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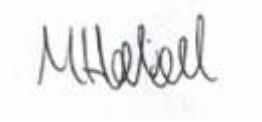
BAT SCOPING SURVEY

At

Octagon House
Hathersage Road
Victoria Park
Rusholme
M13 9WL

NGR: SJ 85613 95962

Prepared for:	Turley Associates Ltd
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EXECUTIVE SUMMARY

This report is written by Matthew Inthone Chao BSc and Graduate Ecologist at United Environmental Services Ltd (UES). It provides an assessment of the potential impacts on bats as a result of the proposed development at Octagon House, Rusholme.

A bat scoping survey was undertaken on 13th May 2026. The objective of the survey was to establish the suitability of the building on site to support roosting bats, based on a site-specific survey and habitat assessment. The building was searched externally and internally (where accessible) for bat presence and features associated with bat activity, as detailed in Bat Conservation Trust (BCT) guidance (2023).

In summary, Octagon House is situated in an area which provides low quality habitat for bats. The surrounding area is highly urbanized, and there are higher levels of artificial lighting and noise associated with the surrounding urban environment. Foraging opportunities are limited to residential gardens, playing fields, and urban parks. Nearby residential buildings may provide alternative roosting opportunities for bats.

The quality of roosting habitats within Building 1 is considered to be low, with predominately external potential roosting features (PRFs) such as gaps in the form weep holes situated on the brick towers and underneath areas of metal cladding surrounding the building. Internal PRFs within Building 1 are limited. No field evidence of bats were found during the internal and external inspections.

The quality of roosting habitats within Building 2 is considered to be negligible, due to a lack of any suitable external or internal PRFs.

A single further bat presence / absence survey is required for Building 1 to determine whether bats are using the buildings for roosting purposes and if so, to determine the species and number of bats present. This survey should be undertaken during the peak bat survey season of May to August inclusive.

Feral pigeons *Columba livia domestica* were identified within the building onsite, and feral pigeons are known to breed all year round. Given the number of pigeons present and the potential for birds to be nesting at the time of the proposed works, it may be necessary to engage the services of a pest control contractor who may be able to remove the feral pigeons under general licence, provided that all the necessary criteria have been met.

The report should be read in conjunction with appendices 1 to 3, which give visual representations of the survey results.

1 INTRODUCTION

1.1 Author, surveyors and qualifications

This report is compiled and written by Matthew Inthone Chao BSc, UES Graduate Ecologist. Other surveyors present include:

- Mark Halliwell BSc MBiol, UES Senior Ecologist. Mark is licensed by Natural England to disturb, take and handle all species of bats under licence number 2025-86040-CL18-BAT (level 2)

All surveyors have the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013), or were under the supervision of a surveyor with the required competencies.

1.2 Survey objectives

UES was commissioned in May 2026 to conduct site surveys which include the following activities:

- Conduct internal and external building inspections to look for field signs of bats
- Assess the suitability of the building for use by roosting bats
- Recommend further surveys, mitigation and compensation, where appropriate

1.3 Proposed development

The applicant seeks full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

1.4 Structure of the report

This report sets out the methodology, results, and recommendations in relation to a specific bat survey. Recommendations are in line with statutory legislation and planning policy objectives.

The report should be read in conjunction with appendices 1 to 3, which give visual representations of the survey results.

2 METHODOLOGY

2.1 General

All surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and BCT publications (see references for further information).

The habitats on site and in the surrounding area were assessed during a walkover survey and by studying aerial photographs, in order to gauge their suitability to support roosting, foraging and commuting bats.

2.2 Building survey

The building on site was searched both externally and internally for bat presence and features associated with bat activity, as detailed in BCT guidance (Collins, 2023). This was conducted on 13th May 2026 by Mark Halliwell and Matthew Inthone Chao.

