

BAT EMERGENCE SURVEY REPORT

Site:	Bowlee, Rochdale
References:	83-001
Date:	21 July 2026
Client:	Rochdale Borough Council





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QUALITY ASSURANCE

Report references

83-001-R1

REV REF	DESCRIPTION	DATE
01	First issue	21/07/2026

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EXECUTIVE SUMMARY

Site Address	Land off Heywood Old Road, Bowlee, Rochdale, M24 4SB
Grid Reference	SD 85018 07209
Site Area	Approximately 10.7 ha
Current Site Use	The site comprised three modified grassland sports fields, other neutral grassland, ruderal/ephemeral, bramble scrub, mixed scrub, introduced shrub, tall forbs, treelines, hedgerows, individual trees, several structures and one building. The site is open to the public and is frequently used by dog walkers. The site is located on the outskirts of Middleton. Heywood Old Road runs adjacent to the western boundary of the site, while Bowlee Community Park lies adjacent to the east of the site. Edgar Wood Academy is located to the north of the site and residential housing with a patchy area of woodland and scrub is located to the south of the site. Whittle Brook is located approximately 70 m west of the site at its nearest point and the M62 is located approximately 550 m west of the site at its nearest point.
Proposed Development	Development proposals comprise the redevelopment of the site for enhanced sports and training facilities, including a new building and a range of football pitches.
Survey Results	Common and widespread species were identified utilising the site for foraging and commuting, including common pipistrelle, and noctule bat. In addition, the occasional occurrences of Nathusius' pipistrelle was identified during the survey. No bats were observed emerging from the surveyed building and as such, it can be concluded that not bats are roosting within the building. Therefore, no further assessment, mitigation or Natural England Bat licencing is required for works to proceed.

RECOMMENDATIONS

In the unlikely event that a bat is found during the works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.



CONTENTS

1. INTRODUCTION	4
1.1. Background	4
1.2. Previous Surveys	4
1.3. Proposed development	4
1.4. Site Description.....	4
1.5. Objectives.....	5
1.6. Confidentiality	5
2. METHODOLOGY.....	6
2.1. Dusk Emergence Surveys.....	6
2.2. Data Analysis	6
2.3. Survey Limitations	6
3. SURVEY RESULTS.....	8
3.1. Dusk Emergence Survey 6th August 2024.....	8
3.2. Interpretation	8
4. CONCLUSION AND RECOMMENDATIONS	9
4.1. Conclusion	9
4.2. recommendations	9
5. REFERENCES.....	10
APPENDIX I: LIMITATIONS.....	11
APPENDIX II: SURVEY FORMS	13
APPENDIX III: VANTAGE POINT FIELDS OF VIEW	19
APPENDIX IV: VANTAGE POINT PLAN	22
APPENDIX V: ROOST LOCATIONS PLAN	36



1. INTRODUCTION

1.1. BACKGROUND

Rochdale Borough Council (the client) commissioned E3P to undertake Bat Emergence Surveys at Land East of Heywood Old Road (Bowlee, Rochdale), hereafter referred to as “the site”.

This report has been prepared by Emily Baughn, Consultant Ecologist at E3P. Emily has experience undertaking Preliminary Roost Assessments, Bat Emergence Surveys, and ecological mitigation for bats on a wide variety of projects across the UK.

1.2. PREVIOUS SURVEYS

E3P conducted a Preliminary Ecological Appraisal (PEA) on the site in April 2026 (report reference: 83-001-R1). One building (B1) was identified on site which was assessed as possessing Low bat roosting potential, due to the gap identified between the large plastic boards and the gaps beneath the metal shutters. In addition, one door was left slightly ajar and several gaps in the eaves were identified along the eastern aspect of B1.

1.3. PROPOSED DEVELOPMENT

Development proposals comprise the redevelopment of the site for enhanced sports and training facilities, including a new building and a range of football pitches.

1.4. SITE DESCRIPTION

The site extends to 10.7 ha. It includes areas of modified grassland sports fields, other neutral grassland, bramble scrub, mixed scrub, introduced shrub, tall forbs, treelines, hedgerows and individual trees. The site also includes the building B1, which has been assessed for its potential to support roosting bats.

