

Preliminary Roost Assessment

Survey site:

102 Sherborne Street, Cheetham Hill, Manchester, M8 8ND

Client:

NK Architectural

Survey date:

15th August 2025

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

Extension to existing building, sports hall with attached swimming pool building

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

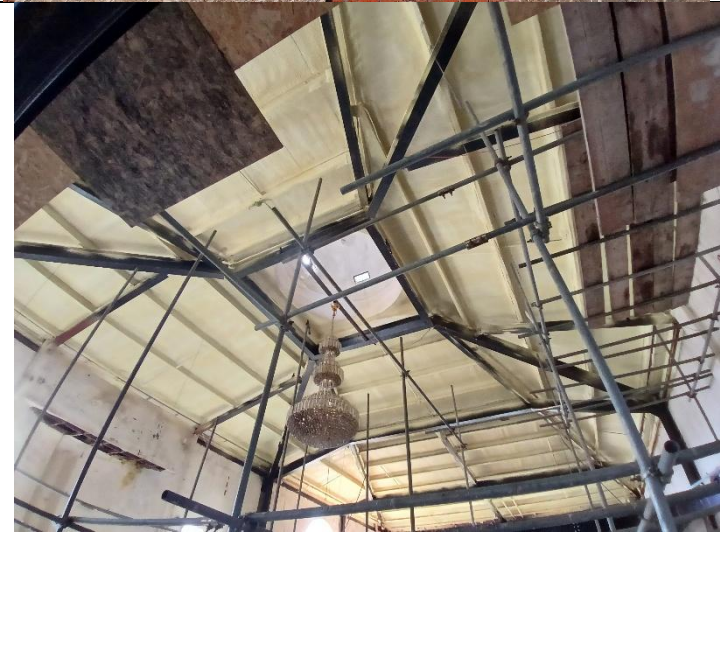
The site survey was undertaken by Leo Plevin BSc (Hons) MSc MCIEEM, Principal Ecologist Level 2 bat licence (2023-11521-CL18-BAT)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
15/08/2025	24	65	40	2	None
Executive summary		The main building (B1) has low habitat value . Further surveys are required to confirm the presence or absence of bats from within the building. A single bat emergence/re-entry survey is required on B1a during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. This survey visits should be completed during the optimal survey period mid-May to August inclusive. Four surveyors and two internal unmanned IR cameras are required to provide full coverage of the building’s elevations to look for emerging/re-entering bats. If any bat roosts are confirmed from this survey schedule, further surveys and a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Further recommendations for the protection of nesting birds are detailed within the relevant section below.			
PRA Survey Factor		Detailed using desk study and site survey. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1 and location plan in Appendix 2, BERS plan in Appendix 3 and Proposed Plans in Appendix 4.					
Background and Site Location					
Summary of site location and surrounding habitats		Central Grid reference: SD 84040 00260 Size of survey area: 0.533ha to include all on site buildings and structures On site habitats: Modified grassland, introduced shrubs, bramble scrub and boundary trees. Considered to offer Moderate habitat value.			

	Surrounding habitats: Urban residential and commercial development, pockets of woodland and public open space and Cheetham Hill Park to west. Surrounding habitat is considered to offer Moderate habitat value.																																						
<i>EPSL and bat roost records (2km radius)</i>	<p>Known roosts from previous survey work or local knowledge:</p> <p>None</p> <p>Magic EPSL records 2km radius:</p> <table border="1"> <thead> <tr> <th>Licence Ref</th><th>Bat Species Effected</th><th>Approx. distance from site</th><th>Impacts allowed by licence</th></tr> </thead> <tbody> <tr> <td>EPSM2010-1888</td><td>C-PIP, S-PIP</td><td>1.2km east</td><td>Destruction of a resting place</td></tr> <tr> <td>2017-31569-EPS-MIT</td><td>C-PIP</td><td>1.5km south-west</td><td>Damage of a resting place</td></tr> <tr> <td>2014-4219-EPS-MIT</td><td>C-PIP</td><td>1.5km south-west</td><td>Damage of a resting place</td></tr> <tr> <td>2014-6380-EPS-MIT</td><td>C-PIP</td><td>1.5km south</td><td>Damage of a resting place</td></tr> <tr> <td>EPSM2013-5644</td><td>C-PIP</td><td>1.6km south-east</td><td>Damage of a resting place</td></tr> <tr> <td>2016-24504-EPS-MIT</td><td>C-PIP</td><td>1.6km south-east</td><td>Damage of a resting place</td></tr> <tr> <td>2014-3531-EPS-MIT-2</td><td>C-PIP</td><td>1.7km south-east</td><td>Damage of a resting place</td></tr> <tr> <td>EPSM2013-6051</td><td>C-PIP</td><td>1.7km north-west</td><td>Damage of a resting place</td></tr> </tbody> </table>			Licence Ref	Bat Species Effected	Approx. distance from site	Impacts allowed by licence	EPSM2010-1888	C-PIP, S-PIP	1.2km east	Destruction of a resting place	2017-31569-EPS-MIT	C-PIP	1.5km south-west	Damage of a resting place	2014-4219-EPS-MIT	C-PIP	1.5km south-west	Damage of a resting place	2014-6380-EPS-MIT	C-PIP	1.5km south	Damage of a resting place	EPSM2013-5644	C-PIP	1.6km south-east	Damage of a resting place	2016-24504-EPS-MIT	C-PIP	1.6km south-east	Damage of a resting place	2014-3531-EPS-MIT-2	C-PIP	1.7km south-east	Damage of a resting place	EPSM2013-6051	C-PIP	1.7km north-west	Damage of a resting place
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<i>Designated sites</i>	<p>On site –</p> <p>No designations</p> <p>2km radius –</p> <p>No statutory designated sites present from within 2km</p> <p>10km radius (bat SACs only) –</p> <p>No SACs designated for bats present from within 10km</p>																																						
<i>Previous survey data</i>	None known																																						

