Updated Preliminary Roost Assessment and Method Statement

Pitsford Road, Miles Platting
Reference: 80-901-R7-1
Date: March 25



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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Site Address	Pitsford Road, Miles Platting, M40 8WN
Coordinates	E 386172, N 400175
Site Area	Approximately 3 ha
Current Site Use	The site comprised an area of broadleaved woodland situated adjacent to the south of Pitsford Road. Residential housing was located north of the site, with an active railway defining the southern site boundary. Commercial units were located to the north-east of the site, with Village Park situated to the south-west.
Proposed Development	Development proposals include the construction of a series of residential properties with associated gardens and vehicular access.
Results	T1, T2, T3, T4, T5 and T6 were assessed as having **PRF-I** bat roosting potential. The remaining trees in the site were assessed as having **No** bat roosting potential due to a lack of potential roost features. W1 and S1 were assessed as having **Negligible** bat roosting potential.
Conclusions and Recommendations	T1, T2, T3, T4, T5 and T6 were determined as having **PRF-I** bat roosting potential. The trees should be soft-felled under the supervision of an ecologist. The trees should be cut below the potential roosting feature and slowly lowered to the ground. If the potential roosting feature cannot be fully inspected on the ground, then the tree is to be left overnight, with the roosting feature facing upwards, to allow any bats to escape before being chipped the next day.

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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Bellway Homes Manchester to undertake an Updated Preliminary Roost Assessment (PRA) on Trees and Method Statement at Pitsford Road, Miles Platting, hereafter referred to as "the site".

This report has been produced by Max McCormick BSc (Hons), Consultant Ecologist. Max holds a Qualifying CIEEM membership and has experience in undertaking Preliminary Roost Assessments on a variety of sites across the UK.

1.2. DISCHARGE CONDITION

This report has been prepared to discharge Condition 7 of the planning application 140311/FO/2024 as follows:

> *7) Prior to the commencement of the development, a bat mitigation strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:*
> *- Methods for undertaking the pre-felling inspection by a suitably licensed ecologist for any trees remaining with bat roost suitability (PRF-I / PRF-M). The results of the inspection should be submitted and approved in writing by the City Council, as Local Planning Authority, prior to the removal of the trees.*
> *- Details of the precautionary working measures, including use of machinery to reduce noise and vibration, to be undertaken during the construction period to ensure no disturbance impacts to bats.*
> *- A suitable lighting design that considers the effects of lighting on foraging/commuting bats in addition to biodiversity features in general*
>
> *The approved strategy shall be implemented as part of the development and any measures agreed shall be implemented during construction works and before the development is first occupied.*

1.3. PREVIOUS SURVEYS

1.3.1. E3P, 2022

PRELIMINARY ECOLOGICAL APPRAISAL

A Preliminary Ecological Appraisal (PEA) was undertaken in July 2022 (report reference: 0087-E3P-00-XX-RP-Z-0001). Classification of bat roosting potential of trees has changed since this PEA, nevertheless, a single tree (T1) was determined to have Low bat roosting potential. This was due to the presence of peeling bark, which may support opportunistic crevice dwelling bats on an occasional basis. The remaining trees within the site, where access was possible, were determined to be of Negligible potential.

A wall (W1) along the south-western boundary was also assessed and determined to be of Negligible potential.

It was recommended that T1 be retained where possible, and if not possible, T1 should be soft-felled under the supervision of an ecologist.

The site was identified as offering Moderate commuting and foraging opportunities for bats as the site largely comprises broadleaved woodland.

1.3.2. RACHEL HACKING ECOLOGY, 2024

AERIAL TREE ASSESSMENT

Rachel Hacking Ecology undertook an Aerial Tree Assessment in March 2024 (report reference: RHE.3991.03). The survey identified one tree, classed as T12 in their report, as PRF-I, with suboptimal features for individual bats. No evidence of bat activity or occupancy was found, and the remaining trees on-site were found to offer no roost features. The tree was recommended to be subject to a pre-felling assessment.

1.4. PROPOSED DEVELOPMENT

Development proposals include the construction of a series of residential properties with associated gardens and vehicular access.

