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BAT PRESENCE / ABSENCE SURVEY

At

232- 236 Palatine Road
Didsbury
Manchester
M20 2WF

NGR: SJ 83588 90961

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CONTENTS

EXECUTIVE SUMMARY **3**
1 INTRODUCTION **5**
1.1 Author, surveyors and qualifications 5
1.2 Survey objectives 6
1.3 Proposed development 6
1.4 Structure of the report 6
2 METHODOLOGY **7**
2.1 General 7
2.2 Building inspection 7
2.3 Emergence surveys 8
2.4 Survey limitations 9
3 RESULTS **10**
3.1 Habitat assessment 10
3.2 Building inspections 10
3.3 Emergence surveys 12
3.4 Activity summary 12
4 EVALUATION AND RECOMMENDATIONS **14**
4.1 Evaluation of results 14
4.2 Roost assessment 14
4.3 Mitigation and compensation measures 15
5 CONCLUSION **17**
6 REFERENCES **18**
APPENDICES **19**
Appendix 1 – Site plan 19
Appendix 2 – Aerial photographs 20
Appendix 3 – Photographs 21
Appendix 4 – Results 22
Appendix 5 – External lighting guidance 23
Appendix 6 – Statutory and planning context 24

EXECUTIVE SUMMARY

A bat scoping survey was undertaken at 232–236 Palatine Road, Didsbury, by United Environmental Services Ltd (UES) on 9th August 2024. The survey identified a number of potential roost features (PRFs) within the four buildings onsite. Buildings 1–3 were assessed as having moderate potential to support roosting bats, while Building 4 was assessed as having low potential. Subsequent presence / absence surveys undertaken in August and September 2024 confirmed two common pipistrelle *Pipistrellus pipistrellus* day roosts within Buildings 1 and 2.

Roost 1 comprised three common pipistrelles emerging on separate occasions from the eaves of the south-eastern gable end of Building 2. This was classified as a day roost used occasionally by a small number of common pipistrelles.

Roost 2 comprised a single common pipistrelle emerging from behind lifted bitumen felt on the wooden bargeboard of the north-western flat roof extension of Building 1. This was classified as a day roost used occasionally by a single common pipistrelle.

Updated dusk emergence surveys were undertaken on 19th and 20th August 2026 to establish the current use of the buildings by roosting bats and inform the proposed development. Buildings 1 and 2 were surveyed on 19th August 2026, while Buildings 2, 3 and 4 were surveyed on 20th August 2026. The surveys were undertaken at an appropriate time of year and in suitable weather conditions, with reference to current Bat Conservation Trust (BCT) guidance.

The vegetation surrounding Building 4 had been cleared since the 2024 surveys, allowing a more comprehensive inspection of the building. No suitable PRFs were identified within the brickwork, although the internal timber beams were considered to provide limited opportunities for roosting bats.

Common pipistrelle and soprano pipistrelle *Pipistrellus pygmaeus* calls, including social calls, were recorded acoustically during the survey on 19th August 2026. The bats were not visually observed, and no bats were recorded emerging from Buildings 1 or 2. Common and soprano pipistrelle commuting activity was recorded during the survey on 20th August 2026, but no bats were recorded emerging from Buildings 2, 3 or 4.

No occupied bat roosts were identified during the August 2026 surveys. However, the absence of emergences during these surveys does not negate the previously confirmed roosts within Buildings 1 and 2. The historical roost locations must therefore continue to be considered when determining the mitigation and compensation requirements for the proposed demolition.

As the proposed works will affect previously confirmed common pipistrelle roosts within Buildings 1 and 2, the development will require registration under the Natural England Earned Recognition (ER) scheme before works affecting the roosts commence. The final mitigation and compensation measures will be confirmed by the appropriately accredited ecologist as part of the ER registration process, and the works must be undertaken in accordance with the approved method statement.

Evidence of nesting feral pigeons *Columba livia domestica* and jackdaws *Coloeus monedula* was recorded during the 2024 scoping survey. Demolition works should therefore preferably be undertaken outside the breeding bird season and should not be undertaken from March to August inclusive. Where this is not possible, a breeding bird nest check should be undertaken immediately prior to commencement by a suitably

experienced ecologist. If an active nest is identified, appropriate measures will be implemented to avoid its disturbance or destruction until the nest is no longer active. Feral pigeons can breed throughout the year and, where active feral pigeon nests would prevent the works from proceeding, a suitably qualified pest-control contractor may be required to undertake their removal in accordance with the terms and conditions of the relevant general licence.