The site is bordered by Heywood Old Road along the western boundary of the site, while Bowlee Community Park lies adjacent to the east of the site. Edgar wood Academy is located to the north of the site and residential housing with patchy area of woodland and scrub is located to the south of the site. Whittle Brook is located approximately 70 m west of the site at its nearest point and the M62 is located approximately 550 m west of the site at its nearest point. The site is approximately 2.1 km to the north-west from the town of Middleton.

Please refer to Figure 1.1 for the approximate site location.



Figure 1.1 Approximate Site Location



1.5. OBJECTIVES

The objectives of the Bat Emergence Surveys were to identify:

- ✦ Any existing roosts within the site.
- ✦ Potential impacts of the proposed development on bats.
- ✦ The need for mitigation.

The survey findings are detailed in this report, along with recommendations.

1.6. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. METHODOLOGY

2.1. DUSK EMERGENCE SURVEYS

Three Bat Emergence Surveys were undertaken on B84 following the guidance set out in Collins (2023). All surveys were conducted using Canon XA60 4K Camcorders, Magenta Bat 4 Bat Detectors, Echometer Touch 2s, and Titley Scientific Chorus Recorders (set to continuous mode). Surveys were undertaken by competent and suitably trained bat surveyors, Daniel Syddall (Consultant Ecologist), Max McCormick (Consultant Ecologist), Charlotte Fordham (Graduate Ecologist) and Lucy Hayward (Graduate Ecologist).

Table 2.1 details the survey dates and conditions.

Table 2.1 Emergence Survey Details

SURVEY	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
Survey 1	17/06/2026	21:40	21:25 – 23:10	Dry, 18°C, 10% cloud cover, light breeze

Table 2.2 details the detectors and surveyors at each vantage point.

Table 2.2 Survey Vantage Point Details

VANTAGE POINT	DATE	DETECTOR	SURVEYOR
V1	17/06/2026	Echo Meter Touch 2	Lucy Haywood / Camcorder
V2	17/06/2026	Echo Meter Touch 2	Charlotte Fordham / Camcorder
V3	17/06/2026	Echo Meter Touch 2	Daniel Syddall / Camcorder
V4	17/06/2026	Echo Meter Touch 2	Max McCormick/ Camcorder

See Appendix IV for approximate locations of the surveyors' vantage points.

2.2. DATA ANALYSIS

Echometer Touch 2s were used to record bat calls during the surveys. Data from these instruments was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW. The recordings from the camcorders were analysed by Tegan Baggaley in June 2026 and this involved reviewing the footage for any emergences.

2.3. SURVEY LIMITATIONS

Bat Emergence Surveys are completed following guidance set out in Collins (2023) and are carried out by competent and trained surveyors. However, due to the surveys being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey time period. All surveys were conducted in optimum weather conditions, following guidance set out in Collins (2023), and at an appropriate time of the year.



Alcathoe bat (*Myotis alcathoe*), Brandt's bat (*Myotis brandtii*), Daubenton's bat (*Myotis daubentonii*), and whiskered bat (*Myotis mystacinus*) are often difficult to distinguish between when using handheld detectors or conducting sound analysis. As such, the species have been recorded as myotis species (*Myotis sp.*) throughout the report.

These constraints have been taken into consideration during the assessment.



3. SURVEY RESULTS

The following subsections provide a summary of bat activity noted during the Dusk Emergence Survey. Please refer to Appendix II for the full survey forms and Appendix III for camera images at the vantage point locations during the darkest moment of the survey.

3.1. DUSK EMERGENCE SURVEY 6TH AUGUST 2024

During the dusk emergence survey, there were moderate levels of foraging and commuting common pipistrelles (*Pipistrellus pipistrellus*) and low levels of foraging and commuting noctule (*Nyctalus noctule*) at V1, V2, V3 and V4. In addition, the occasional Nathusius' pipistrelle (*Pipistrellus nathusii*) was identified utilising the site for foraging and commuting at V1 and V3. The first bat was a common pipistrelle which was heard not seen, identified at 21:59 east of B1 by vantage point V3, 19 minutes after sunset. The final bat identified was of a common pipistrelle at 23:10 east of B1 by vantage point V3.

No bats were observed emerging from B1.

