

BRITANNIA ECOLOGICAL SOLUTIONS LTD

Armistead Property Ltd

515 – 521 Barlow Moor Road, Chorlton

Greater Manchester

Preliminary Bat Roost Assessment – (PBRA)

March 2025

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1.0 SUMMARY

In March 2025, Britannia Ecological Solutions Ltd was commissioned by Armistead Property Ltd to undertake a Preliminary Bat Roost Assessment (PBRA) at 515–521 Barlow Moor Road, Chorlton, Manchester. The assessment supported a planning application for the conversion of former retail units and flats into 11 self-contained residential properties with associated works. The site includes a three-storey uninhabited building with residential and commercial units, gardens, parking areas, and two outbuildings, located within a suburban setting adjacent to Barlow Moor Road.

The PBRA comprised a desk study and field survey, including internal and external inspections of all buildings. External assessments focused on identifying Potential Roost Features (PRFs) and access points, while internal inspections looked for signs of bat activity such as droppings, staining, or feeding remains. A variety of specialist equipment, including bat detectors, torches, and an endoscope, was used to support the survey. Areas obstructed by debris or inaccessible due to structural constraints were noted as unlikely to be used by bats.

The survey, conducted on 22nd March 2025, found no evidence of bats or bat roosts on-site. Four Local Nature Reserves were identified within 2 km of the site. While several potential access points were observed externally, no internal or external signs of bat use were recorded. Three roof voids within the main building were accessible and inspected; one was heavily cobwebbed, and two were well-lined but showed no evidence of bat activity. Two additional loft voids could not be accessed. The brick shed and wooden workshop were structurally simple and also showed no signs of bat use.

Based on the survey findings, the main building and surrounding habitats were categorised as having *Low* suitability for bat roosts, and the two outbuildings were categorised as *None*, in line with Bat Conservation Trust (2023) guidance. Although no bat evidence was found, a single dusk emergence survey is recommended between May and September to confirm the presence or likely absence of roosting bats. Should bats or evidence of their presence be discovered during development, all works must cease, and a licensed ecologist consulted. Any unavoidable impacts would require a European Protected Species Licence. As a precaution, works should ideally be carried out during the active bat season, and a watching brief may be required for specific activities.

2.0 INTRODUCTION

1.1. Background

Britannia Ecological Solutions Ltd was commissioned in March 2025 by Armistead Property Ltd to conduct a Preliminary Bat Roost Assessment (PBRA) of an existing structure, in relation to bat species (*Chiroptera*), and to prepare a comprehensive report detailing the findings. This report is intended to support and facilitate the following associated Planning Application:

- *127241/FO/2020 – Proposal: Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces*

This document outlines the results of the PBRA, which was carried out in 22nd of March 2025 at 515–521 Barlow Moor Road, Chorlton, Manchester, M21 8AQ, U.K. (Constituent Nation: England) (central OS grid ref: SJ 77101 94481). The site will henceforth be referred to as 'the site' (see Figure 1).

The ecologists undertaking the survey were Jordan Prendergast and Joe Cooper. Both have extensive experience working with a range of established ecological consultancies and have relied on guidance from the Bat Conservation Trust, county bat groups, seminars, and specialists. Jordan possesses a depth of knowledge of bat survey techniques, having conducted a variety of surveys— including roost, emergence, and activity surveys— across diverse settings in the United Kingdom, Isle of Man, and Republic of Ireland since 2013. Joe Cooper, who holds a Level 2 Class Licence (2022-10780-CL18-BAT), is a highly experienced ecologist with a wealth of expertise in bat roost assessments, emergence surveys, and activity surveys.

The primary aim of this survey was to assess the site's associated habitats to determine its potential to support bats or a bat roost, and, ultimately, to establish the presence or likely absence of roosting bats. The survey considered the existing domestic properties, and previous commercial establishments below these, hereafter referred to as "the building". In undertaking this assessment, the survey aimed to support a planning application for the conversion of the building into residential properties— comprising 11 self-contained flats and 6 dormers— as outlined in the above Planning Application, and to identify whether further survey or mitigation measures are required.