1.5. SITE LOCATION

The site is located in the north-east of Miles Platting, Manchester. The site is accessed via Pitsford Road, which defines the northern boundary. An active railway line defines the site's southern boundary and separates the site from industrial units to the south. The site is surrounded by a residential development to the north, with St. Augustine's Primary School approximately 20 m to the north. Village Park is located approximately 10 m south-west of the site, which extends westward from Queens Road for approximately 380 m. Please refer to Figure 1 for the approximate site location.

Figure 1 Approximate Site Location



1.6. OBJECTIVES

The objectives of the Preliminary Roost Assessment are as follows:

- Determine if bats currently, or could potentially, utilise the trees for roosting.
- Determine whether further surveys (e.g. nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

- MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSL) and Natural England Licences, which have been previously granted within England, accessed March 2025.
- Information and species records from South Lancashire England Bat Group.

A search via MAGIC was undertaken in March 2025 to identify EPSL within 1 km of the site boundary. This search area is considered suitable for the size of the development and the surrounding habitat.

2.2. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken by Max McCormick with assistance from Daniel Syddall BSc (Hons) Graduate Ecologist on 05th March 2025. The weather was dry and sunny.

The survey involved undertaking a systematic search of the trees and structures, searching for signs of bats or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 4th Edition (Collins, 2023)*.

The structures were categorised for their bat roosting potential as described in Table 1, with the trees categorised as described in Table 2 in accordance with Collins (2023).

Table 1 Bat Roosting Potential Classification of Structures

CATEGORY	DESCRIPTION
None	No habitat features are likely to be used by any roosting bats at any time of the year.
Negligible	No obvious habitat features on-site are likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but is unlikely to support a roost of high conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.

Table 2 Bat Roosting Potential Classification of Trees

CATEGORY	DESCRIPTION
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may, therefore, be used by a maternity colony.

2.3. LIMITATIONS

No limitations were identified during the survey. The survey was undertaken at a suitable time of year when tree cover was limited, allowing full inspection of the trees on all aspects.

3. RESULTS

3.1. LOCAL BAT GROUP RECORDS

Based on information from South Lancashire Bat Group, species present within the local area include common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle *(Pipistrellus nathusii),* noctule *(Nyctalus noctula),* brown long-eared *(Plecotus auritus),* Daubenton's *(Myotis daubentonii),* whiskered/Brandt's *(Myotis mystacinus)* and Natterer's *(Myotis nattereri).*

3.2. MAGIC REVIEW

Consultation with MAGIC identified the presence of two Natural England Bat Mitigation Licences within the 1 km search area, the details of which can be found in Table 3.

Table 3 Bat Licences Within 1 km of the Site

LICENCE REFERENCE	APPROXIMATE DISTANCE FROM SITE (M)	DESCRIPTION
EPSM2010-1888	830 m north west	Active between 2010 to 2012 for the destruction of a common pipistrelle and soprano pipistrelle non-breeding roost. Associated with a residential development.
2019-43484-EPS-MIT	850 m south west	Active between 2019 and 2020 for the destruction of a common pipistrelle non-breeding roost. Associated with a public open space.

3.3. SITE CONTEXT

The site consists primarily of woodland, which is likely to provide important habitat for a range of wildlife, including roosting opportunities for bats. The majority of the surrounding area comprises developed land, with a residential area to the north and industrial establishments to the south and east. These areas are expected to provide little ecological value.

Village Park is located approximately 10 m south-west of the site. The park comprises an area of broadleaved woodland. Broadleaved woodland is a UK Biodiversity Action Plan (BAP) Priority Habitat, expected to act as a valuable resource for a range of local fauna such as bats. A number of additional areas of such woodland exist within 1 km of the site boundary, the closest of which are located approximately 410 m north-west, 450 m north-west and 455 m south-west.

The woodland habitats are connected to the site via a network of railway lines, which function as important commuting features for local wildlife, including bats. A railway line defines the southern boundary of the site, which diverges to the south, providing connectivity to Rochdale Canal, located approximately 520 m south-east of the site. The canal is likely to provide valuable aquatic habitat for wildlife in an urban environment, including foraging and commuting opportunities for species such as Daubenton's bat *(Myotis daubentonii).*

An area of open mosaic habitat is situated 60 m south-west of the site. This habitat is anticipated to attract a range of invertebrates and offer foraging resources for bats. The railway line provides connectivity from this habitat to the site.