This report should be read in conjunction with Appendices 1 to 6, which provide visual representations of the survey results and relevant statutory and planning context.

1 INTRODUCTION

1.1 Author, surveyors and qualifications

This report is written and compiled by Tilly Horrigan BSc, UES Graduate Ecologist. Other surveyors from the 2024 and 2026 surveys include:

- Daniel Smith BSc MScRes ACIEEM, UES Senior Ecologist. Daniel is licensed by Natural England to disturb, take and handle all species of bats under licence number 2025-85030-CL18-BAT (level 2).
- Mark Halliwell MBiol PgDip MCIEEM, 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).
- Alasdair Grubb BSc ACIEEM, UES Sub-contractor. Alasdair is licensed by Natural England to disturb, take and handle all species of bats under licence number 2022-10906-CL18-BAT (level 2).
- Paul Cassidy ACIEEM, UES Sub-contractor. Paul is licensed by Natural England to disturb, take and handle all species of bats under licence number 2017-27610-CLS-CLS (level 2).
- Ysobella Cox BSc MBiol ACIEEM, UES Senior Ecologist. Ysobella is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2025-85177-CL17-BAT (level 1). Ysobella is listed as an accredited agent on the bat survey licence of Toby Hart (2025-85916-CL19/20-BAT (level 3 & 4)). As such, she has been deemed competent to undertake licensable activities such as using an endoscope to survey for bats.
- Bethan Beeston BA, UES Sub-contractor. Bethan is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2025-85339-CL17-BAT (level 1). Bethan is listed as an accredited agent on the bat survey licence of Toby Hart (2025-85916-CL19/20-BAT (level 3 & 4)). As such, she has been deemed competent to undertake licensable activities such as using an endoscope to survey for bats.
- Josh Howard BSc, UES Field Ecologist. Josh 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 bats.
- Harry Fox BSc MRes, UES Ecologist. Harry is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2026-89769-SCI-CL17 (level 1). Harry is also 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 bats.
- Nathaniel Foley MSci, UES Ecologist. Nathaniel is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2026-89911-SCI-CL17 (level 1). Nathaniel is listed as an accredited agent on the bat survey licence 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 bats.
- Megan Morrell-Tickle BSc, UES Graduate Ecologist
- Tilly Horrigan BSc, UES Graduate Ecologist
- Lauren Hancox BSc MSc, UES Graduate Ecologist
- Osian Shirley MSci, UES Graduate Ecologist
- Ben Cowell MEng, UES Trainee Ecologist

- Toby Leverett BSc MSc, UES Trainee Ecologist.
- Stephen Atkinson, UES Sub-contractor
- Mark Jeffries, 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 to undertake updated bat presence / absence surveys in August 2026 with the following objectives:

- Conduct internal and external building inspections to look for field signs of bats
- Confirm bat presence or likely absence by conducting emergence 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 development proposals include the demolition of three apartment blocks and the construction of new residential units.

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.

This report should be read in conjunction with Appendices 1 to 6, which provide visual representations of the survey results and relevant statutory and planning context.

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 internal and external inspections as part of a bat scoping survey undertaken by UES on 9th August 2024, which was conducted by Alasdair Grubb and Josh Howard. An updated inspection was conducted by Josh Howard and Bethan Beeston on 19th August 2026. The buildings were searched both externally and internally for bat presence and features associated with bat activity, as detailed in BCT guidance (Collins, 2023).

2.2.1 External inspection

The external inspections of the buildings were 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
- Windowsills 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 inspections covered all of the accessible rooms and roof spaces within the buildings. 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 Emergence surveys

Potential roost access points identified during the previous building inspections were covered by surveyors during the dusk emergence periods. Buildings 1 and 2 were surveyed on 19th August 2026, while Buildings 2, 3 and 4 were surveyed on 20th August 2026.

Bat echolocation calls, flight behaviour and habitat characteristics were recorded where possible to determine species and establish how bats were using the site. Surveyors and night vision aids were positioned to provide coverage of the relevant potential roost access points.

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 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.

