters'), lie immediately to the south / south east of the site and overlook the roof area.

All of the above features would make any ground nesting birds highly vulnerable to predation from corvids and raptors.

Based on the above evaluation there are considered no features affected that have potential to support breeding birds.

Recommendations: Birds;

No further surveys are required.

If you require clarification on any issue, please contact me at the above address.

Yours Faithfully

Robert N. Leatham

Robert N. Leatham, B.Sc. (Hons), P. Dip Countryside Management.

(see photographs on the following pages).

Site Photographs: March 11th 2026



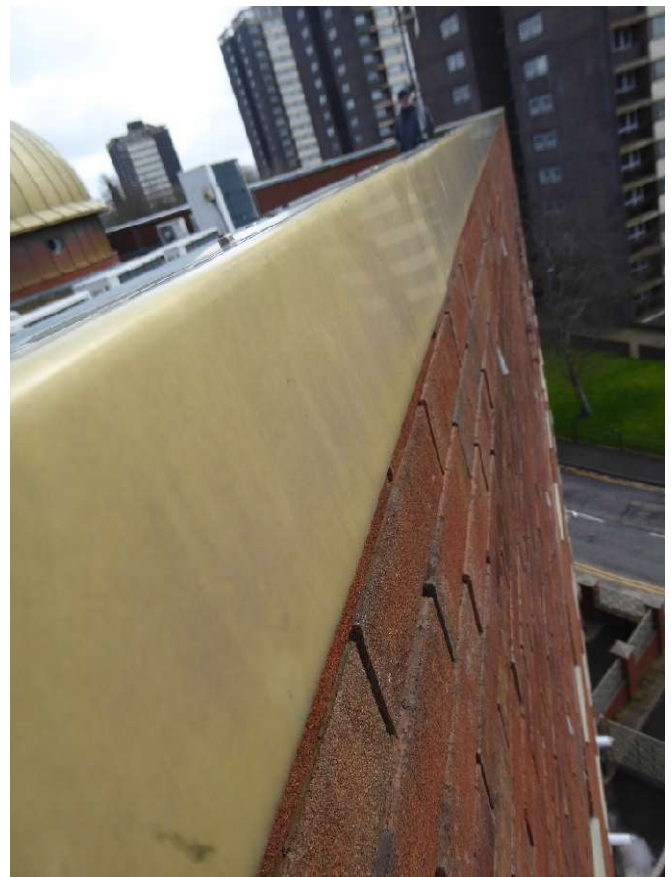
Flat green roof, showing steel panel protective panels over the wall plate.



Flat green roof, showing steel panel protective panels over the wall plate.



Flat green roof, showing steel panel protective panels over the wall plate.



Steel panel protective panels over the wall plate, no gaps between panels and brickwork..



Flat green roof, showing steel panel protective panels over the wall plate.



South west elevation location of proposed extension. All brickwork and windows are tightly sealed with no potential points for bat ingress.



Corner of SW elevation / location of proposed extension.



South west elevation general view showing the location of the proposed extension. Car port beneath.



Car port and steel panel underside roof.



Underside of car port area showing steel panel roof with no suitable points of ingress for bats.



Car port and steel panel underside roof.



Car port and steel panel underside roof.