



10 Deerpark Road,
Whalley Range, Manchester
Bat Scoping Survey & BNG Assessment

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1 Introduction

1.1 Background

Kingdom Ecology have carried out an Ecology Walkover Survey (including an initial bat scoping survey) plus a follow-on Biodiversity Net Gain Assessment of a detached dwelling located at 10 Deerpark Road, Whalley Range, Manchester, M16 8FR (National Grid Reference SJ 832 952). Proposals are to construct an extension to the rear and refurbish the interior of the house. The proposed works will also include the construction of a new parking area to the rear.

The field surveys were undertaken on 12th November 2025. Surveys were carried out by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking bat surveys as a professional ecological consultant with over 25 years' experience. Richard is also a licensed bat worker.

1.2 Purpose of Report

This report provides and outlines the findings of field surveys undertaken at the site in November 2025.

The field surveys examined habitats present with a focus on the existing buildings' suitability to support roosting bats. Survey also examined the suitability of the site to support breeding birds. Survey comprised of a daytime assessment examining the interior and exterior of the buildings.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further ecological enhancement measures where relevant.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine whether the development will achieve a biodiversity net gain.

1.3 Protected Species Legislation

1.3.1 Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as “any structure or place, which any wild bat uses for shelter or protection.” (Bat Conservation Trust 2023¹). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1.3.2 Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

¹ Bat Conservation Trust (2023) ‘Bat Surveys: Good Practice Guidelines 4th Edition’

2 Field Survey Methods

2.1 Survey Aims and Objectives

Survey comprised of a habitat survey of the site and an inspection of the affected building. The survey aim was to determine baseline habitats to allow a biodiversity net gain assessment to be completed; to assess the site as to its suitability to support roosting bats; and to identify suitable habitats for any other protected species including breeding birds.

Survey also aimed to identify opportunities for ecological enhancement and to inform potential mitigation measures if required to ameliorate any negative impacts attributable to the proposed works.

2.2 Survey Methods

2.2.1 Ecological Walkover Survey

An Ecological Walkover of the site was undertaken on the 12th November 2025.

The aims of the walkover survey were to assess the extent and condition of habitats using the UK Habitat Classification System. The condition assessments were used to underpin a Biodiversity Net Gain assessment. The habitats were also assessed for their potential to support protected species or non-native, invasive species.

A map of the study site is shown on Figure 1. Typical habitats recorded at the site are also shown in photographs in the Appendix.

2.2.2 Daytime Bat Inspection

The building was assessed as to their suitability to support bats following standard methodologies prescribed in English Nature's *Bat Mitigation Guidelines* (Mitchell-Jones 2004)² and the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition (BCT 2023)³.

Survey, comprising of an inspection of the interior (where possible) and exterior of the building, was undertaken during daylight conditions using binoculars, aerial drone and a high-powered torch. The survey was undertaken during daylight hours on the 12th November 2025.

² Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough.

³ Bat Conservation Trust (2023) 'Bat Surveys: Good Practice Guidelines 4th Edition'

In addition to searching for evidence of an actual bat roost the survey also aimed to assess the suitability of the building to support bats and consequently the likelihood of a bat roost being present but with no obvious field signs.

Survey assessed the building's roost suitability by examining structural features and the surrounding habitat. Structural features that will influence the suitability of a building to support roosting bats include the presence of a roof void; access points into a building including gaps beneath barge boards, gaps under lead flashing, gaps within masonry, loose tiles etc, complexity of any roof void, daytime light levels in roof void etc.

Important habitat features surrounding the structures which could influence roost potential include: whether the structure is in a semi-rural or parkland location, proximity to a significant linear feature (e.g. watercourse, mature hedgerow, wooded lane) or an area of woodland etc.

Taking account of these architectural and habitat features, the building was assigned a level of roost suitability based upon professional judgement.

3 Survey Results

3.1 Site Description and Habitats

The study site comprises of a large detached property located at 10 Deerpark Road. The house is a brick-built, two-storey dwelling with a pitched roof clad in slate.

Surrounding habitats principally comprise of further large residential properties with associated established gardens. Alexander Park is located approximately 100 m to the east of the site. The park supports areas of woodland, scattered trees and a lake offering good quality habitats for foraging bats.