The River Irk is located approximately 955 m west of the site at its closest point. This watercourse is anticipated to offer a range of resources for local wildlife and is expected to act as a wildlife corridor through the wider landscape.

3.4. PRELIMINARY ROOST ASSESSMENT

Six trees (T1, T2, T3, T4, T5 and T6) were identified as having bat roost potential.

One wall (W1) and one structure (S1) were also assessed as these were located within the site.

The remaining trees within the site were assessed as having **No** bat potential due to a lack of potential roost features.

Please refer to Appendix I for the Preliminary Roost Assessment Plan, which details the locations of the trees that were assessed as being of PRF-I potential.

3.4.1. WALL (W1)

Wall 1 (W1) comprised a red brick wall defining the south-west boundary of the site. The wall was approximately 70 m in length and 2 m in height. This wall was previously assessed in the Preliminary Ecological Appraisal by E3P in July 2022 (report reference: 0087-E3P-00-XX-RP-Z-0001).

Figure 2 Showing W1



Areas of missing mortar and cracks were present along the brickwork of the wall. Crevices that were present were too shallow and filled with debris, therefore making unsuitable roosting conditions for bats.

Figure 3 **Showing Crevice Filled with Debris**

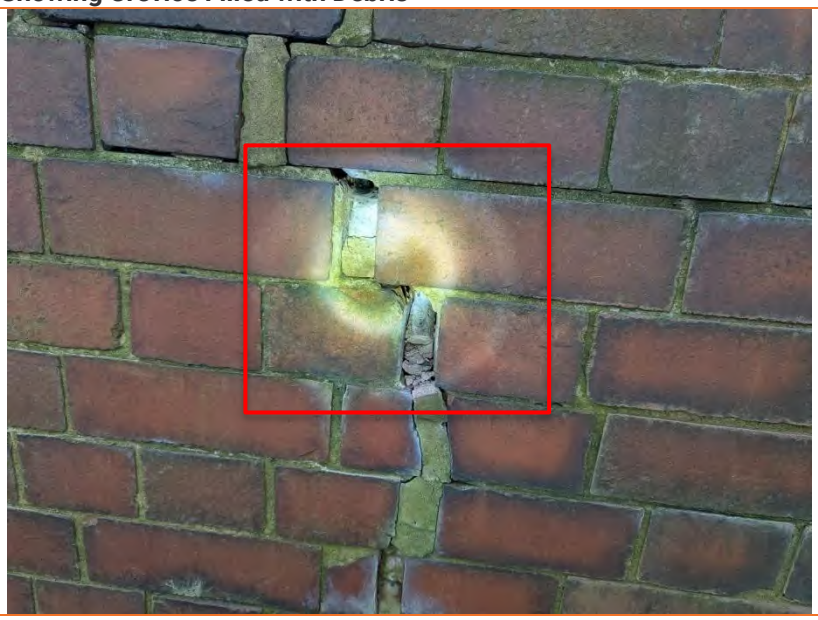
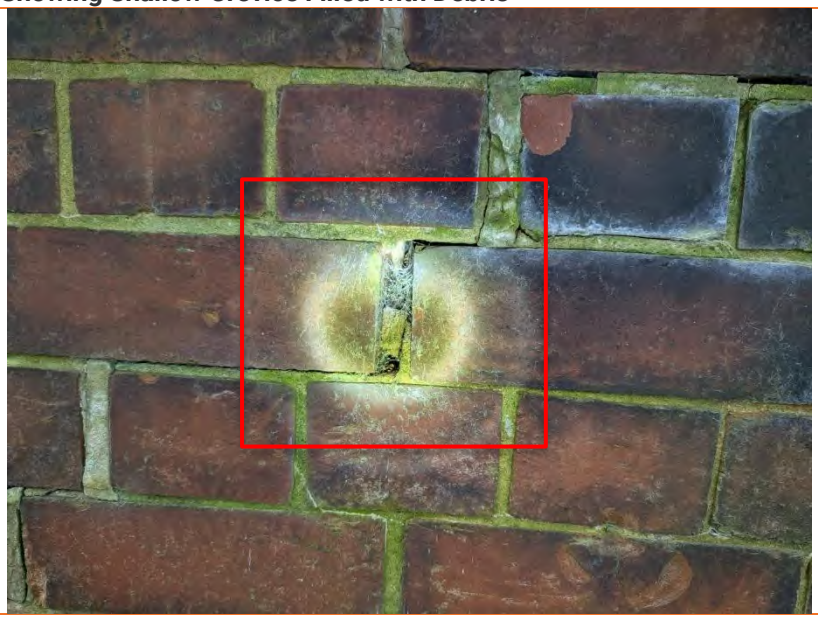