Canon XA11 Professional Video Cameras were used in conjunction with infra-red LED illuminators to monitor parts of the building during the surveys. The cameras were positioned to cover potential roost access points. Footage of the survey was recorded and reviewed post-survey.

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
16/08/24	Emergence (Buildings 1 & 2)	20:19 – 22:04	20:34	16°C	Still	Dry	0%

18/08/24	Emergence (Buildings 1 & 2)	20:15 – 22:00	20:30	18°C	Still	Dry	0%
24/08/24	Emergence (Building 4)	20:01 – 21:46	20:16	16°C	Still	Dry	10%
23/09/24	Emergence (Buildings 2 & 3)	18:49 – 20:34	19:04	12°C	Still	Light	100%
24/09/24	Emergence (Buildings 2 & 3)	18:47 – 20:32	19:02	12°C	Still	Dry	25%
19/08/26	Emergence (Buildings 1 and 2)	20:13-21:58	20:28	23°C	Still	Dry to light rain	75%
20/08/26	Emergence (Buildings 2, 3 and 4)	20:11-21:56	20:26	15°C	Still	Dry	100%

2.4 Survey limitations

The survey undertaken on 19th August 2026 was completed at an appropriate time of year and in suitable weather conditions. No survey limitations were encountered.

During the survey on 20th August 2026, technical issues were encountered with the Anabat Scout detectors. The available detectors were shared between adjacent survey positions to maintain acoustic coverage of the relevant building aspects. As the positions were located close together and visual coverage was maintained using night vision aids and infrared cameras, this is not considered to have materially affected the survey results.

3 RESULTS

3.1 Habitat assessment

232 – 236 Palatine Road is situated within the urban area of Didsbury. The habitats on site are mostly composed of hardstanding and built features including residential buildings and accompanying driveways and footpaths. The hardstanding merges into an area of tall ruderal and dense scrub to the west of the development site. Hedgerows and tree lines demarcate the site boundary offering good connectivity to the surrounding area for commuting bats.

The River Mersey is approximately 100m west of the proposed development site with riparian strips creating dark commuting corridors for bats. The proposed development site is situated close to Withington and Northenden golf courses located to the east and west, respectively. Both golf courses feature managed lawns, waterbodies, lines of trees, hedgerows, and sand bunkers. The river, open green spaces and hedgerows offer good quality foraging opportunities and connects the development site to the wider area.

Low quality habitats are offered by the wider surrounding area, mostly comprising urban habitats such as residential and commercial properties with associated gardens, hardstanding driveways, footpaths, and car parks. The residential properties feature scattered trees, hedgerows, and lines of trees of which provide supplementary foraging and roosting opportunities. However, some areas of the wider area are poorly connected to the development boundary due to significant barriers such as the M56, and M60 motorways, limited greenspace, and built-up urban areas.

3.2 Building inspections

For the purpose of this report, the buildings on site have been renamed Buildings 1 – 4 (See Appendix 1 – Site Plan).

3.2.1 External inspection

Building 1 is a multi-storey detached brick residential block that contains multiple residential dwellings and features a single-storey extension to the rear of the property. The double pitched gable ended roof features slate tiles and a red brick chimney. The roof features numerous lifted and raised ridge and roof tiles suitable for roosting bats (See Appendix 3 – Photographs; Photograph 2).

Wooden bargeboards are present along the eaves and despite their poor condition, they do not exhibit any PRFs. There are bay windows on the south-eastern aspect of the building that have gaps between the concrete lintels and PVC window frames (Photograph 3). The gaps are suitable for a low number of crevice dwelling bats. The front door features an arched entrance comprising brick which is tightly sealed with no PRFs.

The single-storey extension has a flat roof lined with bitumen. Gaps are present where the bitumen felt folds over the bargeboards (Photograph 4).

Building 2 is a multi-storey detached brick residential block that contains multiple residential dwellings and several extensions at the rear of the property. The extensions include a two-storey and a single-storey extension that feature a mixture of pitched and flat roofs. The main building features a multiple pitched roof with a skylight, flat roof dormer and red brick chimney (Photograph 6). A large dormer window at the western aspect of the main roof features

horizontal timber cladding with several lifted slats creating suitable gaps for roosting bats (Photograph 7).

