

Land at Agnes Court, Fallowfield
Preliminary Bat Roost Assessment Report
Feltham Group

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Summary

- 1.1.1 Envance was commissioned by Feltham Group Ltd. to undertake a Preliminary Bat Roost Assessment of a row of garages at Agnes Court, Victoria Road, Fallowfield M14 6AJ (central British National Grid Reference (BNGR): SJ 85219 93463; hereafter referred to as the 'site').
- 1.1.2 It is understood that it is proposed to convert/develop the existing garages into four apartments, by redeveloping the existing structure.
- 1.1.3 The preliminary roost assessment was carried out by Ecologist Frankie Tyrrell from Envance under a Natural England Level 2 Class licence for bats (2015-11578-CLS) on the 15th October 2025 and included checking all potential external and internal crevices as far as reasonably possible with torchlight.
- 1.1.4 No signs of bats were found internally or externally.
- 1.1.5 The likelihood of bat roosts occurring was semi-quantitatively determined using factors known from published research to affect bat roost likelihood, including the number of potential roosting points, intrinsic suitability of the internal spaces for bats, signs of bats and the suitability of the surrounding habitats.
- 1.1.6 A semi-quantitative risk assessment was then undertaken based on the bat roost likelihood and the highest hazard to bats realistically presented by the proposed works.
- 1.1.7 The risk assessment indicated that the risk of impact on bats from the proposed works was negligible.
- 1.1.8 No further survey is required based upon the current plans provided.
- 1.1.9 In the unlikely event any bats or signs of bats are discovered, works are to cease until a licenced ecologist has assessed the situation and advised on how to progress in compliance with wildlife legislation.
- 1.1.10 The proposed works were considered to present a negligible risk of impact on bats. It was therefore considered that works could proceed in compliance with bat-related wildlife legislation with minimal risk of harm to bats, bat roosts or the local bat population.



2. Introduction

2.1 Background

- 2.1.1 Envance was commissioned by Feltham Group Ltd. to undertake a Preliminary Bat Roost Assessment of a row of garages at Agnes Court, Victoria Road, Fallowfield M14 6AJ (central British National Grid Reference (BNGR): SJ 85219 93463; hereafter referred to as the 'site').
- 2.1.2 It is understood that the Preliminary Bat Roost Assessment report is required to accompany a planning application for the site.

Development Description

- 2.1.3 The proposed works are understood to involve the redevelopment of a row of 16 garages into four apartments. This would involve the addition of another storey to the existing structure, with the some of the existing garages being retained for use and some being converted.

Aims and Objectives

- 2.1.4 The aim of this report is to determine the risk of impact of the proposed works on bats, taking into account the numbers and type of bat roosts potentially present, the likelihood of such roosts being present, and the degree of hazard presented by the proposed works. The need and potential for impact avoidance, mitigation and enhancement are then determined as appropriate based on the impact risk assessment.
- 2.1.5 To achieve this aim, the report has the following objectives:
- to identify and describe potentially significant impact risks to bats relevant to planning and legislation that is associated with the proposed works;
 - to identify ways in which any significant risk of deleterious impacts could be avoided, wherever reasonably possible;
 - for any significant impact risks to bats that could not reasonably be avoided, to describe the risk outstanding, and outline likely mitigation/compensation measures;
 - to identify and describe actions that could enhance habitat for bats and might reasonably be included in the works.
- 2.1.6 This report has been prepared and provided in accordance with the Chartered Institute for Ecology and Environmental Management (CIEEM) Code of Professional Conduct and the British Standard BS 42020:2013 which provides a code of practice for biodiversity in planning and development (BSI, 2013).

3. Methodology

3.1 Desk Study

- 3.1.1 The surrounding habitat was assessed using a combination of maps (Google Earth, 2025; MAGIC, 2025) and observations of the surrounding landscape from the site, to enable the site to be put into its local habitat context and identify any statutory wildlife sites where bats are a reason for designation and could be affected by the proposed activity.