2.2.1 External inspection

The external inspection of the building on site was carried out from ground level using binoculars, and also using ladders and an endoscope to investigate suitable gaps. The objective of the survey was to find and record any signs of bat use, for example:

- Bat droppings
- Feeding remains
- Grease staining / urine marks
- Corpses or skeletons

The bat signs listed above are visible from the outside of a building. The following areas were searched, where present:

- Roof and ridge tiles
- Lead flashing
- Eaves
- Boxed soffits
- Fascia and barge boards
- Window sills and panes
- Walls
- Gaps under felt
- Cracks / holes in woodwork or behind cladding
- Gaps in brickwork and mortar
- Air bricks
- Grills
- Vents

2.2.2 Internal inspection

The internal inspection covered all of the accessible rooms and roof spaces within the building.

Bats regularly utilise specific areas within roof spaces, which were searched for any field signs of bats using high-powered torches and an endoscope, where considered necessary by the licenced ecologist. The following features were searched, where present:

- Roof beams and junctions

- Gaps under felt
- Dividing walls
- Chimney breasts
- Gaps in brickwork and mortar
- Cracks / holes in woodwork
- Floor or other surfaces on which droppings could accumulate

2.3 Survey limitations

No limitations were noted at the time of the survey.

3 RESULTS

3.1 Habitat assessment

Octagon House is located in Rusholme, a highly urbanized area 2.5km south of Manchester city centre. The site is primarily composed of a hardstanding carpark (Photograph 27). Vegetation is limited to areas of introduced shrub, which provide low-quality foraging and commuting habitat for bats. In addition, there are high levels of artificial lighting and noise associated with the surrounding urban environment.

The immediate surrounding area (within 500m) comprises housing complexes, schools, and hospitals within the urban setting. Foraging habitats in the form of playing fields are present in association with the schools in the immediate area. Residential dwellings within the surrounding area may provide alternative roosting habitats for bats in the local area.

In the wider surrounding area (within 2km), the habitats are similar in composition. Foraging habitats are further present in the form of city parks, residential gardens, and playing fields. Platt Fields Park and Birch Field Park are located approximately 1km south of the site, which contain small areas of woodland. These habitats will provide higher quality foraging than the habitats onsite. Additionally, a railway line runs north to south approximately 1.5km east of the site, which provides a dark commuting corridor for bats, as well as connectivity to higher quality habitats within the wider area.

3.2 Building survey

3.2.1 External inspection

There are two buildings located within the proposed development site, which have been numbered for the purposes of this report.

Building 1 (B1) is the primary building onsite, Octagon House (Appendix 3 – Photographs 1-4). The building is a large, seven storey office building composed of brick and concrete. The brick walls were found to be in good condition, with occasional holes present from removed piping and electrical infrastructure (Photographs 5 & 6). These gaps were deemed superficial due to their small size. Windows are located on all aspects of the building, which were found to be well sealed. Metal cladding is prominent on the exterior of the higher storeys, surrounding the building on all aspects. A small number of gaps were identified below areas of metal fascia on the south aspect of the building (Photographs 7 & 8). Large brick towers are located on the north and south aspects of the building (Photographs 2 & 4). Both towers feature numerous weep holes throughout, primarily on the east and west aspects of the structures (Photograph 9-11). The roof is flat, coated with a bitumen roofing felt throughout (Photograph 12). Additional weepholes were observed upon the brick towers at the roof level (Photograph 13).

Building 2 (B1) is a disused data centre, located at the east of the site. The single storey building consists of a brick wall exterior and a corrugated metal roof (Photograph 14). The brick wall was found to be intact and in good condition (Photograph 15). Small windows are located approximately 2m in height on the exterior walls on all aspects of the building, below the roof. The windows were found to be intact and in good condition (Photograph 15). Metal boxed soffits surround the building on all aspects. A single gap was identified upon the metal boxed soffits on the northwest corner of the building (Photograph 16), the gap was subject to an endoscope inspection and found to be an open void and broadly unsuitable for use by bats. No associated roosting evidence of bats was noted, and the void access is situated

away from the external walls such that bats would have to fly straight in and out of the feature, as opposed to landing on the wall and crawling in. This is considered to further reduce the likelihood of bats using this feature.