Habitats at the site comprise areas of hardstanding and former garden which has been cleared back to the underlying substrate. Scattered trees are present around the site perimeter. The underlying substrate in the rear garden appears to comprise crushed rubble and earth.

Trees within the garden include two 'very large' horse chestnuts and a 'large' beech. Additional trees comprise a 'medium-sized' sycamore plus 'small' specimens including fig, ash, holly and a dead tree. For the purposes of the biodiversity net gain assessment, the beech tree is assessed as being in 'good' condition, whilst the horse chestnut and sycamore trees are considered to be in 'moderate' condition. As the site comprises of 'private garden', the 'small' tree specimens have been excluded from the Biodiversity Net Gain Assessment.

The medium-sized sycamore supports some ivy growth, as does the dead tree and the eastern of the two large horse chestnuts. Further trees are located adjacent to the site within neighbouring gardens.

Site boundaries comprise low-level masonry walls. A concrete path extends around the perimeter of the house at its west face and along the eastern boundary. A short length of privet hedge is located on Deer Park Road.

The garden is currently unvegetated, comprising areas of bare ground with scattered soil and patches of brick rubble. Previous habitats likely comprised vegetated garden with areas of developed land/hardstanding. The applicant reports they are carried out some works to tidy up the garden which had become a little overgrown. However, they did not affect any significant trees or habitats of significant biodiversity value. Therefore, all areas outside of sealed surface hardstanding and buildings are recorded as 'vegetated garden'.

All trees will be retained as part of the development proposals and do not support any obvious bat roosting features.

Habitats recorded are shown on Figure 1 in the Appendix. Photographs of the site are also shown in the Appendix. Relevant condition sheets for tree habitats are provided in the Appendix.

3.2 Bat Survey

The building is a large, two-storey Victorian villa constructed of brick with a pitched roof clad in slate. The building has north and south facing gable ends. The roof has been replaced in the recent past, and the building has tightly fitted UPVC soffits. The upper floor rooms extend into the roof space, with two skylights present on the east facing roof pitch.

The external masonry was observed to be well-pointed and intact. The fascia was inspected with powerful torch and binoculars. There are no gaps at the eaves or fascia. The roof was inspected using an aerial drone. The roof slates were observed to be intact and in good condition. The building has new ridge tiles which also appeared well sealed. Flashing around the chimney is also tight and intact. No obvious suitable bat roosting features or access to the building's interior was identified during the external inspection.

Internally, the upper floor rooms extend into the roof void space, however there is a small loft space present extending along the building's ridge. The loft space is approximately 1m in height and extends the length of the ridge line (approximately 8 m). The internal face of the roof is lined with modern breathable roof membrane and the loft is lined with mineral felt insulation. The loft space was observed to be cobwebbed including cobwebs spanning the internal void space. The roof membrane extends over the ridge, sealing the loft space interior. Consequently, the loft is inaccessible to roosting bats.

No bat droppings or other bat field signs were identified in association with the building.

The building has been assessed as offering a '**negligible**' bat roosting potential.

The building also does not support any obvious features suitable for nesting birds.

4 Summary & Recommendations

4.1 Habitats

An Ecology Walkover Survey and Biodiversity Net Gain Assessment has been undertaken of the house and gardens at Deerpark Road.

Habitats at the site are highly modified, comprising principally of hardstanding surfaces and unvegetated garden areas with bare ground crushed rubble and patches of brick. The site supports scattered trees around the perimeter including two very large horse chestnuts, a large beech, a medium-sized sycamore and smaller specimens including fig, ash, holly and a dead tree. A short length of privet hedge is located on Deer Park Road. All areas outside of sealed surface hardstanding and buildings are recorded as 'vegetated garden'.

Development proposals would retain all existing trees on site.

The trees do not support suitable habitats for roosting bats, however they could be used by nesting birds during the breeding season.

In order to deliver a biodiversity net gain, it is proposed for three fruit trees are provided within the rear garden.

Recommendations to enhance the biodiversity value of the proposed development are provided in section 4.3.

4.2 Protected Species

In summary, the daytime inspection did not identify any field signs indicative of roosting bats.

Furthermore, the building was found to offer a '**negligible**' bat roosting potential, with no obvious potential bat roosting features identified whatsoever or suitable access to the building's small loft space. It is considered to be very unlikely that the site would support roosting bats.