Roof and ridge tiles are in moderate condition with small amounts of lifted and uneven tiles particularly in proximity to the chimney at the southern aspect (Photograph 8). Numerous sections of the bitumen lining on the roof of the extension are lifted that grant suitable PRFs for bats (Photograph 9). The bay windows at the south-eastern aspect of the property feature a flat roof with metal lining that overhangs the bay. The lining does not sit flush with the bay walls providing a gap suitable for crevice dwelling bats (Photograph 10).

Building 3 is a multi-storey detached brick residential block that contains multiple residential dwellings and features a single-storey flat roof extension to the rear of the property and a single storey flat roof garage at the southern aspect. The main building features a single pitched roof, red brick chimneys, and multiple pitched roof dormer windows.

A small gap is present under a lifted section of lead cladding that surrounds a dormer window (Photograph 12). The wooden cladding and bargeboards of the dormers are in good condition with no PRFs. A section of the brick wall has mortar cladding in poor condition featuring cracks and crevices (Photograph 13).

The garage extension walls are in poor condition with gaps between the brick and mortar in numerous sections (Photograph 14). Additionally, gaps are present around the concrete lintels (Photograph 15). However, the gaps present within the garage walls are mostly obstructed by cobwebs indicating no recent use by bats.

Building 4 is a derelict brick building previously used as a garage. During the 2024 surveys, the building was heavily covered by dense scrub; however, this vegetation has since been cleared, exposing the building and allowing a more comprehensive inspection. The building has a flat roof covered with corrugated asbestos sheets. The northern elevation is open, providing access to the multiple garage compartments. The brick walls are generally in good condition, with no suitable cavities or other PRFs identified. No PRFs were recorded during the inspection.

No bat droppings or other field signs of bats were found during any of the external building inspections.

3.2.2 Internal inspection

Building 1 features a large open loft space measuring approximately 3m high, 10m wide and 10m long. It is accessible through a crevice in the wall that separates a bedroom and the loft space. The ceiling is lined with a breathable membrane in good condition with no visible tears. The eastern gable end features a notable gap within the brickwork. There is light ingress from the skylight and at the southern eaves. Additionally, an access point at the southern aspect is present (Photograph 20).

Rat *Rattus norvegicus* droppings and a large amount of pigeon excrement (Photograph 18) were identified during the survey.

Building 2 has no internal loft void. However, the building features a basement that is regularly accessed with limited features. Additionally, it is fitted with lights that are switched on most of the time. The basement features a small number of cracks and crevices within the brickwork. However, these were fully inspected, and no bats were found.

Building 3 features an open, simple pitch loft void. There are two gable ends composed from brick at the north-eastern and south-western aspect. The ceilings are bitumen lined in moderate condition featuring several punctures throughout. The floor is fitted with flanked loft insulation. There is a very small amount of light ingress from the north-eastern eaves.

A large unoccupied jackdaw nest was identified at the western section of the loft space (Photograph 24). Additionally, two feral pigeon nests with squabs present were identified.

The basement is heavily cluttered and regularly accessed. The entrance doorframe features gaps suitable for roosting bats and for access points (Photographs 25).

Building 4 is a derelict, disused garage comprising five separate compartments. No loft voids are present. The northern elevation is open, resulting in relatively high levels of internal light. Timber beams extend across the building to support the roof; however, these provide limited opportunities for roosting bats due to the open and relatively exposed nature of the building. No bats or evidence of roosting bats were recorded during the internal inspection.

No bat droppings or other field signs of bats were found during any of the internal building inspections.

3.3 Emergence surveys

Table 2 – Survey results

DATE	SURVEY TYPE	SPECIES	NO. OF BATS	ROOST LOCATION	ACCESS POINT	TIMINGS
16/08/24	Emergence (Buildings 1 & 2)	N/A	0	N/A	N/A	N/A
18/08/24	Emergence (Buildings 1 & 2)	Common pipistrelle	3	Building 2 at the south-eastern gable end (Roost 1)	At the eaves	20:37 20:39 20:56
24/08/24	Emergence (Building 4)	N/A	0	N/A	N/A	N/A
23/09/24	Emergence (Buildings 2 & 3)	N/A	0	N/A	N/A	N/A
24/09/24	Emergence (Buildings 2 & 3)	Common pipistrelle	1	Building 1 at the north-western extension gable end (Roost 2)	Behind lifted bitumen felt on the wooden bargeboards	19:18
19/08/26	Emergence (Buildings 1 & 2)	N/A	0	N/A	N/A	N/A
20/08/26	Emergence (Buildings 2, 3 & 4)	N/A	0	N/A	N/A	N/A