No bat field signs were found during the external building inspections.

3.2.2 Internal inspection

Building 1 features a number of utility rooms located on the flat roof. The utility rooms are primarily constructed of concrete, brick, and breezeblock, with the ceilings primarily composed of concrete and occasionally corrugated metal (Photographs 17-19). The concrete and breezeblock were found to be in generally good condition, lacking crevasses which may be used by bats. The ceilings feature large open spaces and no loft void or interior lining. Light and wind ingress is present within the utility rooms from vents and windows present throughout (Photograph 17 & 18). The temperature of the utility rooms was generally draughty, and no bat droppings or feeding remains were observed within the building.

Additional utility rooms are constructed of metal cladding on the exterior, and insulation lining on the interior (Photographs 12 & 20). Damage was present in some areas of the insulation interior, which may provide internal access (Photograph 21). A low number of mouse droppings were observed (Photograph 22). Feral pigeons were observed within the utility rooms on the roof of the building, with numerous pigeon droppings and a live pigeon present (Photograph 23 & 24).

The internal roof of **Building 2** is composed of steel rafters, with a corrugated metal ceiling (Photographs 25 & 26). There is no loft void or internal lining present upon the roof. No internal PRFs were identified within Building 2.

No bat field signs were found during the internal building inspections.

4 EVALUATION AND RECOMMENDATIONS

4.1 Evaluation of results

4.1.1 Qualitative assessment of foraging habitats

In summary, Octagon House is situated in an area which provides low quality habitat for bats. The surrounding area is highly urbanized, and there are higher levels of artificial lighting and noise associated with the surrounding urban environment. Foraging opportunities are limited to residential gardens, playing fields, and urban parks. Nearby residential buildings may provide alternative roosting opportunities for bats.

4.1.2 Qualitative assessment of roosting habitats

The quality of roosting habitats within Building 1 is low, with a number of predominantly external PRFs such as gaps in the form of numerous weep holes upon the brick towers, and gaps below the metal fascia. PRFs within the buildings are limited.

The quality of roosting habitats within Building 1 is considered to be low; while the quality of roosting habitats within Building 2 is negligible, due to a lack of any suitable external or internal PRFs.

4.2 Mitigation and compensation measures

4.2.1 Bats

As Building 1 has been assessed as having low potential to support roosting bats; a single further presence / absence surveys is required in order to determine if bats are using the building to roost, and if so, the species and numbers of bats using the buildings on site. These surveys should be undertaken by an appropriately licenced ecologist during the bat survey season, May to August inclusive.

The survey results will need to be submitted to the local planning authority (LPA) as part of the planning application. In addition, any further mitigation or compensation measures will need to be detailed in a bat method statement and submitted to and agreed with the LPA prior to a planning decision. It should be noted that it is likely that these further measures may include an application for a European protected species (EPS) mitigation licence, Bat Earned Recognition licence or Bat Mitigation Class Licence (BMCL) from Natural England, which can only be secured once planning permission is granted.

As Building 2 has been assessed as having negligible potential to support roosting bats, no further survey work or mitigation measures are required in relation to bats.

4.2.2 Birds

Feral pigeons were identified within the Building 1 onsite, and feral pigeons are known to breed all year round. Given the number of pigeons present and the potential for birds to be nesting at the time of the proposed works, it may be necessary to engage the services of a pest control contractor who may be able to remove the feral pigeons under general licence, provided that all the necessary criteria have been met.

5 CONCLUSION

In summary, Octagon House is situated in an area which provides low quality habitat for bats. The surrounding area is highly urbanized, and there are higher levels of artificial lighting and noise associated with the surrounding urban environment. Foraging opportunities are limited to residential gardens, playing fields, and urban parks. Nearby residential buildings may provide alternative roosting opportunities for bats.

A single further bat presence / absence survey is required for Building 1 to determine whether bats are using the buildings for roosting purposes and if so, to determine the species and number of bats present. This survey should be undertaken during the peak bat survey season of May to August inclusive.

