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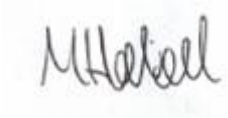
BAT PRESENCE / ABSENCE SURVEY

At

Octagon House
Hathersage Road
Victoria Park
Rusholme
M13 9WL

NGR: SJ 85613 95962

Prepared for:	Turley Associates Ltd
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Date:	23rd July 2026
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UES reference:	UES05361/05

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EXECUTIVE SUMMARY

A bat scoping survey was undertaken at Octagon House, Rusholme, by UES on 13th May 2026 (report reference UES05361/03). The site comprises two buildings, which have been numbered for the purposes of this report. This survey found Building 1 to contain only a low number of potential roosting features (PRFs), and while no evidence of bats was found during the internal inspection, feral pigeons *Columba livia domestica* were identified within the building. Due to the identified PRFs, Building 1 was assessed as having low suitability to support roosting bats. As such, a single further bat presence / absence survey was recommended, which was carried out by UES on 7th June 2026. No suitable internal or external PRFs were identified in Building 2. As such, Building 2 was assessed as having negligible potential to support roosting bats and requires no further survey or mitigation work with regards to bats.

The objective of the bat presence / absence surveys was to establish whether or not bats are using the building on site to roost, and if so to assess the type and importance of roosts in order to inform the planning process. The surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and Bat Conservation Trust (BCT) publications.

Octagon House is located in a highly urban area, and primarily comprises a hardstanding carpark which provides low-quality foraging and commuting habitat for bats. The site is surrounded by residential dwellings, as well as schools and hospitals, which may provide alternative roosting opportunities. City parks, residential gardens, and playing fields in the wider surrounding area offer limited foraging and commuting opportunities; however, patches of woodland associated with Platt Fields Park and Birch Field Park provide higher-quality foraging habitats. Additionally, a railway line to the east provides a valuable commuting corridor and connects the site to high-quality habitats further afield.

A single species of bat was recorded during the bat presence / absence surveys: common pipistrelle *Pipistrellus pipistrellus*. Activity remained very low throughout the survey with minimal commuting and no foraging activity observed.

No bats were found to be roosting within the buildings on site. Therefore, no further survey or mitigation work is required for the development to proceed, with regards to bats.

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.

This report should be read in conjunction with appendices 1 to 4, which provide visual representations of the survey results and statutory and planning context.

1 INTRODUCTION

1.1 Author, surveyors and qualifications

This report is compiled and written by Joshua Howell, UES Sub-contractor. Other surveyors 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).
- Harry Fox BSc MRes, UES Graduate Ecologist. Harry is listed as an accredited agent on the bat survey license of Toby Hart (2025-85916-CL19/20-BAT (level 3 & 4)). As such, he has been deemed competent to undertake licensable activities such as using an endoscope to survey for bats.
- Matthew Inthone Chao BSc, UES Graduate Ecologist
- Osian Shirley MSci, UES Graduate Ecologist
- Alfie Spruce BSc, UES Graduate Ecologist
- Stephen Atkinson, UES Sub-contractor

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
- Confirm bat presence or likely absence by conducting emergence and re-entry surveys of the buildings
- Assess the type and importance of the roost(s), if present
- Recommend appropriate mitigation and compensation, if applicable

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 4, 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 through studying aerial photographs, in order to gauge their suitability to support roosting, foraging and commuting bats.

2.2 Building inspection

The buildings on site were subject to an external inspection as part of a bat scoping survey undertaken by UES on 13th May 2026, which was conducted by Mark Halliwell and Matthew Inthone Chao. The buildings were searched externally for bat presence and features associated with bat activity, as detailed in BCT guidance (Collins, 2023).

2.2.1 External inspections

The external inspection of the building 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 inspections

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

Bats regularly utilise specific areas within roof spaces. A licenced ecologist searched these areas for field signs of bats, using high powered torches and an edoscope where considered necessary. 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 Emergence surveys

Potential roost access points were identified during the building inspections. These points were covered by a surveyor during the dusk emergence periods.

Bat echolocation, flight and habitat characteristics were recorded where possible, in order to determine the species. The level and type of bat activity was also recorded to establish how bats are using the site.