Figure 4 **Showing Shallow Crevice Filled with Debris**



W1 was assessed as having **Negligible** bat roosting potential.

3.4.2. STRUCTURE (S1)

Structure 1 (S1) comprised a red brick structure located within the south western parcel of the site. The structure was approximately 12 m in length and 1.5 m in height.

Figure 5 **Showing S1**



Missing mortar and exposed brickwork were present along the eastern aspect of the structure. Crevices within the brickwork were not wide enough for bats to access as well as being too shallow and exposed to provide enough cover for bats to roost, therefore making unsuitable roosting conditions for bats. The remaining aspects of the structure were covered in dense vegetation, limiting further access for bats.

Figure 6 **Showing Missing Mortar within Structure**



S1 was assessed as having **Negligible** bat roosting potential.

3.4.3. TREE 1 (T1)

Tree 1 (T1) comprised a semi-mature goat willow *(Salix caprea)* located along the northern boundary of the site. The tree was approximately 8 m in height. This tree was previously assessed in the Preliminary Ecological Appraisal by E3P in July 2022 (report reference: 0087-E3P-00-XX-RP-Z-0001).

Figure 7 **Showing T1**



Lifted bark was present on the tree's eastern aspect, approximately 5 m high, creating small crevices that may provide roosting opportunities for crevice-dwelling bat species on an occasional basis.

Figure 8 **Showing Small Crevices as a Result of Lifted Bark**



T1 was assessed as having **PRF-I** potential.

3.4.4. TREE 2 (T2)

Tree 2 (T2) comprised a semi-mature goat willow located along the northern boundary of the site. The tree was approximately 7 m in height.

Figure 9 **Showing T2**



Cracks in the bark of the tree were present at the tree's southern and eastern aspects, approximately 1 m – 3 m high and which led into a shallow space. This may provide roosting opportunities for crevice dwelling bat species on an occasional basis.

Figure 10 **Showing Cracked Bark**



Figure 11 Showing Cracked Bark



T2 was assessed as having **PRF-I** potential.

3.4.5. TREE 3 (T3)

Tree 3 (T3) comprised a semi-mature goat willow located along the northern boundary of the site. The tree was approximately 8 m in height, with the trunk extending adjacent to Pitsford Road.

Figure 12 Showing T3



Fluting of the tree bark created access points into hollow spaces along the eastern aspect of the tree, located approximately 2 – 4 m high. These features are likely to fill with water during rain and are too exposed to support bats on a regular basis, though may provide roosting opportunities for crevice dwelling bat species on an occasional basis.

Figure 13 Showing Access Points as a result of Fluting



Figure 14 Showing Access Points as a Result of Fluting



T3 was assessed as having **PRF-I** potential.

3.4.6. TREE 4 (T4)

Tree 4 (T4) comprised a semi-mature goat willow located along the northern boundary of the site. The tree was approximately 8 m in height, with the trunk extending adjacent to Pitsford Road.

Figure 15 Showing T4



Cracks in the tree bark that extended into the wood of the tree along the western and southern aspects, approximately 3 m high. These features are likely to fill with water during rain and are too exposed. Furthermore, these cracks did not extend into a deeper cavity and therefore unlikely to support bats on a regular basis, though they may provide roosting opportunities for crevice dwelling bat species on an occasional basis.