Feral pigeons *Columba livia domestica* were identified within the Building 1 onsite, and feral pigeons are known to breed all year round. Given the number of pigeons present and the potential for birds to be nesting at the time of the proposed works, it may be necessary to engage the services of a pest control contractor who may be able to remove the feral pigeons under general licence, provided that all the necessary criteria have been met.

6 REFERENCES

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APPENDICES

Appendix 1 – Site plan


Octagon House, Rusholme
Site Plan
Development boundary
Buildings
B1
B2
Map data © 2026 Google, Imagery © 2026 Google

Appendix 2 – Aerial photographs


Octagon House, Rusholme
Close aerial photograph
Survey boundary
Map data © 2026 Google, Imagery © 2026 Google


Octagon House, Rusholme
Wide aerial photograph
Site Location
Map data © 2026 Google, Imagery © 2026 Google

Appendix 3 – Photographs



Photograph 1 – West facing aspect of Building 1, Octagon House.



Photograph 2 – North facing aspect of Building 1, with brick tower pictured.



Photograph 3 – East facing aspect of Building 1.



Photograph 4 – South facing aspect of Building 1, with brick towers pictured.



Photograph 5 – Example of the brick walls of Building 1, in good condition.



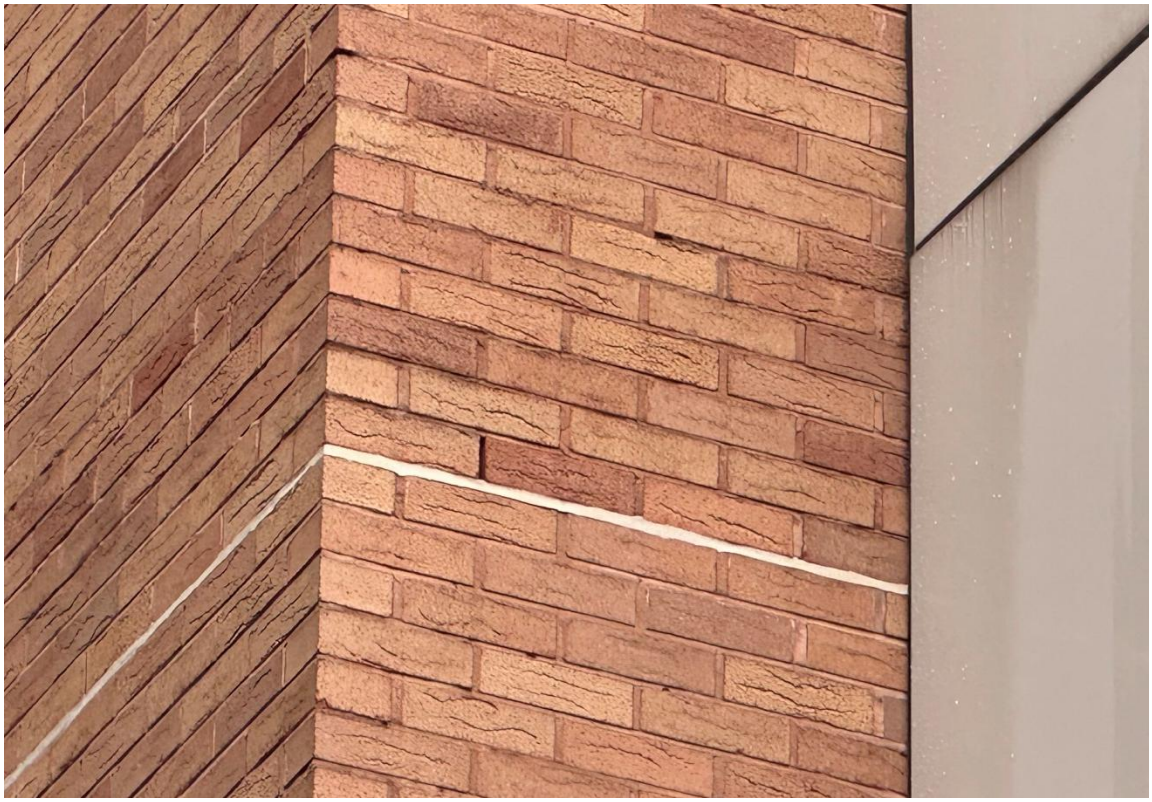
Photograph 6 – Example of a superficial hole within the brick wall.