2.3.1 Equipment

BATLOGGER M bat detectors and recorders were used during the survey. This device records bat echolocation calls across the full spectrum, with a sensitivity range of 10 – 150 kHz. The integrated heterodyne live monitoring also allows the observer to hear the echolocation calls in real time, with automatic tuning. The recordings are individually time/date, GPS and temperature stamped, and are of high enough quality to produce time expansion quality sonograms.

Anabat Walkabout bat detectors were used during the survey. This allowed the observer to hear bat echolocation calls and see the sonograms in real time, aiding identification. All registrations were automatically recorded onto a memory card and time/date stamped. The device can record and display both zero crossing and full spectrum bat echolocation calls and has a built-in GPS and mapping system.

ANABAT SCOUT full spectrum bat detectors were used during the survey. This device records bat echolocation calls across the full spectrum, with a sensitivity range of 10 – 160 kHz. The integrated heterodyne live monitoring also allows the observer to hear the echolocation calls in real time, with automatic tuning. The recordings are individually time/date, GPS and temperature stamped, and are of high enough quality to produce time expansion quality sonograms.

Nightfox Whisker Night Vision Binoculars were used in conjunction with Nightfox XB5 940nm Low Glow Infrared LED Flashlights to monitor part of the building during the surveys. The Binoculars were positioned alongside surveyors to cover potential roost access points and recorded video footage to be reviewed post-survey. Surveyors can use the binoculars during the survey as a night-vision aid.

2.3.2 Weather conditions

Table 1 - Weather conditions and survey timings

DATE	SURVEY TYPE	TIMINGS	SUNSET/ SUNRISE	TEMP.	WIND	RAIN	CLOUD COVER
07/06/26	Emergence	21:14 – 23.00	21:29	17°C	Moderate breeze	Light drizzle	85%

2.4 Survey limitations

No significant limitations were encountered during 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 inspections

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 (B2) 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 crevices 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.

3.3 Emergence and re-entry surveys

Table 2 – Survey results

DATE	SURVEY TYPE	SPECIES	NUMBER OF INDIVIDUALS	ROOST LOCATION	ACCESS POINT	TIMINGS
07/06/26	Emergence	N/A	N/A	N/A	N/A	N/A

3.4 Activity summary

Table 3 – Bat activity summary

DATE	SURVEY TYPE	SPECIES	NOTES
07/06/26	Emergence	Common pipistrelle	Very low common pipistrelle commuting activity was detected from the southern, south-western, and north-western aspects of the building, generally traveling from north to south. No foraging activity was recorded. The first bat was observed at approximately 21:58.

4 EVALUATION AND RECOMMENDATIONS

4.1 Evaluation of results

Octagon House is located in a highly urban area, and primarily comprises a hardstanding carpark which provides low-quality foraging and commuting habitat for bats. The site is surrounded by residential dwellings, as well as schools and hospitals, which may provide alternative roosting opportunities. City parks, residential gardens, and playing fields in the wider surrounding area offer limited foraging and commuting opportunities; however, patches of woodland associated with Platt Fields Park and Birch Field Park provide higher-quality foraging habitats. Additionally, a railway line to the east provides a valuable commuting corridor and connects the site to high-quality habitats further afield.

Due to the presence of the PRFs including gaps below areas of metal fascia on the southern aspect of the building, and weepholes throughout the brick towers, Building 1 was assessed as having low potential to support roosting bats. No suitable potential roosting features were identified in Building 2, which was assessed as having negligible potential to support roosting bats.

A single species of bat was recorded during the bat presence / absence surveys: common pipistrelle Pipistrellus pipistrellus. Activity remained very low throughout the survey with minimal commuting and no foraging activity observed.

No roosts were recorded on this site; however feral pigeons were identified within Building 1.

4.2 Mitigation and compensation measures

4.2.1 Bats

As no bats were found to be using the buildings or structures on site to roost, no further mitigation or compensation measures are required with regards 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

Octagon House is located in a highly urban area, although higher quality habitat is present in the nearby area, such as playing fields and railway lines that may provide commuting corridors.

Building 1 (Octagon House) was assessed as having low suitability to support roosting bats and was subject to a single presence / absence survey in accordance with best practice survey guidelines.

During the survey, very low amounts of common pipistrelle commuting activity was recorded, though no emergences or roosts were identified. Evidence of nesting birds was found, as such work on site will have to be mindful of the breeding bird legislation as detailed in 4.2.2.