<i>Limitations</i>	<p>It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.</p> <p>A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.</p> <p>No specific limitations to survey</p>
Field Survey Results	
B1 Building description	Photographs
<p><i>Summary</i></p> <p>B1 is split into two sections B1a and B1b and comprises the Jamia tul Muntazir Mosque building which has been under construction since 2019 (as detailed by aerial imagery). The building is comprised of a large red brick built and lead covered flat roofed rear section of the former mosque (B1a), with areas of steel frame work and concrete blockwork present on the western extent (B1b). The building is under construction however the site showed signs of disuse, trespass vandalism and anti-social behaviour, with construction works having halted.</p> <p>B1 overall is considered to offer Low roosting suitability for bats overall due to the limited potential roosting features (PRFs) identified, no evidence of bats was recorded, however PRFs could not be fully inspected to rule out the presence of bats within.</p>	

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Red brick and mortar construction and concrete block	<p>Condition/description</p> <p>The overall construction of the brick work on all building sections in complete with no visible PRFs or gaps in mortar present.</p> <p>There are sections of missing brickwork where steel beams and framework of the part constructed building extension of B1b join B1a.</p> <p>Suitability/access/evidence of bats</p> <p>Gaps in brick work provide suitable access for bats internally into the building, with PRFs present within the cavity wall construction both internally and externally. These features are exposed to light and weather ingress so are unlikely to support high numbers of bats but could be used by bats on a transient basis. No evidence of bats was observed, however the full extent of these features could be inspected.</p>	 <p>External gaps in brickwork</p>  <p>Internal gaps in brickwork and access to cavity wall</p>

Roof	Lead covering	<p>Condition/description</p> <p>B1a's roof is covered with lead and features flat roof sections with a central dome. Visible sections of the lead roof were in good condition with no gaps present.</p> <p>B1b is open at the second floor with no roof present.</p> <p>Suitability/access/evidence of bats</p> <p>The buildings roof is not considered to support roosting bats due to an absence of PRFs.</p>	
Eaves	Concrete block roof capping	<p>Condition/description</p> <p>The roof edges are of B1a are constructed of a concrete block construction with parapet wall sections on the building corners. The roof edges were intact on all elevations.</p> <p>Suitability/access/evidence of bats</p> <p>The building's roof and eaves are not considered to support roosting bats due to an absence of PRFs.</p>	

Window/doors frames and lintels	uPVC - Boarded	<p>Condition/description</p> <p>All windows and door apart from one accessible door on the northeastern corner of B1a are boarded on all lower sections to prevent access.</p> <p>uPVC windows have been subject to vandalism and windows on the northern, southern and western elevations have smashed and missing panes. Door and windows frames and lintels are tightly sealed on all elevations with no external PRFs present.</p> <p>Suitability/access/evidence of bats</p> <p>Smashed windows may give access to bats internally. Doors and windows themselves offer no suitability for roosting bats.</p>	
Internal voids	<p>Open steel frame, and spray foam insulated internal roof construction.</p> <p>Plastered and boarded internal wall construction</p>	<p>Condition/description</p> <p>B1a contains a single open internal void which is open from floor to ceiling with no loft void present. The internal roof construction consists of spray foam insulation, with exposed steel beams present below forming a section mezzanine storey.</p> <p>The internal space is well lit from external windows and gaps present in brickwork connecting to the part constructed extension.</p> <p>There are limited PRFs internally, with the majority of walls and surfaces well sealed by foam insulation, however gaps leading into the internal cavity wall are present on the northern, eastern and western elevations where steel beams have been installed.</p> <p>B1b has two lower rooms which are open on the northern, southern and eastern elevations. These areas are unlined and are constructed of exposed concrete block and steel frames.</p>	