Photograph 7 – Example of a gap below metal boxed soffit on Building 1.



Photograph 8 – Example of gaps below metal boxed soffit upon Building 1.



Photograph 9 – An individual weephole, located on the east facing aspect of a southern brick tower structure.



Photograph 10 – Example of numerous weepholes located on one of the southern brick tower structures.



Photograph 11 - Example of weepholes located on the northern brick tower structure.



Photograph 12 – Flat roof of Building 1, with a utility room pictured.



Photograph 13 – Additional weepholes located at roof level upon Building 1.



Photograph 14 – Building 2, a disused data centre.



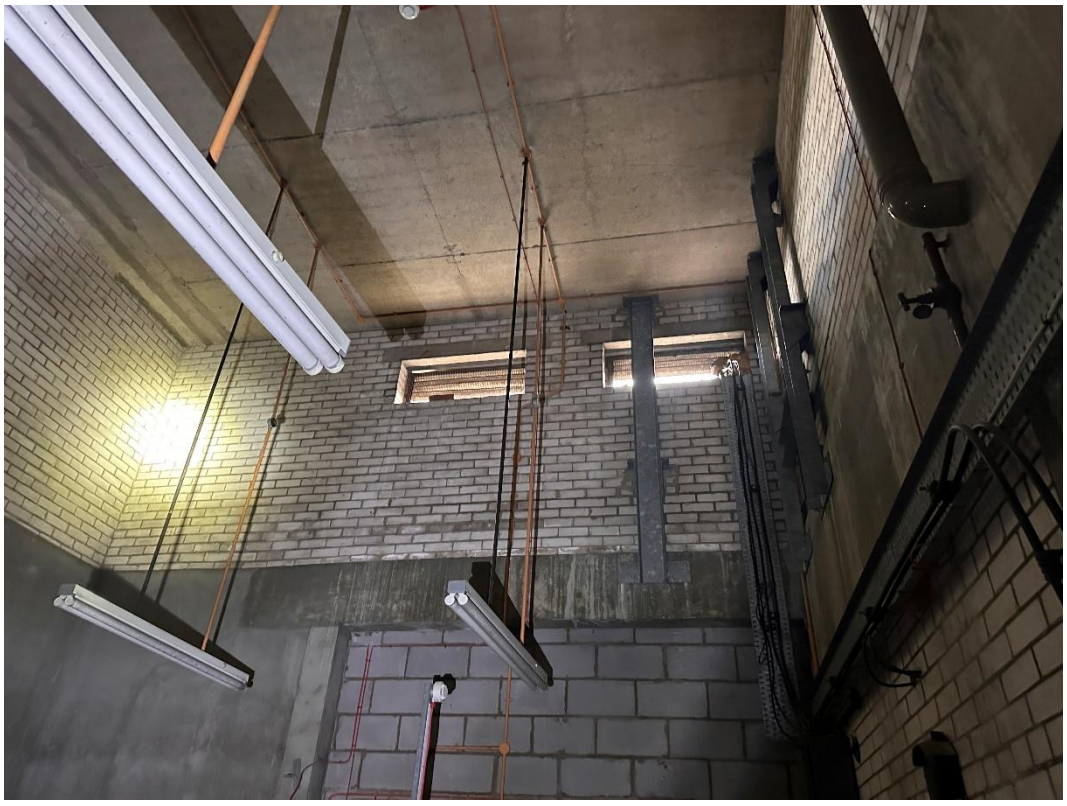
Photograph 15 – East facing aspect of Building 2, with windows and brick wall in good condition.



Photograph 16 – Gap upon steel boxed soffit of Building 2, subject to endoscope inspection.