6 REFERENCES

Chartered Institute of Ecology and Environmental Management (2013). *Competencies for Species Survey: Bats*.

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines.* (4th ed.) The Bat Conservation Trust, London.

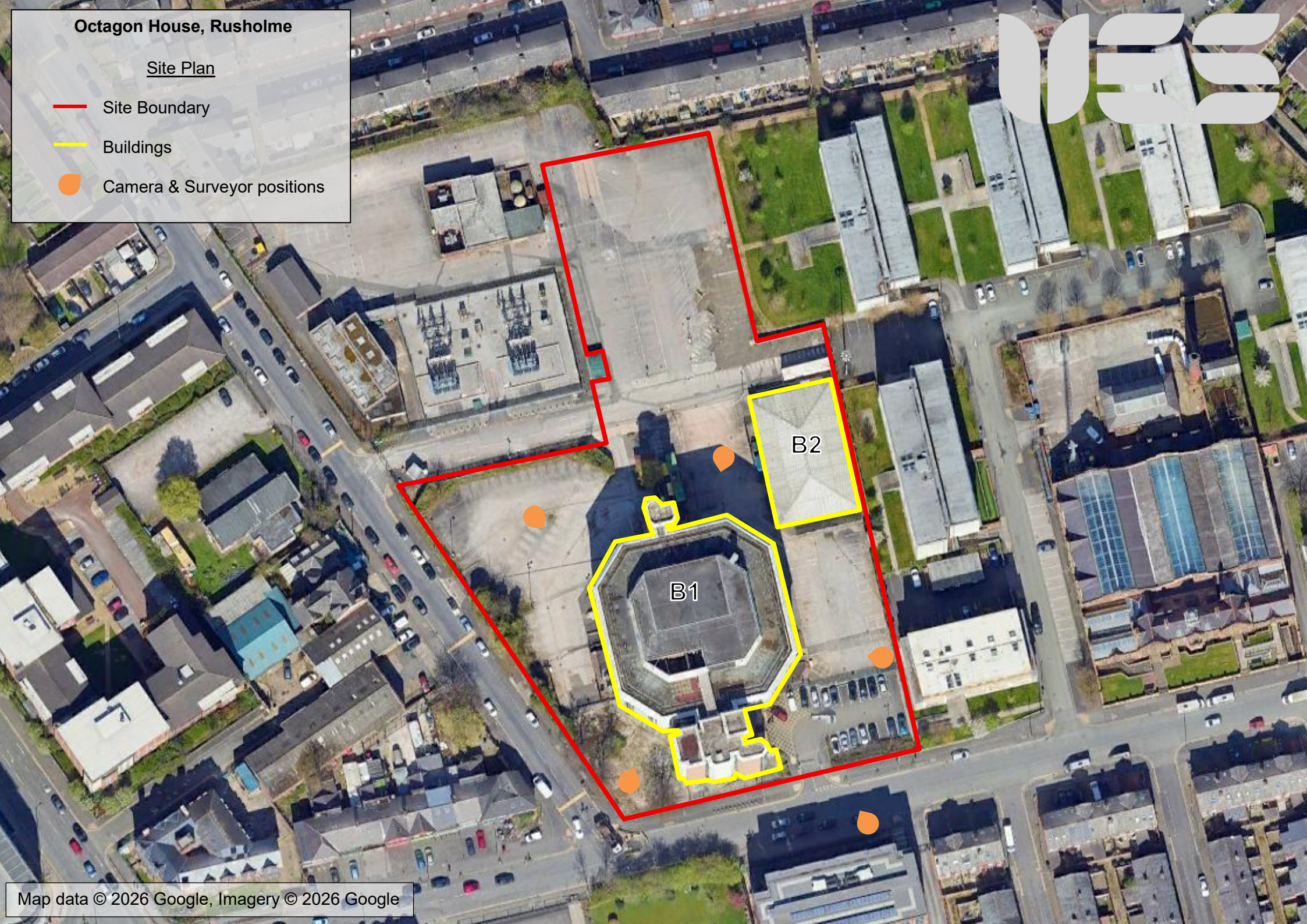
Ministry of Housing, Communities & Local Government (2026). *National Planning Policy Framework*

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines.* English Nature.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *The Bat Workers Manual.* (3rd ed.) JNCC

APPENDICES

Appendix 1 – Site plan


Octagon House, Rusholme
Site Plan
Site Boundary
Buildings
Camera & Surveyor positions
B2
B1
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.