3.2 Preliminary Bat Roost Assessment

- 3.2.1 The site visit was undertaken on the 15th October 2025 by Ecologist Frankie Tyrrell equipped with torch



and binoculars who is an accredited agent covered by a Natural England Level 2 Class licence for bats (2015-11578-CLS-CLS).

- 3.2.2 The bat assessment methods followed Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 2023) and therefore considerations were:
- the availability of access points of a size large enough to allow entry of bats to roosts;
 - the presence and suitability as roosts of cracks, crevices, cavities, holes, dense ivy (*Hedera helix*) covering, and other places;
 - suitability of surroundings to support bat foraging and access to potential roosts;
 - signs of bat activity or presence.
- 3.2.3 Definite signs of bat activity were taken to be:
- the bats themselves;
 - droppings;
 - dead bats;
 - audible bat squeaks;
 - scratch marks;
 - urine splatter.
- 3.2.4 Signs of possible bat presence were taken to be:
- grease marks;
 - moth and butterfly wings.
- 3.2.5 The outside of the garages were checked for gaps, cavities, access points and crevices, and any signs of bats.
- 3.2.6 As many crevices internally and externally as could be safely accessed were checked for suitability and signs of bats.
- 3.2.7 The suitability of places to roost was assessed based upon factors such as:
- size;
 - illumination;
 - access (clutter and cobwebs);
 - materials.
- 3.2.8 The locations of observed bat signs and potential roost access points were noted.
- 3.2.9 Building inspection survey is a suitable method at any time of year for determining presence or absence of bats in buildings, according to BCT good practice guidelines (Collins, 2023).
- 3.2.10 The site habitats were also assessed for connectivity to the surrounding habitat, and their potential to support foraging and commuting bats.

Survey Limitations

- 3.2.11 There was no safe access point to view the entire roof of the structure. However, sufficient of the roof area was visible to enable a reasonable judgement to be made of the suitability and likely abundance of potential bat entry points of those parts of the roof that could not be seen.



3.3 Evaluation and Risk Assessment Method

- 3.3.1 Where roosting bats themselves were not found, to determine whether bat roosts were likely to be present within the buildings in as objective, transparent and evidence-based a way as possible in accordance with BS 42020, and while complying with Bat Conservation Trust good practice guidelines (Collins, 2023), a semi-quantitative risk assessment calculation has been undertaken. This is obtained by multiplying the following:
- The probability of a bat roost occurring, based on a calculated estimate, modified by the ecologist as required to account for factors on site not included in the calculation;
 - The severity of hazard presented in terms of equivalent loss per bat;
 - The numbers of bats potentially affected, in terms of whether a small roost (up to five bats) or major roost (up to 50 bats) is reasonably likely - the calculation uses the figure for a major rather than a minor roost where a major roost is considered have a low or more likelihood of occurring.
- 3.3.2 The output of the semi-quantitative risk assessment is therefore the number of bats expected to on average be lost given the nature of the proposals and potential for roosting bats.
- 3.3.3 The calculation for the probability of a bat roost occurring was initially developed in 2015 using information on features known from published research to influence bat roost occurrence in buildings. This information was used to calculate the probability of major/maternity roosts or minor roosts of both crevice and void dwelling species occurring in buildings. Bats were divided into crevice dwelling (e.g. pipistrelle *Pipistrellus* spp. bats) and void dwelling species (e.g. brown long-eared *Plecotus auritus* and Natterer's *Myotis nattereri* bats) to reflect the expected main separation between bat species in their roost preferences.
- 3.3.4 Features used in the calculation included within site variables, such as potential roosting opportunities and the presence or absence of bat signs, as well as off-site variables such as the abundance and availability of foraging habitat, habitat connections, the level of urbanisation around the site and the distance of the site to water. The probability level at which each feature may influence the likelihood of a bat roost occurring had been determined using 67 bat surveys of buildings carried out in England and Wales in accordance with Bat Conservation Trust guidelines (Hundt, 2012), where the presence or absence of a bat roost had been proven beyond reasonable doubt.
- 3.3.5 In 2021 the bat roost probability calculations were reviewed and checked against the findings of 71 bat surveys of buildings undertaken since 2015 in accordance with Bat Conservation Trust guidelines (Hundt, 2012 or Collins, 2016), comparing the predicted proportion of roosts occurring for each risk level (negligible, very low, low, moderate, high) obtained from the bat roost probability calculations against the actual proportion of roosts confirmed by survey for each risk level. There was a good agreement (no statistically significant difference detected) between predicted and actual proportion of roosts confirmed for each risk level apart from for "high", where the predicted was lower than the actual proportion encountered (this would not have affected any survey recommendations, as the predicted values were high enough to trigger surveys for proposals that would be hazardous to bats). The calculation was then modified to provide a better fit to the actual proportion of roosts observed. The most significant modification was to no longer include distance to water in the calculation, as neither the original 67 or further 71 sites surveyed provided evidence of any clear pattern of roost occurrence based on distance from water. All other variable used in the calculations were found from the sites surveyed to show clear trends with regard to roost occurrence.
- 3.3.6 The severity of hazard scores used for the semi-quantitative risk assessment are based on the following:
- Direct harm: -1
 - Prevention of breeding by complete obstruction/destruction of breeding site: -1