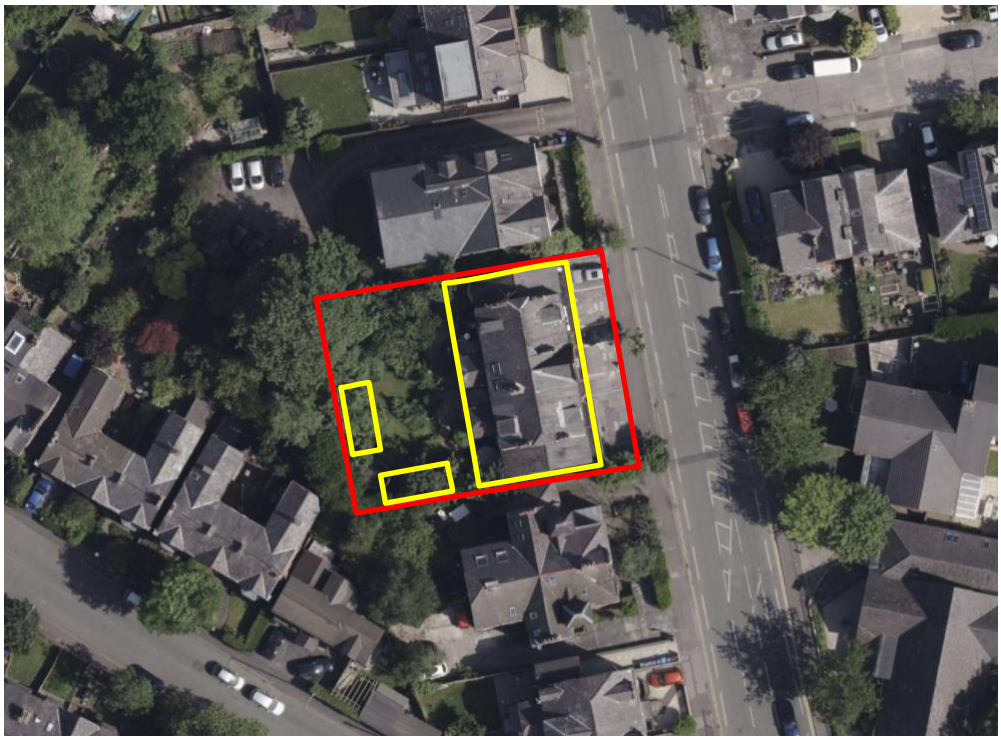
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1.2. Site Description

The site is located to the west of Barlow Moor Road, Chorlton, Manchester, M21 8AQ, U.K. (see Figure 1). The site (outlined in red) comprises a main building (outlined in yellow) containing several residential properties, with former businesses situated beneath them. It also features an associated parking area at the building's frontage, side paths running to the north and south, domestic gardens, and rear hard standings and pathways (see Appendix 2, Plates 1 – 4). Within the rear garden were an additional two associated buildings – a brick shed (see Appendix 2, Plates 27 – 28) and a wooden workshop (outlined in yellow) (see Appendix 2, Plate 26).

The site is enclosed to the north, south, and west by dividing brick walls that separate it from neighbouring properties, with Barlow Moor Road forming the eastern boundary. These boundaries are broken only by a small pedestrian access gate at the southern end of the western boundary wall and a vehicular access gate at the northern limit. Beyond the site, a well-established network of roads and suburban housing dominates the surrounding landscape.

Figure 1: Image exhibiting the existing building structures boundary (yellow), site boundary (red) and its surroundings (Google Maps, 2025):



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1.3. Ecology

There are 18 species of bat in the United Kingdom (restricted to 8 in Northern Ireland, 9 in Scotland, and 15 in Wales), 17 of which are known to permanently reside and breed within the UK. Bats are divided into two families: Horseshoe bats (Rhinolophidae) and Vesper bats (Vespertilionidae), which are further subdivided into seven genera: Barbastella, Eptesicus, Myotis, Nyctalus, Pipistrellus, Plecotus, and Rhinolophus. Bats account for nearly a quarter of mammal species within the British Isles, with all species of bat in the UK being protected under the Wildlife & Countryside Act 1981.

Table 1: UK Bat Species:

Common Name	Scientific Name	Genus
Alcathoe bat	Myotis alcathoe	*Myotis*
Barbastelle bat	Barbastella barbastellus	*Barbastella*
Bechstein's bat	Myotis bechsteinii	*Myotis*
Brandt's bat	Myotis brandti	*Myotis*
Brown long-eared bat	Plecotus auritus	*Plecotus*
Common pipistrelle bat	Pipistrellus pipistrellus	*Pipistrellus*
Daubenton's bat	Myotis daubentonii	*Myotis*
Greater horseshoe bat	Rhinolophus ferrumequinum	*Rhinolophus*
**Greater mouse-eared bat	**Myotis myotis	*Myotis*
Grey long-eared bat	Plecotus austriacus	*Plecotus*
Leisler's (Lesser noctule) bat	Nyctalus leisleri	*Nyctalus*
Lesser horseshoe bat	Rhinolophus hipposideros	*Rhinolophus*
Nathusius' pipistrelle bat	Pipistrellus nathusii	*Pipistrellus*
Natterer's bat	Myotis nattereri	*Myotis*
Noctule bat	Nyctalus noctula	*Nyctalus*
Serotine bat	Eptesicus serotinus	*Eptesicus*
Soprano pipistrelle bat	Pipistrellus pygmaeus	*Pipistrellus*
Whiskered bat	Myotis mystacinus	*Myotis*