3.2. INTERPRETATION

During the dusk emergence survey, moderate levels of foraging and commuting activity from common pipistrelle and the occasional occurrences of Noctule and Nathusius bats were identified.

Due to the moderate levels of bat activity and the times at which the first observations of bats were recorded on the emergence survey, as well as the absence of any observed emergences, the building can be discounted for supporting roosting bats.



4. CONCLUSION AND RECOMMENDATIONS

4.1. CONCLUSION

As no bats were observed emerging from the surveyed building, it can be concluded that no bats are roosting within the building. Therefore, no further assessment, mitigation or Natural England Bat licencing is required for works to proceed.

4.2. RECOMMENDATIONS

In the unlikely event that a bat is found during the works, all works are to cease immediately. Following this a suitably qualified ecologist should be contacted, and further advice sought from Natural England.



5. REFERENCES

- ✦ Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8
- ✦ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✦ E3P (2026) Preliminary Ecological Appraisal – Bowlee, Rochdale (Report Reference: 83-001-R1)
- ✦ Institution of Lighting Engineers. (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✦ Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield.

END OF REPORT

Appendix I: Limitations





GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The scope of this report is limited to the observations made on the dates of the visits to site. While all efforts have been made to ensure the accuracy of the report, factors outside of our control may affect observations made on a future date.

Appendix II: Survey Forms





17TH JUNE 2026

Date: 17/06/2026

Sunset: 21:40

Start time: 21:25

End time: 23:10

Weather conditions: Dry, 18°C, 10% cloud cover, light breeze

Surveyor: Lucy Hayward (V1)

TIME	SPECIES	ACTIVITY
22:07	Common pipistrelle	Heard not seen
22:10	Common pipistrelle	Heard not seen
22:13	Nathusius' pipistrelle	Heard not seen
22:14	Nathusius' pipistrelle	Heard not seen
22:17	Common pipistrelle	Heard not seen
22:19	Nathusius' pipistrelle	Heard not seen
22:19	Noctule	Heard not seen
22:10	Common pipistrelle	Heard not seen
22:25	Common pipistrelle	Three bats foraging south of the structure.
22:36	Common pipistrelle	Heard not seen
22:38	Common pipistrelle	Heard not seen
22:40	Common pipistrelle	Foraging above the structure on the northern aspect and over roof.
22:41	Common pipistrelle	Heard not seen
22:45	Common pipistrelle	Heard not seen
22:46	Common pipistrelle	Heard not seen
22:47	Common pipistrelle	Heard not seen
22:48	Common pipistrelle	Heard not seen
22:49	Nathusius' pipistrelle	Heard not seen
22:50	Common pipistrelle	Heard not seen
22:51	Common pipistrelle	Heard not seen
22:52	Common pipistrelle	Continuous foraging above the building.
22:52	Common pipistrelle	Continuous foraging above the building.
22:55	Nathusius' pipistrelle	Continuous foraging above the building.
22:56	Nathusius' pipistrelle	Heard not seen
22:59	Nathusius' pipistrelle	Heard not seen



TIME	SPECIES	ACTIVITY
23:01	Common pipistrelle	Heard not seen
23:01	Nathusius' pipistrelle	Heard not seen
23:02	Common pipistrelle	Heard not seen
23:04	Common pipistrelle	Heard not seen
23:05	Common pipistrelle	Heard not seen
23:08	Nathusius' pipistrelle	Heard not seen
23:09	Common pipistrelle	Heard not seen
23:10	Common pipistrelle	Heard not seen

Surveyor: Charlotte Fordham (V2)

TIME	SPECIES	ACTIVITY
22:08	Common pipistrelle	Heard not seen
22:09	Common pipistrelle	Heard not seen
22:11	Common pipistrelle	Heard not seen
22:13	Common pipistrelle	Heard not seen
22:17	Common pipistrelle	Heard not seen
22:19	Noctule	Foraging south of the building
22:20	Common pipistrelle	Heard not seen
22:26	Common pipistrelle	Heard not seen
22:32	Common pipistrelle	Continuous foraging in the vegetation to the south of the building.
22:32	Common pipistrelle	Commuting south to north above the structure.
22:36	Common pipistrelle	Commuting north to south above the building.
22:37	Common pipistrelle	Commuting north to south above the building.
22:38	Common pipistrelle	Heard not seen
22:40	Common pipistrelle	Heard not seen
22:41	Common pipistrelle	Heard not seen
22:45	Common pipistrelle	Heard not seen
22:46	Common pipistrelle	Heard not seen
22:48	Common pipistrelle	Heard not seen
22:50	Common pipistrelle	Heard not seen
22:59	Common pipistrelle	Heard not seen
23:01	Common pipistrelle	Commuting south to north along the building.