		<p>Suitability/access/evidence of bats</p> <p>The interior of B1a offers some albeit limited suitability for void dwelling species due to the open nature of the building, however the building is subject significant light ingress.</p> <p>PRFs suitable for crevices dwelling species are present internally; however these are limited to gaps in brickwork leading to the internal wall cavity where steel beams have been installed. The extent of these features into the cavity could not be assessed. Access into the internal space and subsequent access into PRFs is provided from external gaps in brick work.</p> <p>It is considered that due to the nature of the building's interior and exposure to high levels of lighting that the building is unlikely to support large numbers of bats or roosts of high conservation status, however may be used opportunistically by small numbers of bats due to the open nature and access permitted into the building.</p> <p>Internal areas of B1b are considered to be unsuitable for bats due to the exposed nature of these areas.</p>	 
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<i>Outbuildings - Building descriptions</i>	<i>Photographs</i>
<p><i>Summary</i> There are a number of outbuildings present within the site which are comprised of prefabricated office containers which have been subject to high levels of vandalism.</p> <p>These structures are well sealed or do not provide suitable conditions for bats due to their open nature, fire damage and exposure to weather. These structures are considered to offer Negligible suitability for roosting bats.</p>	
<i>Boundary Trees</i>	<i>Photographs</i>
<p><i>Summary</i> There are a number of mature boundary trees present on the northern and eastern boundary and a small wooden area present to the south-eastern extent.</p> <p>No trees within the site were considered to offer suitable roosting features for bats and are categorised with a roost suitability of None.</p>	

Impacts, Recommendations and Enhancements	
<i>Foreseen Impacts</i>	<p>Roosting habitat [Buildings] The proposed development of B1 will result in the renovation of this building with PRFs and access points observed in B1a sealed as part of the works. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.</p> <p>No impacts are anticipated for the removal of outbuildings within the site.</p> <p>Roosting habitat [Trees] No impacts foreseen</p> <p>Foraging and commuting habitat The proposed development will result in the loss of small areas of modified grassland and scrub on site but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.</p> <p>Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.</p>
<i>Recommendations</i>	<p>Roosting habitat [Buildings] A single bat emergence/re-entry survey is required on B1a during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. This survey visits should be completed during the optimal survey period mid-May to August inclusive.</p> <p>Four surveyors and two unmanned IR cameras are required to provide full coverage of the building's elevations to look for emerging/re-entering bats.</p> <p>If any bat roosts are confirmed from this survey schedule, further surveys and a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.</p> <p>Foraging and commuting habitat No further surveys are required.</p>