The **Greater mouse-eared bat (*Myotis myotis*) was considered extinct as a breeding species in the UK since 1990 due to habitat loss and other factors. However, there have been occasional sightings of solitary individuals, including a solitary individual hibernating in southern England annually from around 2002. These sightings are believed to involve migratory bats rather than a re-established breeding population

Greater and Lesser horseshoe bats are the rarest of our bat species and are generally confined to southwest England and Wales, often requiring additional special consideration during development projects. Noctule bats are the largest of the UK bat species, with Pipistrelles being the smallest, lightest and most common.

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Bats live in “roosts”, as opposed to “nests”, require different roosting conditions at different times of the year and are known to return to the same roost site every year. For this reason, bats will often move around to find a roost that meets their needs. In summer, female bats form “maternity roosts”, whilst in winter bats use “hibernation roosts”. Most bats in the UK have evolved to live in trees and caves, but many have adapted to roost in buildings including barns, churches, houses, tunnels and bridges. The demand for energy-efficient buildings has removed important roosting opportunities that bats have become used to relying upon. Coupled with habitat loss, bats are battling against the decline of potential roosting opportunities in which to rest, raise their young, and hibernate.

Bats hibernate in their roosts in solitude or groups, in cool, quiet places such as disused buildings, trees or caves, surviving in a state of inactivity of lower body temperature, metabolic rate and slower breathing through the winter months (November - February).

As spring approaches, bats have little fat reserve left to ensure their survival during hibernation and as the temperature slowly starts to rise, signs of limited activity can be seen as they begin to emerge and leave the roost to find food and water. By mid-spring (April) bats are out of hibernation, hungry and active, feeding and moving between several roost sites. In bad weather, bats may again enter a state of ‘torpor’ and become ‘torpid’ (cool and inactive) when cold.

With the arrival of summer (May), bats are fully active and feeding. Males begin to roost on their own or in small groups called ‘bachelor roosts’. Females start to form ‘maternity colonies/roosts’ and look for suitable ‘nursery roosts’. A bat’s pregnancy lasts between six and nine weeks. The length of the pregnancy depends on the species and can be influenced by weather, climate and the availability of food. Bats normally have a single pup, less than an inch in size with thin, slightly grey, fur. At around three weeks old young bats are sometimes found on the ground as they learn to fly, but by six weeks old they begin to catch insects for themselves and no longer rely on their mothers’ milk. At this point, maternity colonies begin to disperse, and bats move to “mating roosts”.

Mating begins at the end of summer (September – October) and bats concentrate on building up fat stores for the coming months as bats seek out suitable hibernation sites, as periods of torpor again begin. Some bats begin hibernation in October, to save energy over the colder months, when insects are harder to find. Bats have evolved mechanisms to ensure that the birth of their young is timed to give the greatest chance of survival, for both the female and their young. This is called ‘delayed implantation’, where implantation of eggs into the womb is delayed until waking from hibernation.

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All UK bats feed on insects, finding their prey through echolocation. As each individual bat can catch up to 3,000 insects in a single night, bat roosts need to be near good foraging habitats such as pasture, woodland or water. However, agricultural pesticides have reduced the abundance of prey for bats in many areas causing them to become increasingly reliant on suburban areas.

As well as sheltering bats from their predators, hedgerows, tree lines or rivers can help bats find their way more accurately as they use echolocation to navigate between their roosts and foraging grounds. Busy roads can sever bat-commuting routes and cut bats off from their preferred foraging habitat. It is for this reason that good commuting habitats are an important and essential factor in helping bats travel safely.

While bats in the UK are legally protected under the Wildlife & Countryside Act 1981, many species are still under threat due to habitat destruction, climate change, and pesticide use.

1.4. Survey Objectives

The objective of this Preliminary Bat Roost Assessment (PBRA) is to assess the site's habitats and, further, to assess the existing building and the site's associated structures for their suitability to support bats—thus facilitating a planning application for the conversion of the building into residential properties, comprising 11 self-contained flats and 6 dormers—as a result of the aforementioned Planning Application and to determine whether further survey or mitigation works are required.

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3.0 LEGISLATION

The presence of a protected species is a material consideration in planning. If a bat roost is detected, a development licence from Natural England will be required prior to any proposed works proceeding.

All species of bat–and their roost–are fully protected under UK legislation from killing, harm, or disturbance, as well as from damage or destruction of their shelter, resting, or breeding places. Therefore, appropriate measures must be taken to ensure that bat legislation is not breached before any development or works take place.