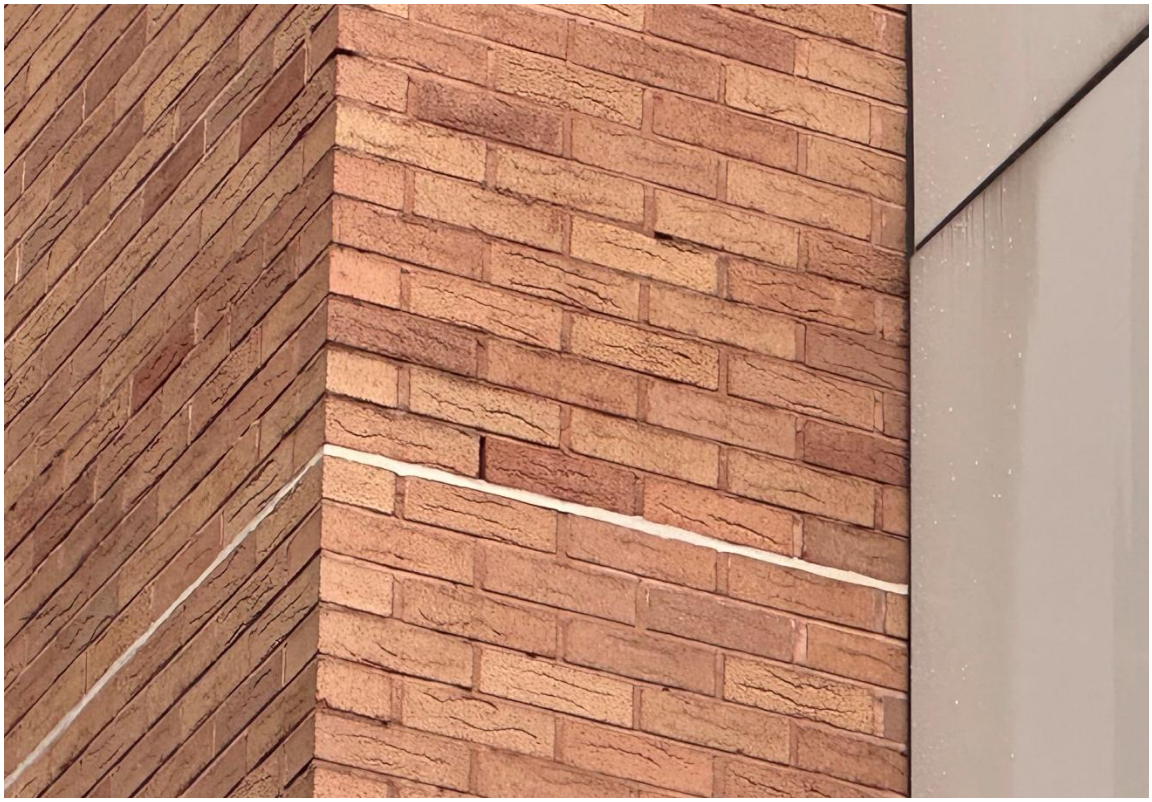
Photograph 6 – Example of a superficial hole within the brick wall.



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.