- Complete obstruction/destruction of non-breeding refuges: -0.6
- Temporary prevention of breeding: -0.5
- Permanent loss of foraging resource necessitating dispersal: -0.5
- Partial obstruction or destruction of refuge potential: -0.3
- Disruption of hibernation/torpor: -0.3
- Disturbance during breeding: -0.2
- Disturbance outside of breeding, hibernation or torpor: -0.1

3.3.7 The highest severity that it is considered could reasonably occur, given the proposed works, is used in the semi-quantitative risk assessment. As part of this, the hazard severity chosen would be for non-breeding or hibernating bats and bat roosts unless there was more than a very low likelihood of a major roost or a hibernation roost occurring.

3.3.8 It should be noted that Envance currently has insufficient data from past surveys to produce an equivalent probability calculation for bat roosts in trees, or bat hibernation roosts in buildings. For these situations, the presence of suitable features for such bat roosts and surrounding habitat has been taken into account using ecologist judgement to determine the likelihood of such roosts occurring on site.



4. Results

4.1 Site Location and Surroundings

Site Location and Landscape Context

- 4.1.1 The site is located in Fallowfield, a densely populated area of Manchester which lies approximately 4km south of Manchester city centre. The area is urban with few nature areas or natural features in the surrounding landscape.
- 4.1.2 The nearest area of water is the lake at Platt Fields Park, located at its closest around 940m north of the site. The nearest areas of woodland are the small patch at Ladybarn Park, approximately 870m south-east of the site, and the coverage at Platt Fields Park, as mentioned above (Google Earth, 2025).

Summary of habitats on and adjacent to site

- 4.1.3 The site consisted of a row of garages behind several residential apartment complex buildings, with gravel paths throughout and an area of mown lawn at the front. There is a substantial growth of ivy covering approximately three metres in width along the rear wall of the garages. It appears from aerial imagery this stretches onto the roof, covering a small area. Mushrooms are growing at the base of the ivy stand, indicating damp conditions. Other vegetation on site was limited to the area of grassland and occasional buddleia shrubs and ruderal species growing from cracks.
- 4.1.4 The garages themselves did not appear to be illuminated at night, but it is assumed that surrounding apartments to the east and west would result in partial illumination from light spill. To the south of the garages lies Victoria Road, a small residential road with moderate use, lit by streetlights.

Statutory wildlife sites citing bats

- 4.1.5 The nearest Site of Special Scientific Interest (SSSI) was Hollinwood Branch Canal SSSI c. 9.1km to the northeast of the site.
- 4.1.6 The site is not within 10km of any SSSI cited for bats so potential for impact on bats that are interest features of statutory wildlife sites was considered negligible.