The Wildlife and Countryside Act 1981 (as amended) transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats, commonly known as the Bern Convention. The Countryside and Rights of Way (CRoW) Act 2000 introduced further amendments to the 1981 Act. Under these acts it is illegal to:

- Recklessly or intentionally kill, injure, sell (or offer for sale) or take (alive or dead) any part of a bat
- Recklessly or intentionally damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat
- Recklessly or intentionally disturb a bat while it is occupying a structure or place which it uses for shelter or protection

Bats are also classified as a 'European Protected Species' (EPS), granted special designation under Regulation 41 (as amended) (43) - 2017, of the Conservation (Natural Habitats, &c.) Regulations 1994, also known as the Habitats Regulations. These were subsequently amended by the Conservation of Habitats and Species Regulations 2010 and again in 2019 – Amendment – EU Exit. Under these regulations it is illegal to:

- Deliberately capture, injure or kill any wild animal of a European (EPS) or to deliberately take or destroy their eggs
- Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young
- Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate
- Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection
- Damage or destroy a breeding site or resting place of any such animal

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Certain bat species are considered 'Species of Principal Importance' and are listed as such under Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. These include the Barbastelle (Barbastella barbastellus), Bechstein's (*Myotis bechsteinii*), Brown Long-eared (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Greater horseshoe (Rhinolophus ferrumequinum), Noctule (*Nyctalus noctula*), Lesser horseshoe (*Rhinolophus hipposideros*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*) bats.

A European Protected Species Licence is required from Natural England if impacts to bats or their roosts cannot be avoided. This ensures compliance with the relevant legislation. It is important to note that such licences do not provide exemption from offences under the Wildlife and Countryside Act 1981 (as amended).

The application process for a European Protected Species Licence requires that a number of 'tests' are met to support the application. These can be found in the box below:

Natural England Guidance Note: European Protected Species and the Planning Process – Natural England's Application of the 'Three Tests' to Licence Applications (March 2011) states:

- *"In determining whether or not to grant a licence Natural England must apply the requirements of Regulation 535 of the Regulations and, in particular, the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b)6*
- *(1) Regulation 53(2)(e) states: a licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"*
- *Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative"*
- *(3) Regulation 53(9)(b) states: the appropriate authority shall not grant a license unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*

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4.0 METHODOLOGY

Desk Study

To gather information about the site, a remote survey was conducted. This exercise aimed to consider the habitats, features, land uses, and any designated sites of interest within or near the site.

Field Survey

A Preliminary Bat Roost Assessment (PBRA) was undertaken to assess the habitats and structures within the site and its surrounding land. Observations were recorded and described to determine the potential for the area to support a bat population or roost.

External Building Assessments

An external survey of the site and each building it contains was carried out to identify habitats that could support bats and to assess the buildings' potential to host bat roosts or contain Potential Roost Features (PRFs). The survey focused on locating potential roost sites and access points, with particular attention given to structural features such as gaps in soffits and fascia boards, eaves, window frames, mortar joints, and gable ends, as well as missing vent covers, bricks, and raised, slipped, or missing roof and ridge tiles.

These features were inspected for signs of bat activity, including droppings on walls and window ledges, urine staining on brickwork, and the overall condition of potential access points. Access points showing signs of cobwebbing, leaf litter, crumbled mortar, or other natural or construction debris were considered unlikely to be used by bats.

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Internal Building Assessment

An internal inspection of each building was conducted to assess its general condition and the likelihood of it supporting a bat roost. Structural features such as shafts, roof beams, cellars, gable ends, and any boarded windows were examined for signs of bat activity. Natural light sources resulting from windows; gaps in soffits and fascia boards, eaves, and mortar; missing vent covers or bricks; and perforated roofing felt (where present), exposed by raised, slipped, or missing roof and ridge tiles, were noted and investigated.

The search for bat activity included checking for live or dead bats in the joins of wooden beams and inside or beneath water tanks; the presence of bat droppings on walls, window ledges, and the floors of roof spaces; feeding remains such as insect wing casings; urine staining on brickwork; grease and scratch marks on timbers; the presence or absence of cobwebbing; and the condition of potential access points. Access points showing cobwebbing, leaves, crumbled mortar, or other natural or construction debris obstructing entry were discounted from likely use by bats.

Equipment

To assist with the survey, a range of equipment was utilised. This included bat detectors to identify echolocation calls, ladders for access, binoculars, an endoscope, high-powered handheld torches, and inspection lamps. These tools were used to examine the buildings internally and externally to identify and record evidence of potential bat roosts.