3.4 Activity summary

Table 3 – Bat activity summary

DATE	SURVEY TYPE	SPECIES	NOTES
16/08/24	Emergence (Buildings 1 & 2)	Common pipistrelle Soprano pipistrelle Noctule	Foraging and commuting activity recorded throughout the survey. Commuting over the site. Commuting over the site.
18/08/24	Emergence (Buildings 1 & 2)	Common pipistrelle Soprano pipistrelle Myotis Sp.	Foraging and commuting activity recorded throughout the survey. Foraging and commuting activity recorded throughout the survey. Activity recorded once during the survey.
24/08/24	Emergence (Building 4)	Common pipistrelle Soprano pipistrelle	Low levels of commuting activity during the survey. Low levels of commuting activity during the survey.
23/09/24	Emergence (Buildings 2 & 3)	Common pipistrelle Soprano pipistrelle	Low levels of foraging and commuting activity recorded equally during the survey from both soprano and common pipistrelles.
24/09/24	Emergence (Buildings 2 & 3)	Common pipistrelle Soprano pipistrelle Noctule	Low levels of foraging and commuting activity. Low levels of foraging and commuting activity. Low levels of commuting activity.
19/08/26	Emergence (Buildings 1 and 2)	Common pipistrelle Soprano pipistrelle	Low levels of foraging, commuting and socialising activity. Low levels of foraging, commuting and socialising activity.
20/08/26	Emergence (Buildings 2, 3 and 4)	Common pipistrelle Soprano pipistrelle	Low levels of commuting activity. Low levels of commuting activity.

4 EVALUATION AND RECOMMENDATIONS

4.1 Evaluation of results

232–236 Palatine Road is located within the urban area of Didsbury. Habitats within and immediately surrounding the site include hardstanding, dense scrub, tall ruderal vegetation, hedgerows and trees. The hedgerows and other linear vegetation provide connectivity between the site and suitable habitats within the surrounding landscape.

Despite its urban location, higher-quality habitats are present within the wider area. The site is located in close proximity to the River Mersey and between two golf courses to the east and west. These habitats provide suitable foraging and commuting opportunities for bats, including areas of water and associated vegetation likely to support invertebrate prey. Mature trees within the surrounding landscape also provide additional potential roosting opportunities.

Buildings 1–3 contain numerous external PRFs, including lifted roof and ridge tiles, gaps beneath timber cladding and lifted bitumen felt. Internal PRFs are more limited and include tears within bitumen lining and gaps within the brickwork.

Due to the number and suitability of PRFs present, together with the quality and connectivity of habitats within the surrounding landscape, Buildings 1–3 were assessed as having moderate potential to support roosting bats and were therefore subject to two presence / absence surveys.

Building 4 was heavily concealed by dense scrub during the 2024 surveys and was assessed as having low potential to support roosting bats. The vegetation surrounding the building had been cleared prior to the 2026 surveys, allowing a more comprehensive inspection of the structure. The building is open along its northern elevation and has relatively high levels of internal light. No suitable PRFs were identified within the brickwork, while the exposed internal timber beams provide only limited opportunities for roosting bats. A single presence / absence survey was undertaken in accordance with its previous low-potential classification, during which no bats were recorded emerging from the building. No further survey or mitigation in relation to Building 4 is considered necessary.

Low levels of common pipistrelle and soprano pipistrelle activity were recorded during the 2026 presence / absence surveys. No bats were recorded emerging from Buildings 1–4 during the 2026 surveys.

However, the presence / absence surveys undertaken in 2024 identified two common pipistrelle day roosts, comprising one roost within Building 1 and one roost within Building 2. These previously identified roosts are characterised further in Section 4.2, with their locations shown on the site plan provided at Appendix 1.

4.2 Roost assessment

Roost 1 – Three common pipistrelles were recorded emerging separately from the eaves of the south-eastern gable end of Building 2 during the 2024 surveys. This is considered to be a day roost used by a small number of common pipistrelles on an occasional basis. No bats were recorded emerging from this roost during the August 2026 surveys.