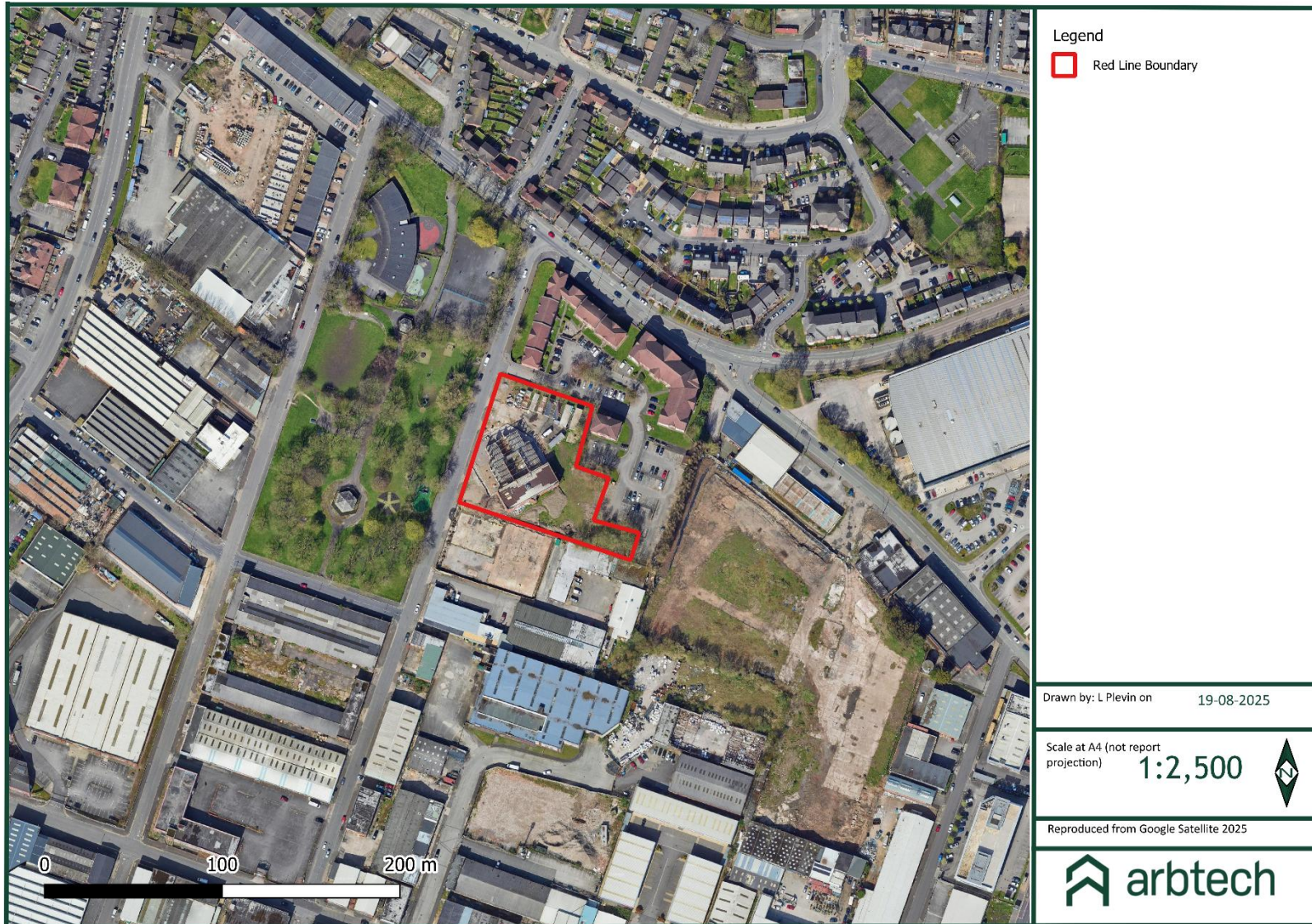
	Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
<i>Enhancements</i>	Enhancements are dependent on the outcome of further surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings Evidence of nesting feral pigeon was recorded within B1a. Trees and vegetation No bird nests were identified within boundary trees on-site, however vegetated habitats within the site offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

	<p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged an ecologist has confirmed the nesting attempt has concluded.</p> <p>Barn owls None required.</p> <p>Overwintering birds None required.</p>
<i>Enhancements</i>	<p>The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand.</p> <p>Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.</p>

Appendix 1: PRA plan



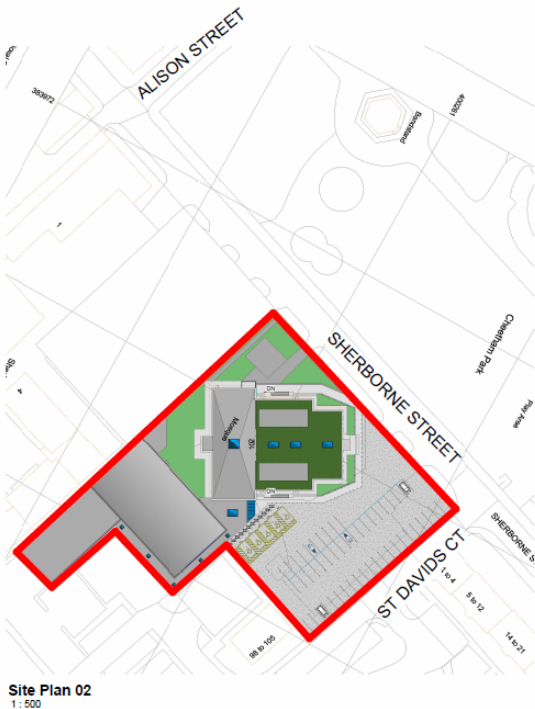
Appendix 2: Location map



Appendix 3: BERS Plans



Appendix 4: Proposed Plans



Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS.

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, MANUFACTURERS' INSTRUCTIONS, AGREEMENT CERTIFICATES, ETC. ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL:

- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT.
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BIDDING SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

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RED LINE INDICATING SITE BOUNDARY
102 SHERBORNE STREET,
MANCHESTER M8 8ND

Rev	Description	Rev	By	Date
1	Issue for Tender	1	JTM	13/05/24

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1	Issue for Tender	1	JTM	13/05/24

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Version control			
Status	Issue	Name	Date
Draft	0.1	Leo Plevin BSc (Hons), MSc MCIEEM, Principal Ecologist (L2 Bat Licensed)	19/08/2025
Final	1.0	Leo Plevin BSc (Hons), MSc MCIEEM, Principal Ecologist (L2 Bat Licensed)	19/08/2025