4.2 Preliminary Roost Assessment and Likelihood of Bat Roosts Occurring

Building B1

- 4.2.1 Photographs of this building can be seen in Appendix 1: Photographs.
- 4.2.2 Externally this building consisted of brick walls with 16 corrugated metal garage doors running along the eastern side. There is a line of plastic guttering bordered by a fascia above the garage doors, and felt material covers the external areas of roof of the structure. A stand of ivy is present on the rear of the building, around 3 metres wide and in most parts growing from floor to ceiling. This ivy stand was somewhat exposed, but small potential crevices remained.
- 4.2.3 There were occasional gaps and holes in the fascia between the top of the garage doors and the roof. These were large enough for bats to traverse through, providing access to the interior spaces, and in some cases small crevices.
- 4.2.4 The interior of the building comprised 16 individual garages. The roofing of the structure was flat, resulting in a box-like shape of the garages. These interiors were dark and largely uncluttered. The ceiling consisted of flat wooden beams with wooden ply boards laying horizontally above the beams, with a layer of OSB boards topped with wood wool boards placed above for insulation. There is no structural roof void in the building, however, in around half of the garages the ceilings have become



damp and formed ruptures. These ruptures created a small number of crevices albeit with likely normally damp conditions.

- 4.2.5 No bat signs were found internally or externally. There were no signs of sweeping or cleaning within most garages.

Calculated Likelihood of Bat Roosts Occurring on Site

- 4.2.6 The results of the desk study and survey are summarised together with the calculated probabilities of bat roosts occurring in the existing dwelling are given in Table 1 below.

Table 1. Key findings for calculated likelihood of bat roosts occurring in buildings on site

	Building 1
Void suitability. Criteria: Uncluttered, dark, wooden beams, undraughty, 2m+ to apex, 5m+ long, no breathable membrane around apex	Very Low
Number/estimated number of suitable external crevices. Criteria: minimum 15mm depth by 20mm width, unilluminated, dry.	20
% Deciduous tree cover within 500m, estimate to nearest 1%	4
% Tree cover (unilluminated & over 4m high) within 50m, estimate to nearest 1%	5
No. tree lines/directions (unilluminated & over 4m high) within 50m	1
Distance in m to nearest medium-sized pond, lake or river (for research only)	900
Rough grassland and pasture within 500m, estimated to nearest 1%	0
Built upness: rural, suburban, urban	Urban
Bat droppings: crevice or void roosting type	None
Comments & factors adjusting likelihood	External crevices, while potentially suitable, of mostly low value due to materials, interior and no bat signs. Fairly flat roof but has caved in at points creating crevices. Stand of ivy contained crevices.
Likelihood of any bat crevice roost	0.15
Likelihood of major bat crevice roost	<0.01
Likelihood of any bat void roost	0.02
Likelihood of major bat void roost	<0.01
Likelihood of minor hibernation roost	Negligible
Likelihood of major hibernation roost	Negligible

	Negligible
	Very low
	Low
	Moderate
	High



5. Impact Risk Assessment

5.1 Summary of Relevant Legislation

- 5.1.1 Bats are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), as well as the Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000. Offences likely to be relevant to development are to:
- deliberately capture, injure or kill a bat;
 - deliberately disturb a bat in a way that would affect its ability to survive, breed, rear young, hibernate or migrate or significantly affect the local distribution or abundance of the species;
 - damage or destroy a roost;
 - intentionally or recklessly disturb a bat at a roost;
 - intentionally or recklessly obstruct access to a roost.
- 5.1.2 Brown long-eared *Plecotus auritus*; noctule *Nyctalus noctula*; barbastelle *Barbastella barbastellus*; Bechstein's *Myotis bechsteinii*; greater horseshoe *Rhinolophus ferrumequinum*; lesser horseshoe *Rhinolophus hipposideros*; and soprano pipistrelle *Pipistrellus pygmaeus*; are all included as Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As such their conservation is a material consideration for planning applications.

5.2 Impact Risk Assessment

Roosting Bats

- 5.2.1 Table 2 below shows the hazard severity the proposed works present to bats. Hazard severity presumes hazard to minor rather than major/breeding or hibernation roosts unless more than very low likelihood of major or hibernation roosts has been identified as described in Table 1.