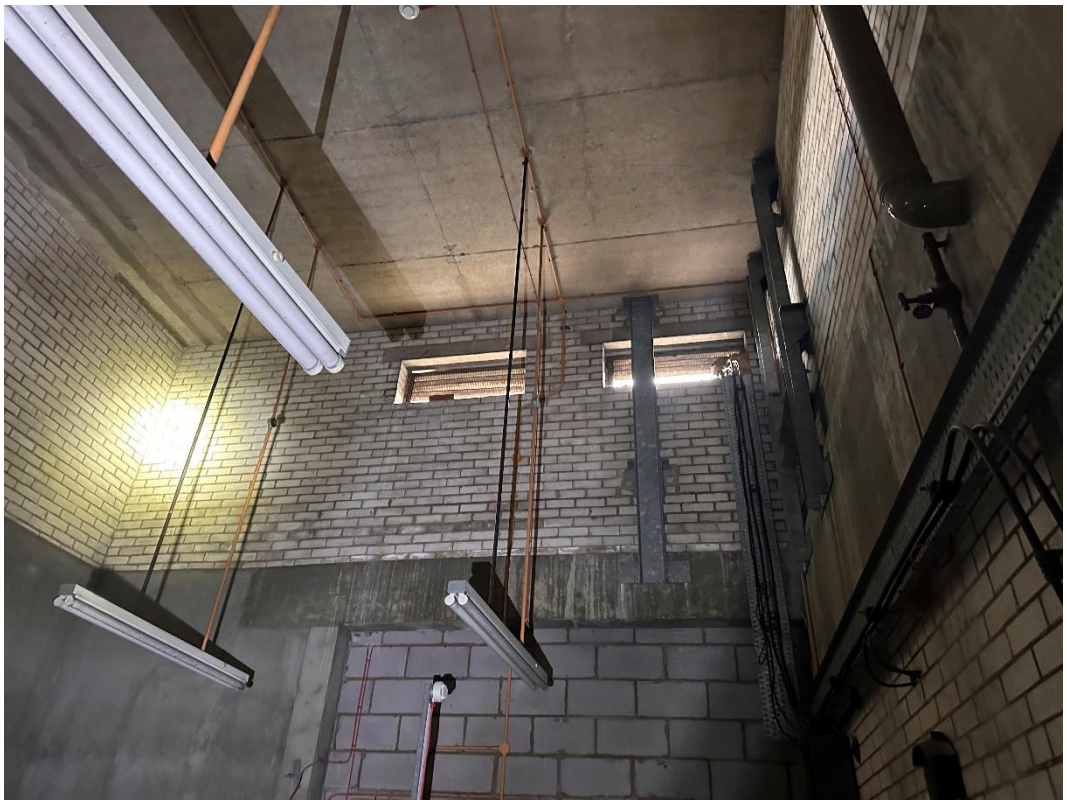
Photograph 15 – East facing aspect of Building 2, with windows and brick wall in good condition.



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.



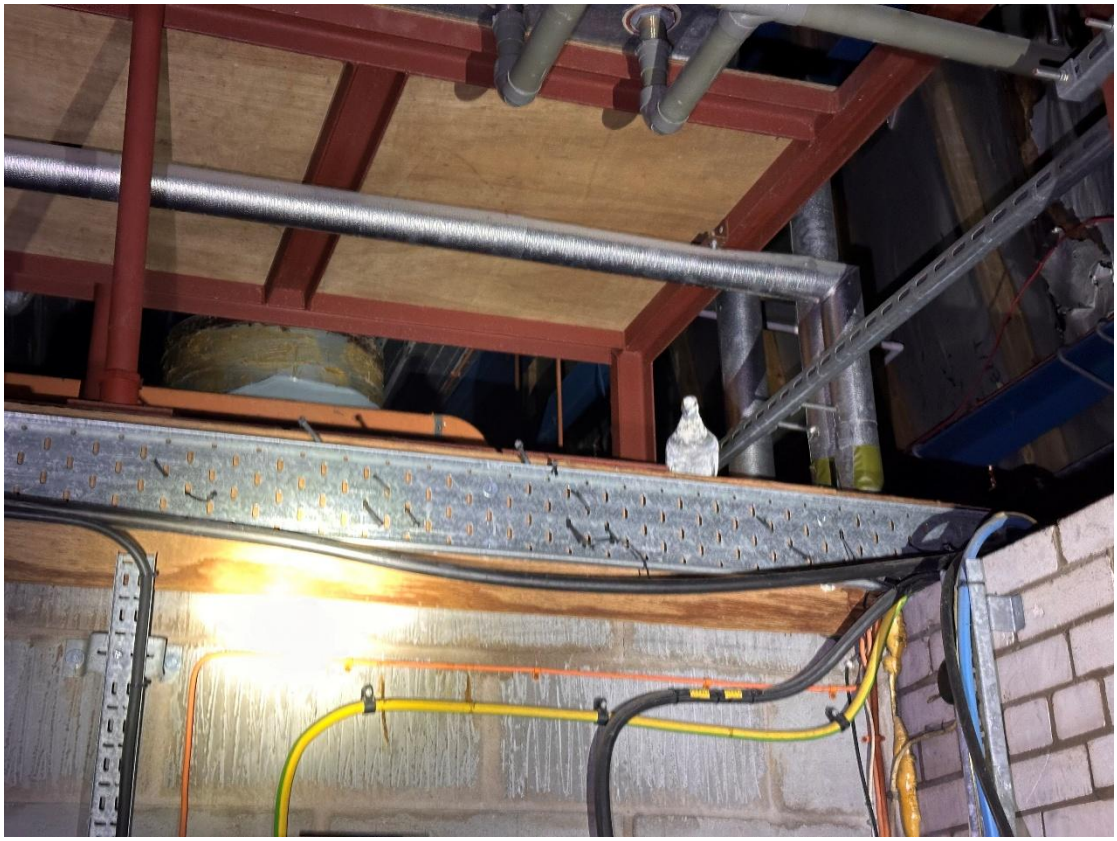
Photograph 21 – Area of damage to the interior insulation.