TIME	SPECIES	ACTIVITY
23:02	Common pipistrelle	Continuous foraging south of the structure.

Surveyor: Daniel Sydall (V3)

TIME	SPECIES	ACTIVITY
21:59	Common pipistrelle	Heard not seen
22:07	Common pipistrelle	Heard not seen
22:09	Common pipistrelle	Foraging above B1
22:10	Common pipistrelle	Commuting east to west over B1
22:12	Common pipistrelle	Commuting east to west over B1
22:13	Common pipistrelle	Commuting east to west over B1
22:13	Nathusius' pipistrelle	Heard not seen
22:14	Common pipistrelle	Heard not seen
22:15	Common pipistrelle	Heard not seen
22:16	Common pipistrelle	Heard not seen
22:17	Nathusius' pipistrelle	Heard not seen
22:18	Nathusius' pipistrelle	Commuting south-west to north-east over B1
22:19	Nathusius' pipistrelle	Heard not seen
22:20	Common pipistrelle	Commuting east to west over B1
22:21	Common pipistrelle	Commuting west to east over B1
22:22	Common pipistrelle	Commuting south to west past B1
22:24	Common pipistrelle	Foraging around B1
22:25	Common pipistrelle	Foraging over B1
22:25	Nathusius' pipistrelle	Heard not seen
22:26	Common pipistrelle	Foraging around trees east of B1
22:27	Common pipistrelle	Foraging around trees east of B1
22:28	Common pipistrelle	Foraging around B1
22:29	Common pipistrelle	Foraging around B1
22:32	Common pipistrelle	Heard not seen
22:33	Common pipistrelle	Heard not seen
22:36	Common pipistrelle	Heard not seen
22:37	Common pipistrelle	Heard not seen
22:38	Nathusius' pipistrelle	Commuting south to north past B1
22:39	Nathusius' pipistrelle	Heard not seen
22:39	Common pipistrelle	Foraging over grassland to the north-east of B1



TIME	SPECIES	ACTIVITY
22:42	Common pipistrelle	Heard not seen
22:43	Common pipistrelle	Commuting south to north past B1
22:44	Common pipistrelle	Heard not seen
22:45	Common pipistrelle	Heard not seen
22:47	Common pipistrelle	Foraging over B1
22:48	Common pipistrelle	Foraging over B1
22:49	Common pipistrelle	Heard not seen
22:50	Common pipistrelle	Foraging over B1
22:51	Common pipistrelle	Foraging over B1
22:52	Common pipistrelle	Heard not seen
22:53	Common pipistrelle	Commuting south to north past B1
22:54	Common pipistrelle	Foraging over B1
22:56	Common pipistrelle	Heard not seen
22:57	Common pipistrelle	Commuting south to north over B1
22:58	Nathusius' pipistrelle	Heard not seen
22:59	Nathusius' pipistrelle	Heard not seen
23:00	Nathusius' pipistrelle	Heard not seen
23:01	Nathusius' pipistrelle	Heard not seen
23:02	Common pipistrelle	Heard not seen
23:03	Common pipistrelle	Foraging over B1
23:04	Common pipistrelle	Heard not seen

Surveyor: Max McCormick (V4)

TIME	SPECIES	ACTIVITY
22:04	Common pipistrelle	Heard not seen
22:05	Common pipistrelle	Commuting east to west over the building
22:06	Common pipistrelle	Commuting west to east towards the woodland
22:07	Common pipistrelle	Continuously foraging in the woodland
22:08	Common pipistrelle	Commuting west to east
22:10	Common pipistrelle	Continuously foraging around the building
22:19	Common pipistrelle	Continuously foraging around the building
22:32	Common pipistrelle	Continuously foraging around the building
22:33	Common pipistrelle	Continuously foraging around the building
22:36	Common pipistrelle	Continuously foraging around the building
22:38	Common pipistrelle	Continuously foraging around the building