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5.0 SURVEY RESULTS

4.1. Desk Study

Results of a search conducted on MAGIC for Designated Sites of Interest (DSI), revealed there were 4 DSI's present within 2 km of the site (See Table 2 & Appendix 1).

Table 2: Designated Sites of Interest:

Designation	Site	Area (Ha)	Distance / Direction
Local Nature Reserve	Chorlton Ees & Ivy Green	48.47	580 m South-west
Local Nature Reserve	Chorlton Water Park	17.5	1,540 m South
Local Nature Reserve	Broad Ees Dole	8.78	1,670 m West-south-west
Local Nature Reserve	Kenworthy Woods	36.77	1,940 m South-south-east

4.2. Field Survey

Undertaken on 22nd March 2025, the site was found to comprise a residential property (the building), now uninhabited, containing several residential units with former business premises situated beneath them. An associated parking area was located at the building's frontage, with side paths running to the north and south of the property. Domestic gardens, rear hard standings, and associated pathways were also present (see Figure 1; see Appendix 2, Plates 1–4). Within the rear garden were two additional associated buildings: a brick shed (see Appendix 2, Plates 27–28) and a wooden workshop (outlined in yellow) (see Appendix 2, Plate 26).

Weather Conditions:

Weather on the day of the survey was fair, with dry conditions and sunny intervals. A temperature of 15°C and a 4 mph easterly wind was recorded.

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External

The Building

The three-storey building was comprised of double brick walls, with associated access doors, windows, and six chimney breasts featuring lead flashing at their bases (see Appendix 2, Plates 1–5, 7 & 11). Two sections of the building had an additional layer of rendering over the existing brickwork, which was in good condition (see Appendix 2, Plates 3–4). The building featured pitched roofs overlain with slate tiles, with some areas additionally overlain with roofing felt (see Appendix 2, Plates 4–5). Ridge tiles were present and intact, although uneven in places

Gable ends were included in the building's design, with double gable ends at the northern and southern limits, a single gable on the eastern frontage, and two on the west-facing rear elevation (see Appendix 2, Plates 1–4 & 7). Additionally, the pitched roofs at the rear of the property incorporated a slight hip in their design (see Appendix 2, Plates 3–4 & 7). Soffit and fascia boards were present throughout the building and were observed at the upper, mid, and lower levels due to the shop frontages (see Appendix 2, Plates 1–4, 7–8 & 10).

Cellars were located beneath the main building. While most were sealed storage areas, two remained accessible from outside the building: one via French windows leading into the garden area, and one via shutter doors, which had negligible gaps around their edges (see Appendix 2, Plates 19–22).

Although the building's brickwork and mortar joints were generally in good condition—with no missing bricks observed—the building did exhibit missing, lifted, or damaged tiles, as well as gaps beneath fascia boards (see Appendix 2, Plates 5–12).

Natural light sources were provided by standard and dormer windows, the latter set within the roofline and featuring flat felt roofing above (see Appendix 2, Plates 1–4, 7, 9, 12, 19 & 21). Potential bat access points and PRFs were identified around the building in the form of gaps beneath fascia boards, loose, lifted, or missing roof and ridge tiles, gaps around some windows, and areas of lifted lead flashing (see Appendix 2, Plates 6–12).

No external evidence of bats or a bat roost was observed during the external inspection.

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The Brick Shed

A small, single-storey brick structure was located to the rear of the garden, adjoining the boundary wall that formed the site's western limit. It was comprised of double brick walls and a pitched corrugated asbestos roof supported by wooden beams. A wall divided the structure into two sections; window apertures were present on its northern and southern sides, with the southern window intact and the northern window missing. Two former doorways were located on the building's eastern face, with both apertures now left open to the elements (see Appendix 2, Plates 27–28).

The Wooden Workshop

A single-storey wooden workshop was located at the rear of the garden, positioned against the southern boundary wall. It was constructed of wooden planks and featured a pitched corrugated roof supported by wooden beams. Two window apertures were located on its northern face, with both windows intact. A doorway was situated on the building's eastern face, with the aperture now left open to the elements (see Appendix 2, Plate 26).

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Internal

The Building

With associated access doors, windows, and six chimney breasts, the interior of the building was found to be in generally good condition. Although the building maintained a fairly ambient temperature, no operational heat sources were observed within it.

Upon internal inspection of the building, three accessible roof voids were identified.

The main roof void, located above numbers 517 and 519, extended from the northern to the southern gable with no separating wall, creating a single, long roof space. The majority of the shallow-pitched roof was unlined, with only a few sections of lining present. No major holes or openings were identified within the roofing materials, although some areas allowed daylight to penetrate into the void. The space was also heavily cobwebbed, which would likely restrict the mobility of any bats within the loft. The floor was lined with fibreglass insulation and included limited areas of access boarding. The void had previously been used for storage, with personal belongings from former occupants still in situ. Electrical lighting was installed in parts of the space.