Photograph 17 – Example of a utility room on the roof of Building 1, with a window pictured.



Photograph 18 – Example of a utility room on the roof of Building 1, with vents pictured. The walls and ceiling are intact and lack cervices.



Photograph 19 – Corrugated metal ceiling occasionally used within the utility rooms of Building 1.



Photograph 20 – Example of a utility room with insulation lining the interior.



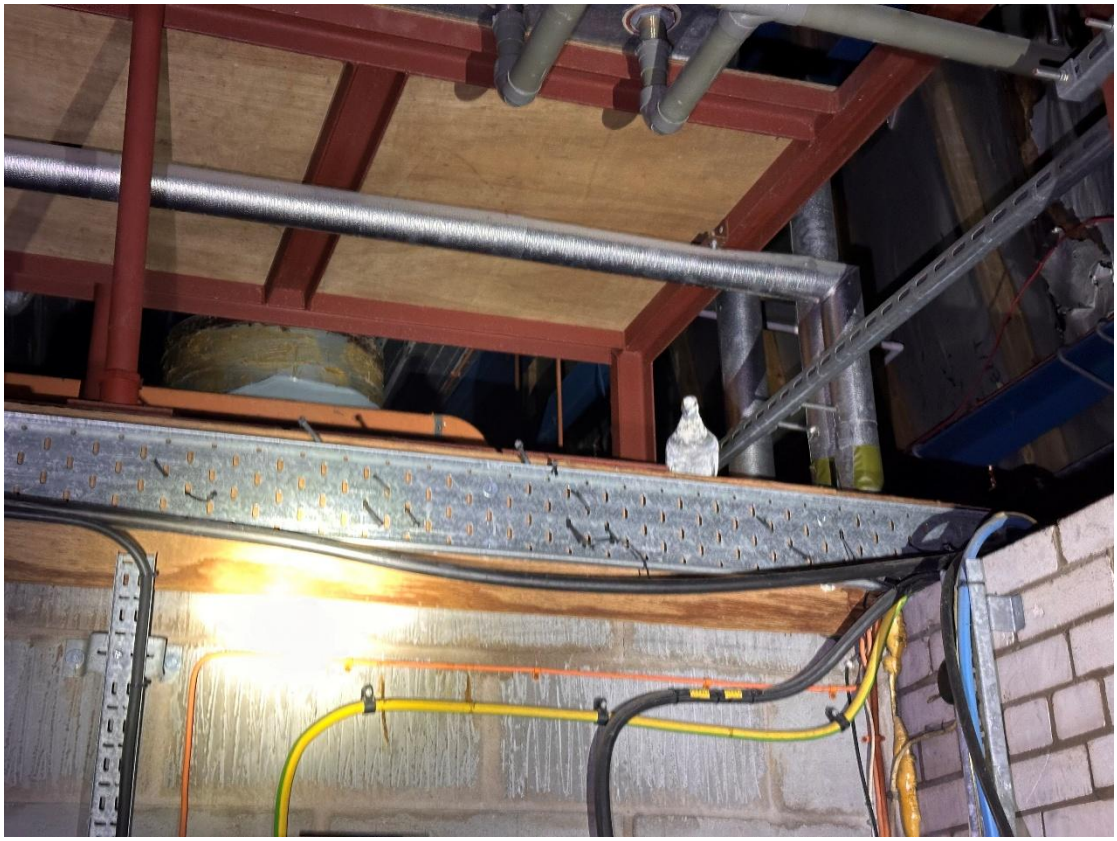
Photograph 21 – Area of damage to the interior insulation.



Photograph 22 – Mouse droppings identified within the utility rooms of Building 1.



Photograph 23 – Pigeon droppings identified within the utility rooms of Building 1.



Photograph 24 – A pigeon within a utility room in Building 1.



Photograph 25 – Steel rafters and corrugated metal interior roof of Building 2.



Photograph 26 – Steel rafters and corrugated metal interior roof of Building 2.



Photograph 27 – A hardstanding car park, which composes a majority of the proposed development site.