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.

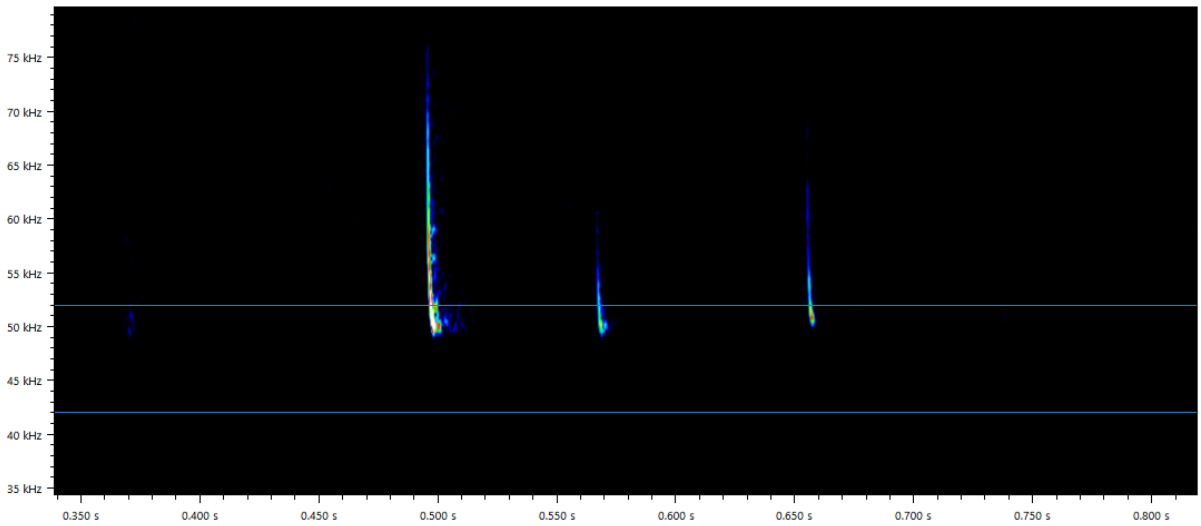


Photograph 26 – Steel rafters and corrugated metal interior roof of Building 2.



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

Appendix 4 – Results



Sonogram 1 – Example common pipistrelle recorded at 21:58 on 7th June 2026.



Image 1. Showing the north-eastern aspect of the property.