Figure 16 Showing Hollow Space as a result of Cracks in the Bark

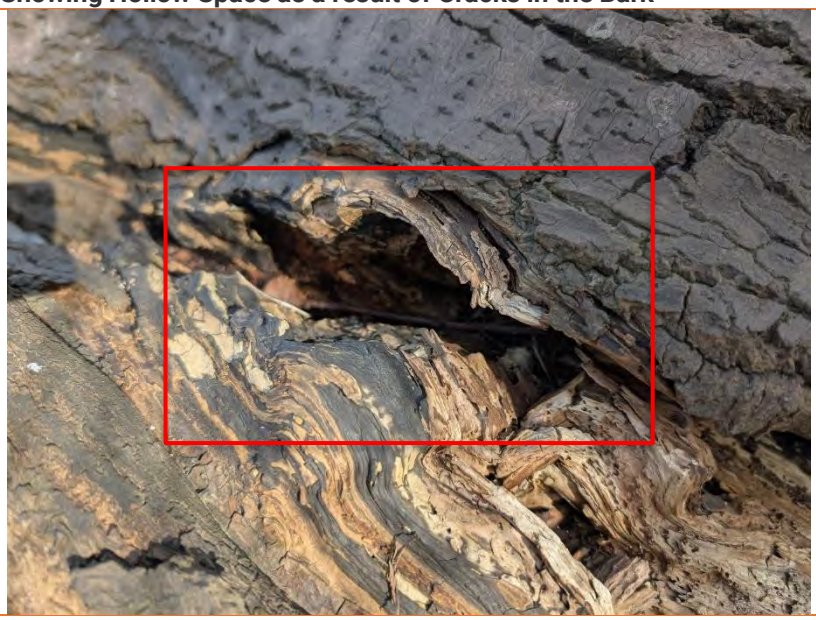


Figure 17 Showing Hollow Space as a result of Cracks in the Bark



T4 was assessed as having **PRF-I** potential.

3.4.7. TREE 5 (T5)

Tree 5 (T5) comprised a semi-mature goat willow located along the northern boundary of the site. The tree was approximately 7 m in height.

Figure 18 Showing T5



Peeling and lifted bark were present towards the base of the tree on all aspects. The bark was exposed on some aspects of the tree which provided suboptimal features for potential roosting bats. A rot hole was also identified on the southern aspect of the tree, approximately 0.5 m high. This hole is likely to fill with water so it is unlikely this feature will also support bats on a more regular basis. However, features may provide roosting opportunities for opportunistic crevice dwelling bat species on an occasional basis.

Figure 19 Showing Rot Hole



Figure 20 Showing Peeled and Lifted Bark



T5 was assessed as having **PRF-I** potential.

3.4.8. TREE 6 (T6)

Tree 6 (T6) comprised a semi-mature goat willow located along the northern boundary of the site. The tree was approximately 8 m in height.

Figure 21 Showing T6



Peeling and lifted bark were present along the branches of the upper tree canopy, approximately 5 m high. However, much of the bark was exposed and, after inspection, led to shallow crevices, therefore being unsuitable for roosting bats on a more regular basis. However, this may provide roosting opportunities for crevice-dwelling bat species on an occasional basis.