Table 2. Hazard severity assessment for proposed works

Building no.	Development Stage	Hazard Severity for crevice-roosting bats			Hazard Severity for void-roosting bats		
		Comments	Level	Score	Comments	Level	Score
1	Roof works	Hazard largely from destruction of roof	Direct harm	-1	Hazard from disruption of roof structures	Direct harm	-1
1	Conversion of building	Hazard from disruption during conversion works	Temporary prevention of breeding	-0.5	Hazard from destruction of roof spaces	Prevention of breeding by complete obstruction/destruction of breeding sites	-1



5.2.2 Table 3 following shows the results of the semi-quantitative impact risk assessment, considering the hazard severity presented by the proposed works as described in Table 2.

Table 3. Risk assessment for site given proposed works as described in Section 1

Building no.	Development Stage	Potential number affected		Probability of bats in zone of influence		Hazard Severity		Impact Risk (number likely lost)	
		Crevice	Void	Crevice	Void	Crevice	Void	Crevice	Void
1	Roof works	5	5	0.15	0.02	-1	-1	-0.8	-0.1
1	Conversion of building	5	5	0.15	0.02	-0.5	-1	-0.4	-0.1

	Negligible
	Very low
	Low
	Moderate
	High

5.2.3 In accordance with BS42020, recommendations are made in proportion to the impact risk and with regard the legislation. This proportionality is determined as follows:

- Where the impact risk is down to -0.5, the risk is considered negligible and no further action is recommended.
- Where the risk is below -0.5 but above -1, the risk is considered very low but not negligible, and impact avoidance precautions are typically recommended to reduce risk to negligible.
- Where the risk is between -1 and -1.5, the risk is considered low and proposed works must either be redesigned to avoid impact, or further survey for low roost suitability in line with Bat Conservation Trust guidelines (Collins, 2023) and mitigation design as appropriate must be undertaken before works commence.
- Where the risk is between -1.5 and -2, the risk is considered moderate and proposed works must either be redesigned to avoid impact, or further survey for moderate roost suitability in line with Bat Conservation Trust guidelines (Collins, 2023) and mitigation design as appropriate must be undertaken before works commence.
- Where the risk is below -2, the risk is considered high and proposed works must either be redesigned to avoid impact, or further survey for high roost suitability in line with Bat Conservation Trust guidelines (Collins, 2023) and mitigation design as appropriate must be undertaken before works commence.

5.2.4 Recommendations are provided in Section 6 of this report.

Foraging and Commuting Bats

5.2.5 The negligible amount of vegetation on site, the lack of linear habitats such as lines of trees and the considerable amount of light within the site would make the site of negligible likely value to commuting or foraging bats.

5.2.6 The risk of the proposed works affecting foraging and commuting bats is therefore considered to be negligible.



6. Recommendations

6.1 Actions for Compliance with Wildlife Legislation

Further survey

- 6.1.1 No further surveys were considered necessary at this stage, as the risk of impact from the works is considered to be very low.

Impact avoidance precautions

- 6.1.2 Due to the small risk to roosting bats in the stand of ivy and fascia boards, a pre-works check or supervised removal by a suitably licensed ecologist is recommended. In the unlikely event any bats or signs of bats are discovered when the ecologist is not present, works are to cease until a licenced ecologist has assessed the situation and advised on how to progress in compliance with wildlife legislation.

6.2 Expiry of Report

- 6.2.1 If the works have not been undertaken within eighteen months of the surveys outlined in this report, or there have been material changes to the structures the risk of impact to bats should be re-assessed by a suitably qualified ecologist.

7. Conclusion

- 7.1.1 The proposed works were considered to present a very low risk of impact on bats. If the proposed impact avoidance measures are followed, it is considered that works could proceed in compliance with bat-related wildlife legislation with minimal risk of harm to bats, bat roosts or the local bat population.