The two smaller roof voids, located above numbers 515 and 521B/C, were of a steeper pitch and were well lined. A tear in the lining of the 521B/C void was noted, but no daylight was visible within either space. The floors of both voids were lined with fibreglass insulation and had sufficient boarding to facilitate access.

The two loft voids spanning the rear extensions—from the main building to the partially hipped gables—were not accessible and could not be surveyed, as no access hatches were present within the building.

Although no internal or external evidence of bats or a bat roost was recorded at the time of the survey, limited access points to the building were identified. These were evident due to daylight entering the void through small gaps in the pitched roof materials.

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The Brick Shed

A small, single-storey brick structure was located to the rear of the garden, adjoining the boundary wall that formed the site's western limit. The interior comprised bare double brick walls and wooden beams supporting a pitched, unlined, corrugated asbestos roof. A wall divided the structure into two sections; window apertures were located on its northern and southern faces, with the southern window intact and the northern window missing. Two former doorways were located on the building's eastern face, with both apertures now left open to the elements (see Appendix 2, Plates 27–28).

The Workshop Shed

A single-storey wooden workshop was located at the rear of the garden, positioned against the southern boundary wall. The interior comprised plasterboard walls and a lined floor. Two window apertures were located on the northern face, with both windows intact. A doorway was positioned on the building's eastern face, with the aperture now left open to the elements (see Appendix 2, Plate 26).

Survey Constraints

PBRA surveys can be undertaken at any time of year and are not weather-dependent, although a good level of lighting is recommended to aid in the identification of Potential Roost Features (PRFs). Full access to the building structure was granted. However, some constraints were encountered during the survey. The roof spaces within the two rear, partially hipped gables were not accessible due to the absence of loft access hatches. Additionally, access to the main loft space was restricted due to health and safety concerns, as only a small section of the void was boarded for access.

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6.0 DISCUSSION AND RECOMMENDATIONS

Discussion:

In March 2025, Britannia Ecological Solutions Ltd undertook a Preliminary Bat Roost Assessment (PBRA). Such preliminary surveys are required to ensure that legislation concerning bats is not breached as a result of development works. The objective was to assess the site's habitats—and, further, to assess the existing building (comprising a mix of residential accommodation and former commercial premises below)—for their suitability to support bats. This facilitates a planning application and the associated conditions for the development of the building into residential properties and determines whether further survey or mitigation works would be required.

Although access points were identified during the PBRA, such as gaps in soffit and fascia boards, or slipped or missing tiles, these showed no superficial evidence of bat activity. No evidence of bats or a roost was found during the PBRA survey. As such, the outcome of this survey returned the following result:

The Building:
Categorised as ***Low*** – as per the definition in the Bat Conservation Trust (2023) guidelines (see Table 3).

The Brick and Workshop Sheds:
Categorised as ***None*** – as per the definition in the Bat Conservation Trust (2023) guidelines (see Table 3).

Associated Habitats:
Categorised as ***Low*** – as per the definition in the Bat Conservation Trust (2023) guidelines (see Table 3).

Most buildings offer some opportunity and potential to host a bat refuge or roost. Considering the building's features, materials, and the surrounding environment—such as residential gardens, which provide some foraging opportunities—the surveyed building could potentially support a roost or temporary refuge for bats.

Given the building's construction style and condition, with particular reference to the roof, further bat surveys are recommended. It is therefore the opinion of the surveyor that, before the proposed works may continue, a single dusk emergence survey should be carried out on the main building to determine the presence or likely absence of bats or a roost. This should be undertaken between May and September, preferably mid-season (June–August).

(section continued overleaf)

It should be noted that proving the presence or absence of bats definitively is very difficult due to their mobility, small size, and their ability to roost in very small spaces, such as between roofing tiles or in joins between wooden beams.

Although the site was found to have low potential for bats, it is important to note that if bats are, at any time, found residing in the building and impacts on the species are unavoidable, a European Protected Species Licence would be required from Natural England. This would involve the installation of permanent roosting features for bats on site. It is important to note that such licences do not provide protection against offences under the Wildlife and Countryside Act 1981 (as amended 2000).

Should a bat, or evidence of a bat—such as droppings—be discovered at any point during the development phase, all works must stop immediately. An experienced, bat-licensed ecologist must be contacted, or advice sought from the Bat Conservation Trust on **0345 1300 228**.