Figure 22 Showing Peeled and Lifted Bark

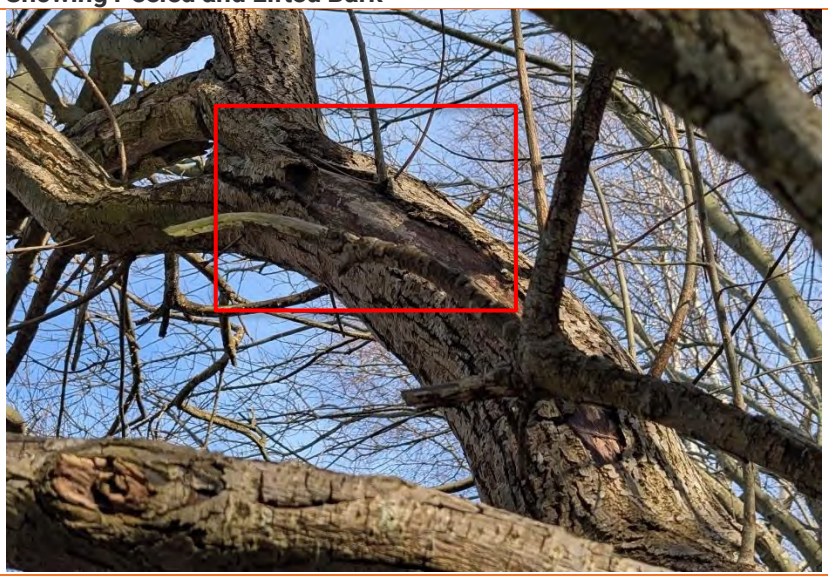
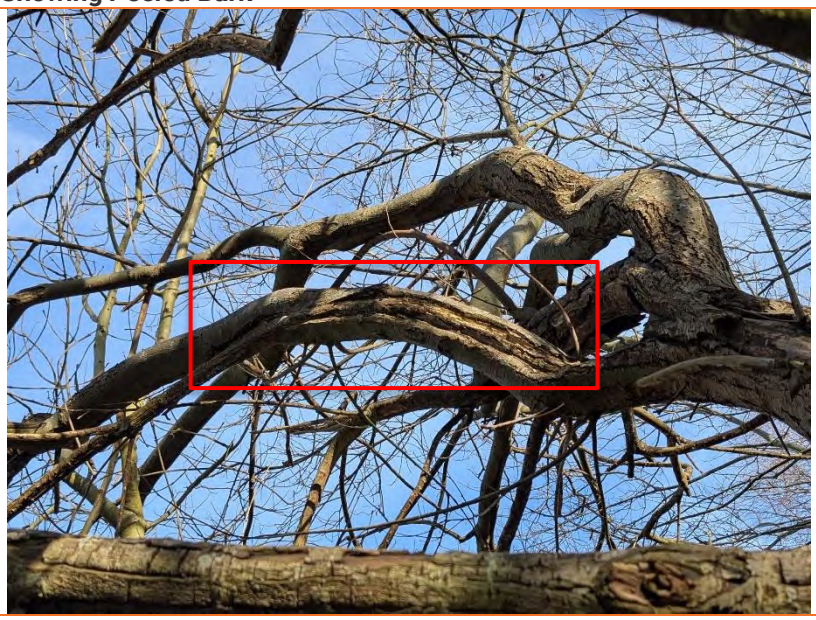


Figure 23 **Showing Peeled Bark**



T6 was assessed as having **PRF-I** potential.

4. RELEVANT LEGISLATION

4.1. BATS

All species of bat, their breeding sites and their resting places in England and Wales are protected through a 'dual' system of protection, under the England and Wales Habitats Regulations and Wildlife & Countryside Act 1981. Because two regimes give legal protection to bats, the implications of both regimes must be fully understood.

Regulation (Reg.) 43 of the England and Wales Habitats Regulations makes it an offence to:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb bats (which includes 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 a bat; or
- Possess, control, transport, sell or exchange, or offer for sale or exchange, any live or dead bat or part of a bat or anything derived from a bat or any part of a bat.

Under Section 9 of the Wildlife & Countryside Act 1981 (as amended), it is an offence (in relation to bats) to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place of shelter or protection;
- Intentionally or recklessly obstructing access to any structure or place used by a bat for shelter or protection; or
- Sell, offer or expose for sale, or have in their possession or transports for the purpose of sale, any live or dead bat or any part of, or anything derived from a bat (or be responsible for adverts suggesting the intention to do this).

5. PRECAUTIONARY WORKING METHODS

5.1. BATS

To avoid committing a criminal offence, the proposed works should be undertaken under a Precautionary Working Method (PWM) to reduce the risk of killing or injuring any bats in relation to works involving the PRF-I trees.

The PWMs are as follows:

- Before commencing any work on site, all builders and contractors are to be made aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats.
- No works are to be completed during dawn and dusk hours to ensure no bats which may emerge/re-enter the wall, are impacted by disturbance.
- No removal of trees that have been identified as having bat potential is to be carried out without an ecologist's consultation.
- No damage of trees that have been identified as having bat potential be undertaken before being inspected by the ecologist.
- All tools and machinery are to be appropriately stored within the site compound where practicable to avoid injuring bats.
- Noise and vibration caused from machinery will be carried out only when necessary. Due to a lack of potential PRF-M trees, noise and vibration are unlikely to have an impact on roosting bats. Nevertheless, this will be kept to a minimum to reduce the potential effects on roosting bats within the area.
- No lighting is to be directed towards any roost or potential roosting features identified within the Updated Preliminary Roost Assessment on Trees and Method Statement Report.
- If a bat is discovered at other unsupervised times, work should cease immediately, and a licensed bat handler will be called for advice. This advice will include leaving the bat to disperse of its own accord or wait for the licensed handler to appear and move the bat. Builders and contractors are explicitly forbidden from handling bats.