8. References

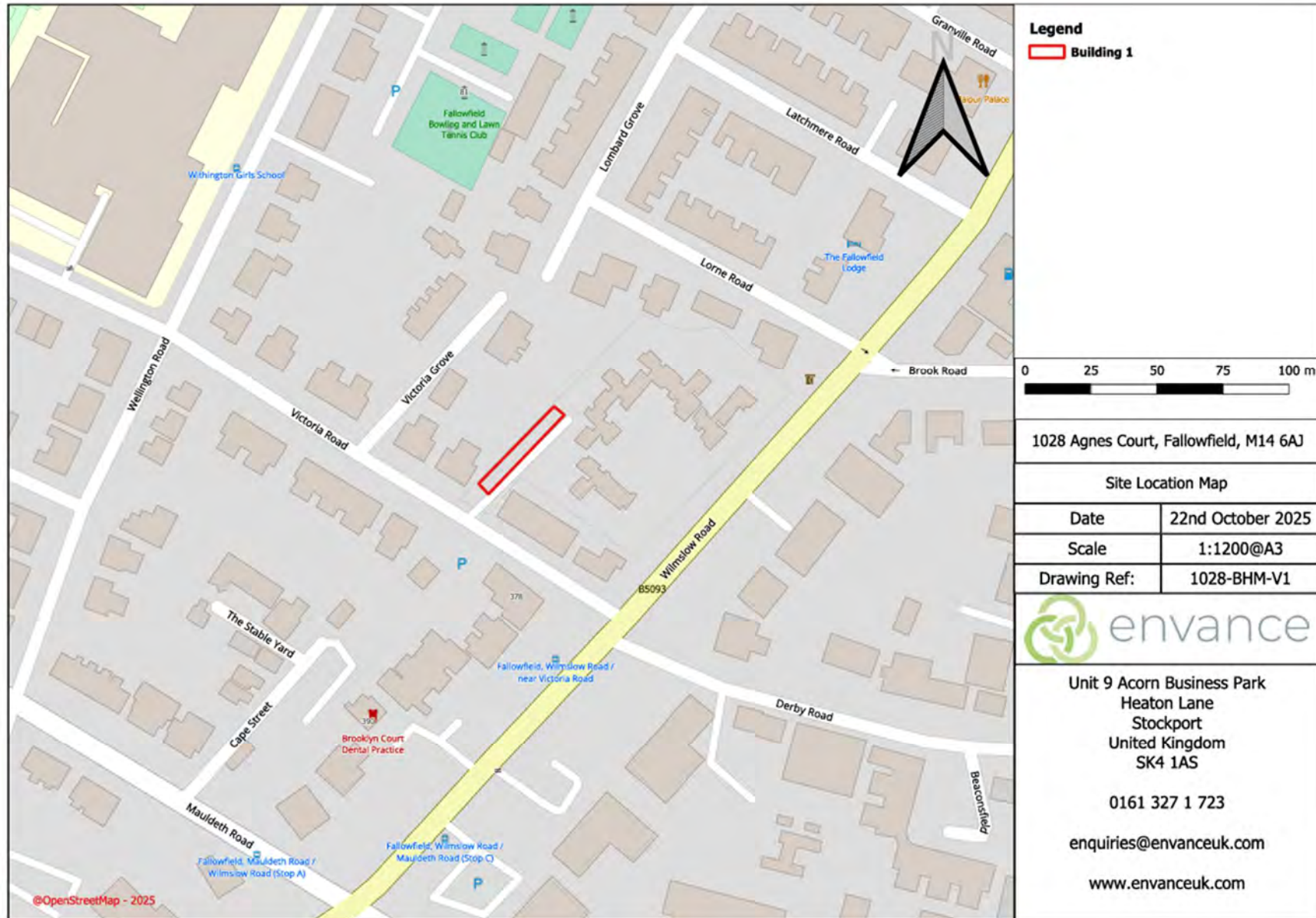
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Figure 1. Site Location



Agnes Court, Fallowfield
Preliminary Bat Roost Assessment Report





Appendix 1. Site Photos

<i>The following photographs were all taken by Frankie Tyrrell on the 10th October 2025</i>		Reference
		Building B1 from the north.
		Interior of building B1—garage in good condition.



		<p>Example of ruptures in roofing material.</p>
		<p>Example of potential crevices in gaps between the fascia and garage door.</p>



		<p>View north of B1, showing urban surroundings.</p>
		<p>Rear view of the building. The section of ivy is located to the north-east end of the building.</p>



The most dense section of the ivy.