TIME	SPECIES	ACTIVITY
22:41	Common pipistrelle	Continuously foraging around the building
22:42	Common pipistrelle	Continuously foraging around the building
22:43	Common pipistrelle	Continuously foraging around the building
22:45	Common pipistrelle	Continuously foraging around the building
22:47	Common pipistrelle	Continuously foraging around the building
22:49	Common pipistrelle	Continuously foraging around the building
22:51	Common pipistrelle	Continuously foraging around the building
22:53	Common pipistrelle	Continuously foraging around the building
22:56	Common pipistrelle	Continuously foraging around the building
23:00	Common pipistrelle	Continuously foraging around the building
23:02	Common pipistrelle	Continuously foraging around the building
23:08	Common pipistrelle	Heard not seen
23:09	Common pipistrelle	Continuously foraging around the building

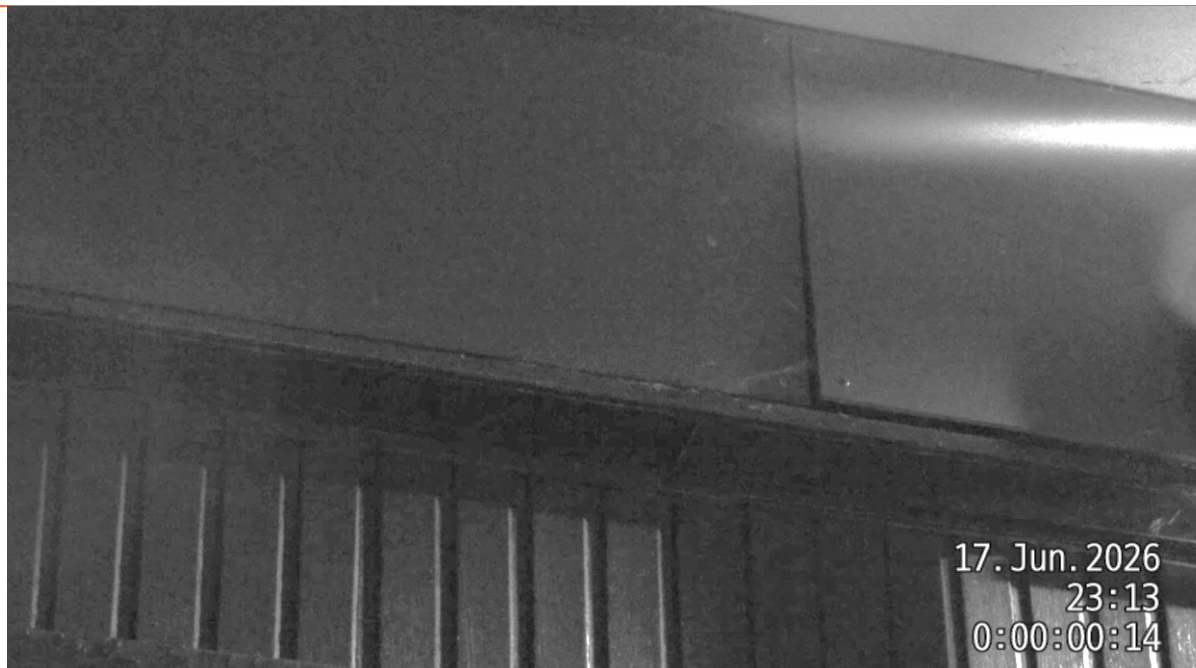
Appendix III: Vantage Point Fields of View





17TH OF JUNE 2026

Vantage Point 1 (V1)



Vantage Point 2 (V2)





Vantage Point 3 (V3)



Vantage Point 4 (V4)



Appendix IV: Vantage Point Plan



Key:

 Red line boundary

 Vantage points

Notes

Issue: 1	Revision: 1	Date: 08/07/2026	Drawn: LS2	Authorised: RN
Client: Rochdale Borough Council			Job No. 83-001	Date: 08/07/2026
			Drawing No. 83-001-005	Scale: 1:600 @ A4
Job title: Bowlee, Rochdale			Drawing title: Vantage Point Plan	



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