Please refer to Appendix II for the attached Toolbox Talk.

T1, T2, T3, T4, T5 and T6 were determined as having **PRF-I** bat roosting potential, and the trees will be removed as a result of the development. The trees should be soft-felled under the supervision of an ecologist. The trees should be cut below the potential roosting feature and slowly lowered to the ground. If the potential roosting feature cannot be fully inspected on the ground, then the tree is to be left overnight, with the roosting feature facing upwards, to allow any bats to escape before being chipped the next day.

6. REFERENCES

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END OF REPORT

APPENDIX I
PRELIMINARY ROOST ASSESSMENT PLAN





Key:

- Site Boundary
- Trees with PRF-I Bat Potential
- Wall (W1)
- Structure (S1)

Notes

Issue: 1	Revision: 1	Date: 11/03/2025	Drawn: MM	Authorised: CK
Client: Bellway Homes Manchester			Job No. 80-901	Date: 11/03/2025
			Drawing No. 80-901-007	Scale: 1:3600 @ A4
Job title: Pitsford Road, Miles Platting			Drawing title: Preliminary Roost Assessment Plan	

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APPENDIX II
TOOLBOX TALK



TOOLBOX TALK - BATS

WHAT?

Bats are legally protected mammals due to their international importance and declining numbers across the U.K. and Europe, as a result of habitat losses from development and intensive agriculture. Bats roost in trees and crevices within rock features and building.

HOW YOU COULD BREAK THE LAW

- It is illegal to intentionally capture, kill, disturb, or injure bats and to damage or destroy a breeding or resting place or obstruct access to their resting/sheltering places (deliberately or by not taking enough care). It is also illegal to possess, sell, control or transport live or dead bats, or parts of them.
- If found guilty, you could face an unlimited fine and up to 6 months in prison for each offence.

IDENTIFICATION

Bats are predominantly brown and black nocturnal flying mammals.

There are over 1000 species of bat, but the most prevalent in the U.K. is the common pipistrelle. Adults are approximately 3.5-4.5cm long and 3-8kg.



Single Bat



Bat roost

WHAT TO DO

- If at any time a bat is found, works must be stopped immediately and the site supervisor must call an E3P ecologist on 0161 707 9612, so the appropriate action can be taken prior to works restarting.

- Do not move or disturb the bat unless there is an immediate risk to its safety. Immediately replace material that the bat was taking refuge under, being careful not to cause harm.

PRECAUTIONARY WORKING METHODS

To avoid committing a criminal offence, the proposed works should be undertaken under a Precautionary Working Method (PWM) to reduce the risk of killing or injuring any bats in relation to works involving the PRF-I trees. The PWMs are as follows:

- Before commencing any work on site, all builders and contractors are to be made aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats.
- No works are to be completed during dawn and dusk hours to ensure no bats which may emerge/re-enter the wall, are impacted by disturbance.
- No removal of trees that have been identified as having bat potential is to be carried out without an ecologist's consultation.
- No damage of trees that have been identified as having bat potential be undertaken before being inspected by the ecologist.
- All tools and machinery are to be appropriately stored within the site compound where practicable to avoid injuring bats.
- Noise and vibration caused from machinery will be carried out only when necessary. Due to a lack of potential PRF-M trees, noise and vibration are unlikely to have an impact on roosting bats. Nevertheless, this will be kept to a minimum to reduce the potential effects on roosting bats within the area.
- No lighting is to be directed towards any roost or potential roosting features identified within the Updated Preliminary Roost Assessment on Trees and Method Statement Report.
- If a bat is discovered at other unsupervised times, work should cease immediately, and a licensed bat handler will be called for advice. This advice will include leaving the bat to disperse of its own accord or wait for the licensed handler to appear and move the bat. Builders and contractors are explicitly forbidden from handling bats.

PLEASE SIGN BELOW TO INDICATE THAT YOU HAVE UNDERTAKEN AND UNDERSTAND THE TOOLBOX TALK PRESENTED ABOVE.

NAME	DATE	SIGNED

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