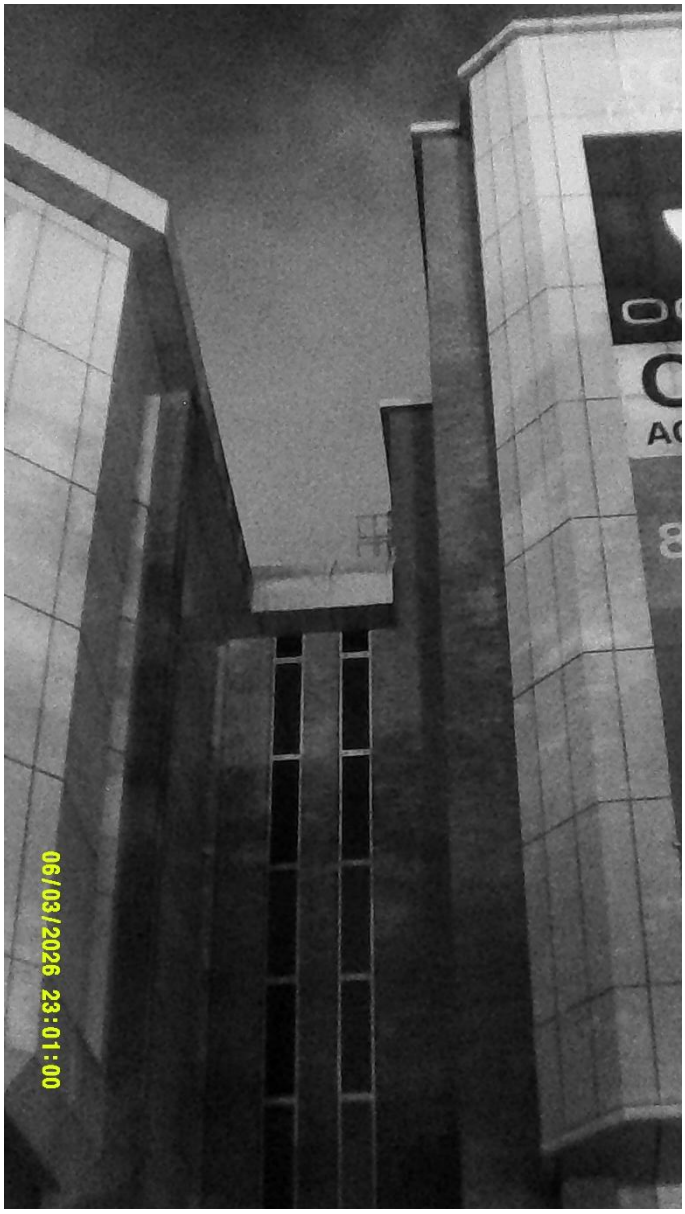


Image 2. Showing the south-western aspect of the property.

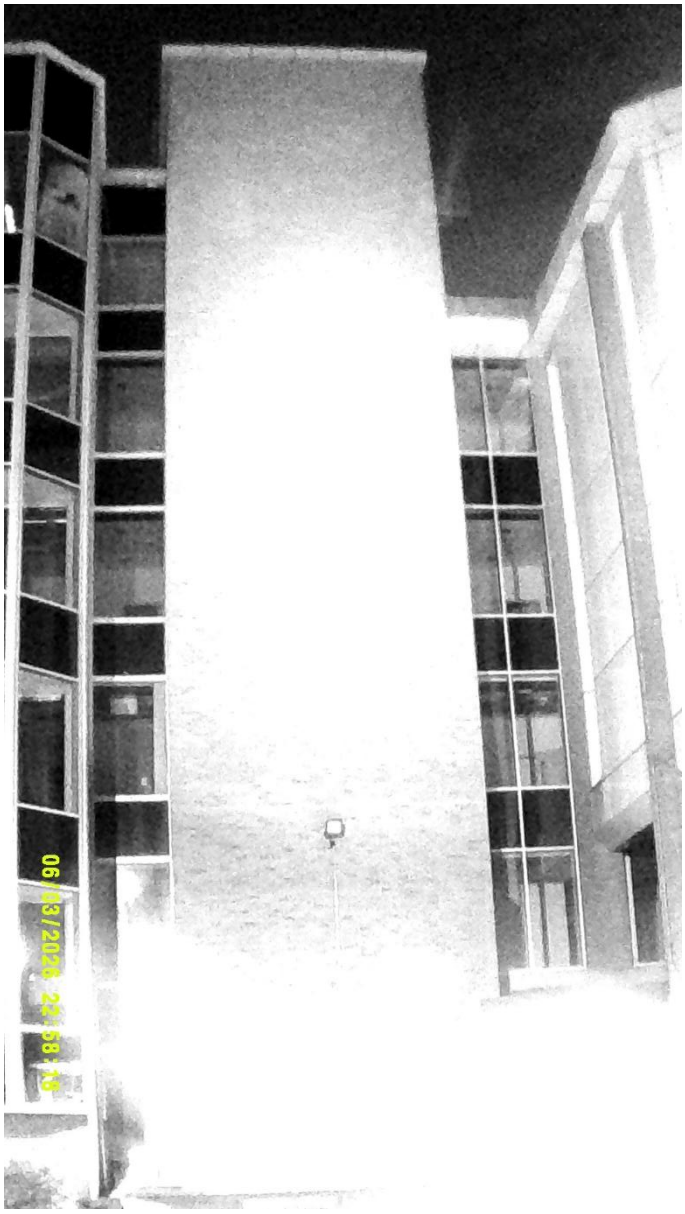


Image 3. Showing the south-eastern aspect of the property.



Image 4. Showing the north-western aspect of the property.