(section continued overleaf)

Table 3: Bat Roost Potential Criteria:

Suitability	***Description of Roosting Habitats***	***Foraging and Commuting***
None	*No habitat features on site likely to be used by roosting bats at any time of year.*	*No habitat features on site likely to be used by any commuting or foraging bats at any time of year.*
Negligible	*No obvious habitat features on site likely to be used by roosting bats, though a small element of uncertainty remains as bats can use small or apparently unsuitable features on occasion.*	*No obvious habitat features likely to be used as flight paths or by foraging bats. Though, a small degree of uncertainty remains in order to account for unusual bat behaviour.*
Low	*A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. Although, these potential sites do not provide enough space, shelter, protection, appropriate conditions & or suitable surrounding habitat to be used on a regular basis or by a large number of bats.*	*Habitat that could be used by small numbers of bats as flight paths such as a gappy hedgerow or an unvegetated stream that is isolated from the surrounding landscape.*
Moderate	*A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions & surrounding habitat, though unlikely to support a roost of high conservation status.*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as linked gardens or lines of trees & scrub or habitat that could be used by bats for foraging, connected to the wider landscape e.g. trees, grassland, scrub or water bodies/courses.*
High	*A structure with one or more potential roost sites that are obviously suitable for use by a large number of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions & surrounding habitat. These structures having the potential to support high conservation status roosts.*	*A site close and connected to established/known roosts. Continuous high-quality habitat that is well connected to the wider landscape, likely to be used regularly by bats for commuting such as river valleys, streams, hedgerows, lines of trees or a woodland edge. Habitat connected to the wider landscape, likely to be used regularly by foraging bats e.g. broadleaved woodland, treelined watercourses, parkland or areas of grazing.*

(section continued overleaf)

Recommendations:

Bats are fully protected under the *Wildlife and Countryside Act 1981* (as amended 2000) and the *Conservation of Habitats and Species Regulations* – 1994 (as amended 2010 - Regulation 41 *(as amended) (43) - 2017*). In addition, Bats are a *Species of Principal Importance* in England under the *Natural Environment and Rural Communities - (NERC*) Parliament Act 2006.

Under the *Wildlife and Countryside Act 1981* (as amended 2000) it is illegal to:

- *Intentionally kill, injure or take a bat* (9.1)
- *Possess or control any live or dead specimen or anything derived from a bat* (9.2)
- *Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat* (9.4a)
- *Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose* (9.4a)

Regulation 39:

- *Deliberately capture or kill a bat* (39.1.a)
- *Deliberately disturb a bat* (39.1.b)
- *Damage or destroy a breeding site or resting place of a bat* (39.1.d)

Regulation 41:

- *Deliberately capture, injure or kill any wild animal of a European protected species*
- *Deliberately disturb wild animals of any such species:*
    - *includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young;*
    - *or in the case of animals of a hibernating or migratory species, to hibernate or migrate;*
    - *or to affect significantly the local distribution or abundance of the species to which they belong*
- *Damage or destroy a breeding site or resting place of such an animal*

It is therefore important and a legality to prohibit:

- Disturbance which is likely to impair a bats ability to survive, breed, reproduce, rear or nurture their young
- Disturbance which is likely to impair a bats ability to hibernate or migrate
- Disturbance which is likely to impair the local distribution or abundance of bats to which they belong

(section continued overleaf)

- Disturbance which is likely to intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection
- Disturbance which is likely to damage or destroy a breeding site or resting place of a bat

Most forms of demolition and development involve works that can pose a danger to individual bats. As a result, where bats are confirmed to be present—or considered likely to be—works are best undertaken during periods when bats are active, rather than during hibernation. This allows any potentially displaced bats the opportunity to find an alternative roost, thereby reducing the impact of works on bats that may use the site for roosting or hibernation.

Although the site and building were assessed as having low potential for bats, care should still be taken during the development phase to safeguard any undetected individuals that may be present in the onsite buildings. In some cases, this may necessitate a watching brief by a licensed ecologist during specific activities.

(end of section)