The building is also considered to be unsuitable for nesting birds with no cavities or other suitable nesting features identified.

Nevertheless, it is recommended that works progress in a careful manner. If any bats or bat field signs are encountered, works should immediately stop and further advice should be sought from a licensed bat ecologist.

4.3 Recommendations

4.3.1 Plants for Pollinators and Birds

The development proposals should aim to maximise the biodiversity of landscaping proposals at the site.

Three native fruit trees are proposed within the rear garden. The following small/medium sized tree species are recommended as they offer suitable foraging opportunities to various native wildlife (including birds and invertebrates): rowan, wild cherry, or crab apple.

In order to further enhance the biodiversity value of the site, it is recommended that at least two bat boxes and two bird boxes are installed on the retained trees within the rear garden.

Bat boxes should comprise Schwegler 2F Bat Boxes or CJ Wildlife Large WoodStone Bat Boxes or similar. The tree-mounted bat boxes should be positioned on retained mature trees within the rear garden, ideally on the horse chestnut or beech trees. The boxes should be installed at a minimum height of 4m, positioned to avoid having a north-facing aspect, and positioned so that the bat box entrance and bat flight lines below the entrance are not obstructed by vegetation (this may require some twigs and young branches to be removed within at least 1m beneath the bat box entrance).

Bird boxes should comprise Schwegler 1B nest boxes with 32mm entrance holes or similar. The tree-mounted bird boxes should be positioned on mature trees within the rear garden. The boxes should be installed at a minimum height of 3m, located in a sheltered location and positioned so that the bird box entrances are not obstructed by vegetation.

5 Biodiversity Metric Calculation

5.1.1 Biodiversity Metric Calculation Results

The relative biodiversity units at the site before and after the completion of development proposals, have been calculated following methodologies and using tools provided within DEFRA's Statutory Biodiversity Metric Calculator Version (DEFRA July 2025).

Summary tables of the calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The assessment has assumed that the three proposed fruit trees will be provided within the rear gardens.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 1.88 habitat units.

The on-site biodiversity units after the completion of development have been calculated at 1.88 habitat units.

The development will therefore result in a net gain of 0.003 habitat units representing a 0.15% net percentage biodiversity gain in habitat units.

Therefore, the proposed development does not meet the statutory 10% net gain requirement through on-site measures alone.

In order to achieve the required 10% biodiversity net gain, it is recommended that 0.18 habitat units are purchased as statutory biodiversity credits from Natural England or an approved provider.

Summary tables of the calculations are provided in the Appendix along with baseline habitat condition sheets. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

6 Appendix

Table BNG Summary Table

On-site baseline	Area habitat units	1.88		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.88		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	0.00	0.15%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.15%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.88	2.06	0.18
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