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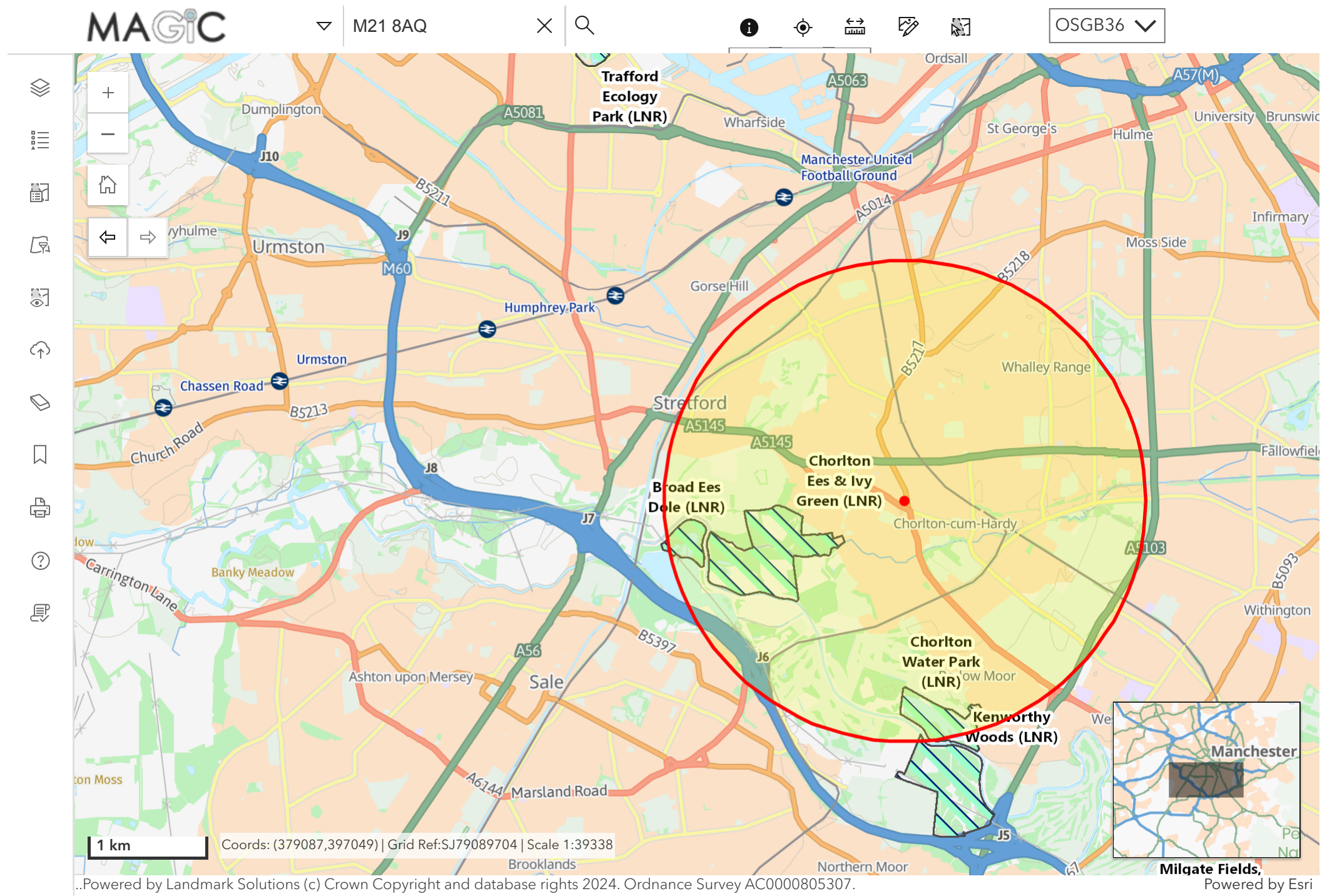
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APPENDIX – 1


MAGIC
M21 8AQ
OSGB36
Trafford Ecology Park (LNR)
Manchester United Football Ground
Broad Ees Dole (LNR)
Chorlton Ees & Ivy Green (LNR)
Chorlton Water Park (LNR)
Kenworthy Woods (LNR)
Humphrey Park
Chassen Road
Urmston
Stretford
Sale
Ashton upon Mersey
Chorlton-cum-Hardy
Whalley Range
Gorse Hill
Moss Side
Withington
Carrington
Banky Meadow
Brooklands
Northern Moor
Marsland Road
Dumplington
Wharfside
St George's
Hulme
Infirmary
Church Road
Carrington Lane
A5081
A5063
A57(M)
A5014
B5211
B5213
B5217
B5218
A5145
A5103
B5093
B5397
A56
A6144
M60
J10
J9
J8
J7
J6
J5
1 km
Coords: (379087,397049) | Grid Ref:SJ79089704 | Scale 1:39338
Manchester
Milgate Fields,
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APPENDIX - 2

Appendix 2 – Plates – Photographs of Site and Structures:

	
Plate 1	Plate 2
	
Plate 3	Plate 4
	
Plate 5	Plate 6

	
Plate 7	Plate 8
	
Plate 9	Plate 10
	
Plate 11	Plate 12
	
Plate 13	Plate 14

	
Plate 15	Plate 16
	
Plate 17	Plate 18
	
Plate 19	Plate 20
	
Plate 21	Plate 22

	
Plate 23	Plate 24
	
Plate 25	Plate 26
	
Plate 27	Plate 28
	
Plate 29	Plate 30