PHOTOGRAPHS

Photograph 1- Front face of house



Photograph 2- Rear of House and Gardens



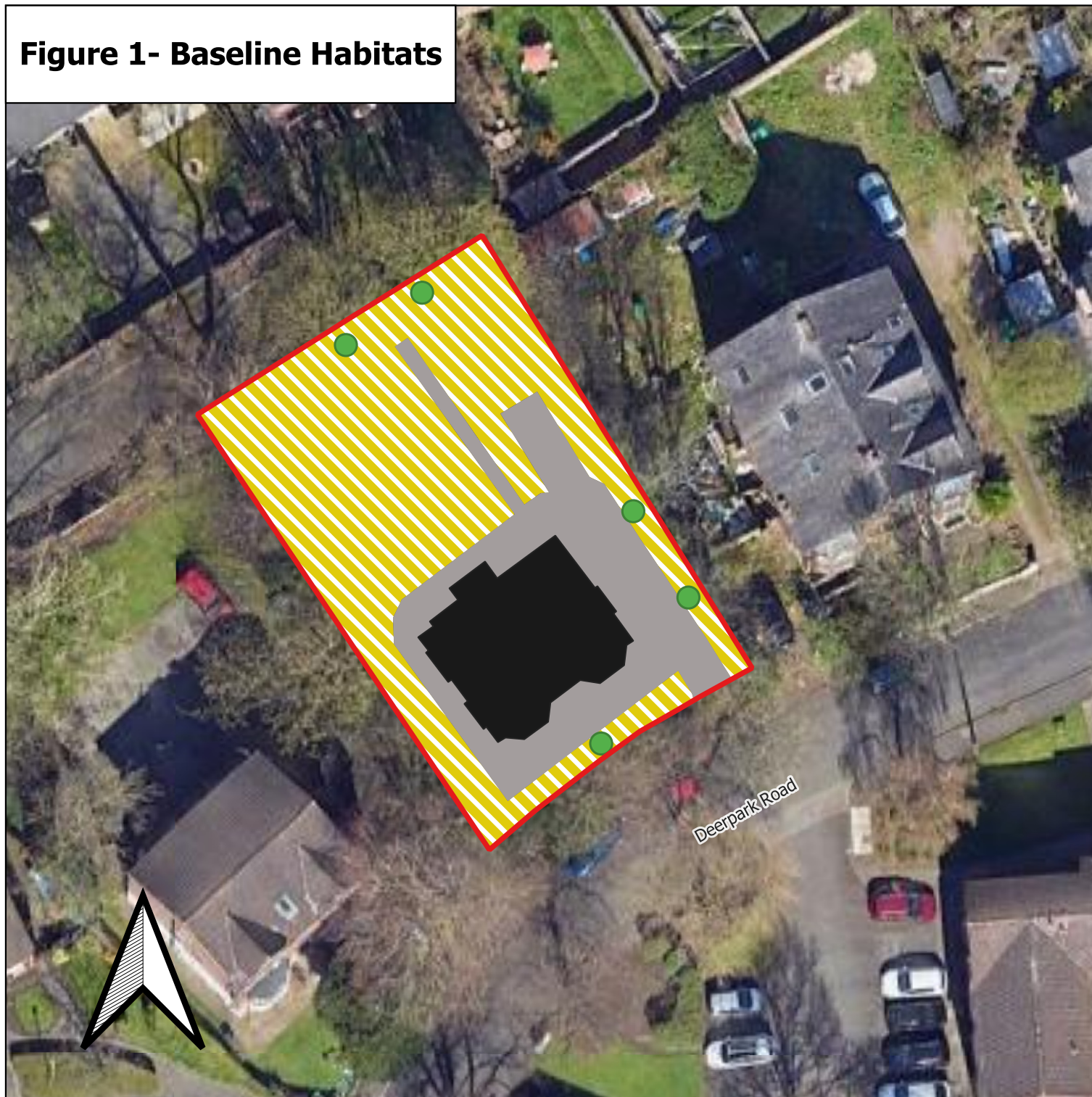
Photograph 3- View of roof



Photograph 4 - Interior of the loft space



Figure 1- Baseline Habitats



KEY

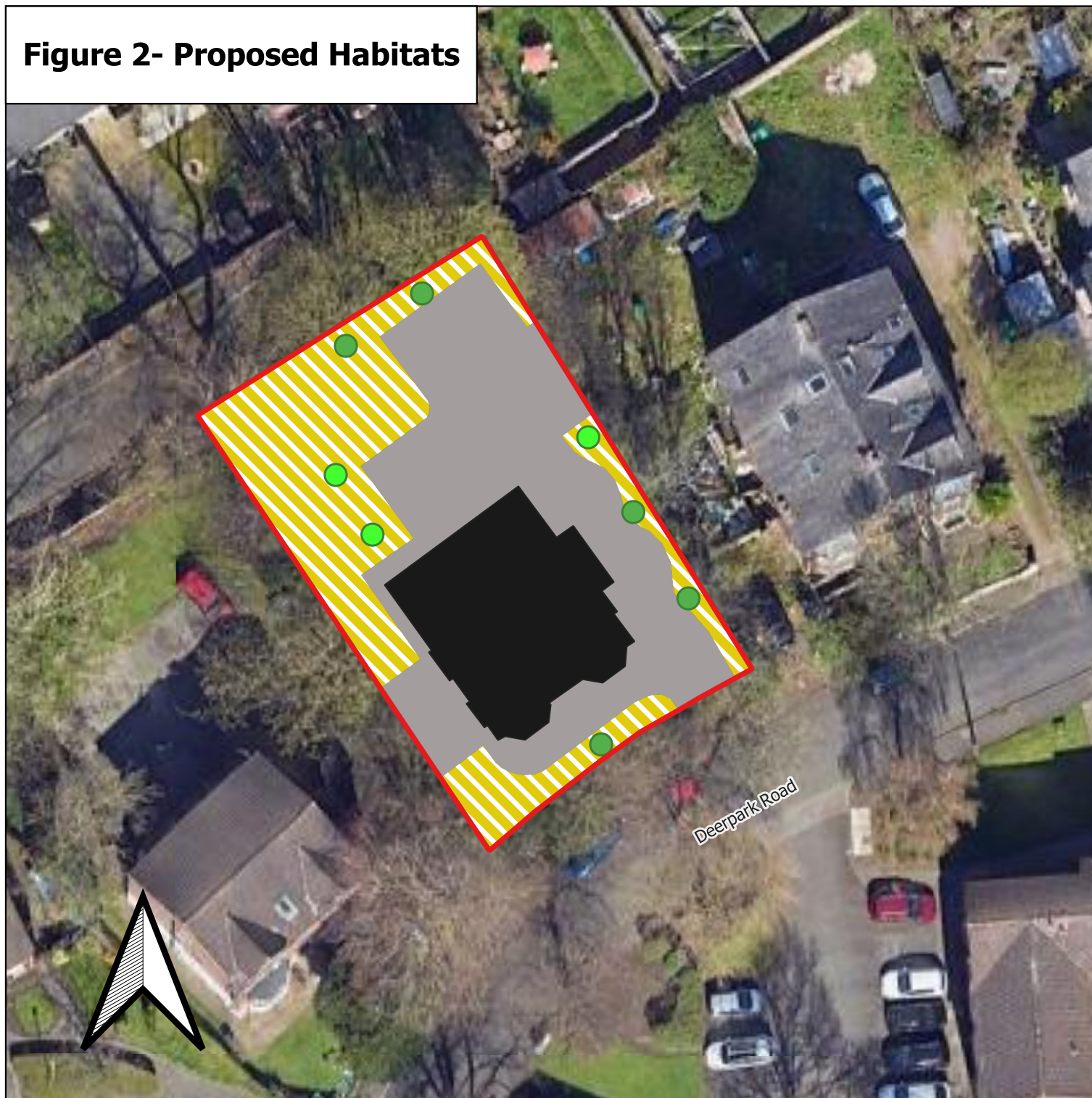
-  Study Site
-  Tree
-  Vegetated Garden
-  Developed/Sealed Surface
-  Buildings

0 10 20 m



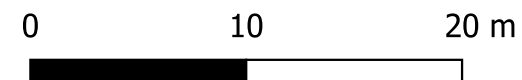
Map data ©2025 Google

Figure 2- Proposed Habitats



KEY

-  Study Site
-  Vegetated Garden
-  Developed/Sealed Surface
-  Buildings
-  Tree (retained)
-  Proposed Tree



Map data ©2025 Google

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees													
Individual trees – Rural trees													
Complete a condition sheet for each tree or block of trees.													
Please see separate Line of trees condition sheet for a line of Rural trees.													
Habitat Description													
1 x large beech tree at sites (Tree 1), This comprises of mature specimen- 2 x VL Horse chestnut (T2) and 1 x semi-mature sycamore located adjacent to a concrete driveway which is medium in size (Tree 3)													
Individual trees (description applied to the urban or rural environment):													
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.													
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):													
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location		Deer Park Rd		Survey date and Surveyor name		R Roe 12 Nov 2025							
				Survey reference (if relating to a wider survey)									
Limitations (if applicable)		Habitat parcel reference											
		1	2	3									
		Grid reference											
Condition Assessment Criteria													
		Criterion passed (Yes or No)										Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).	y	n	n									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	y	y									
C	The tree is mature (or more than 50% within the block are mature) ¹ .	y	y	n									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	y	y	y									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	n	y									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	y	y	y									
Number of criteria passed		5	4	4									
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved */√											
Passes 5 or 6 criteria	Good (3)	X											
Passes 3 or 4 criteria	Moderate (2)		X	X									

Passes 2 or fewer criteria	Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													
Suggested enhancement interventions to improve condition score ²													