Roost 2 – A single common pipistrelle was recorded emerging from behind lifted bitumen felt on the wooden bargeboard of the north-western flat roof extension of Building 1 during the

2024 surveys. This is considered to be a day roost used by a single common pipistrelle on an occasional basis. No bats were recorded emerging from this roost during the August 2026 surveys.

4.3 Mitigation and compensation measures

4.3.1 Bats

Common pipistrelle day roosts were confirmed within Buildings 1 and 2 during the 2024 surveys. Although no bats were recorded emerging from either building during the 2026 presence / absence surveys, the negative survey results do not negate the previous roost records. As the proposed works will result in impacts to the known roosts, the development will require registration under the Natural England Earned Recognition (ER) scheme before works affecting the roosts commence. The final mitigation and compensation measures will be confirmed by the appropriately accredited ecologist as part of the ER registration process.

The following measures outline the anticipated mitigation and compensation measures required to safeguard bats during the development. The final working methods will be confirmed through the relevant licensing process and must be followed by contractors undertaking works affecting the known roosts:

- Prior to commencement of works affecting Buildings 1 and 2, the project ecologist will deliver a toolbox talk to the relevant contractors. This will cover bat ecology, bats and the law, the locations of the known roosts, the required working methods and the procedure to follow should a bat or evidence of bats be encountered.

- Prior to destructive works, two Schwegler 2FN bat boxes, or suitable alternatives agreed by the project ecologist, will be installed on retained mature trees within the site or other suitable locations within the applicant's control. Where no suitable trees are available, alternative locations will be agreed by the project ecologist. Boxes will be installed at an appropriate height and aspect, with a clear flight path and away from sources of artificial lighting and other disturbance.

- The known roost locations within Buildings 1 and 2 will be inspected by the licensed ecologist immediately prior to works affecting these features, where the features remain accessible for inspection. An endoscope may be used where appropriate to determine whether bats are present and to inform the supervised working method.

- The known roost features and other potentially suitable features within the affected areas of Buildings 1 and 2, including raised roof tiles and other accessible crevices, will be carefully removed by hand under the direct supervision of an appropriately licensed ecologist. Materials will be removed in a controlled manner to allow any bats present to be identified and safely dealt with in accordance with the relevant licence and agreed method statement.

- If a bat is encountered during the works, works within the immediate area will cease and the supervising ecologist will determine the appropriate course of action in accordance with the relevant licence and method statement. Any bat requiring veterinary attention or rehabilitation will be transferred to an appropriate bat carer or veterinary professional where necessary.

- External lighting will be designed to minimise illumination of retained and proposed bat roosting features and important commuting and foraging habitats. Lighting will be directed away from retained trees, hedgerows and installed bat boxes. Further guidance is provided at Appendix 6 – External Lighting Guidance.

- The requirement for any additional pre-commencement survey or inspection will be determined by the project ecologist as part of the licensing process, taking account of the time elapsed since the most recent surveys and any changes in the condition of the buildings or surrounding habitats.

- As an ecological enhancement, integrated bat roosting features should also be incorporated into the proposed new buildings. Suitable locations and specifications should be agreed with the project ecologist and positioned away from artificial lighting.

- UES will remain available throughout works affecting the known roosts to provide ecological advice and respond should bats or evidence of bats be encountered. **UES can be contacted directly on 01565 757788.**

4.3.2 Birds

Evidence of nesting feral pigeons and jackdaws was recorded during the scoping survey. As such, it is recommended that demolition works take place outside the breeding bird season and should not be undertaken from March to August inclusive. If this is not possible, a breeding bird nest check should be undertaken immediately prior to the commencement of works by a suitably experienced ecologist, with an Ecological Clerk of Works (ECoW) appointed where considered necessary.

If an active nest is identified, an appropriate exclusion zone should be established and maintained until the young have fledged and the nest is no longer in use.

It should be noted that feral pigeons can breed throughout the year and are not restricted to the typical breeding bird season. Where active feral pigeon nests would prevent the works from proceeding, a suitably qualified pest-control contractor may be required to undertake their removal in accordance with the terms and conditions of the relevant general licence.

5 CONCLUSION

232–236 Palatine Road is situated within an urban area that provides low to moderate-quality habitat for foraging and commuting bats. The site is connected to higher-quality habitats associated with the River Mersey and the golf courses to the east and west.

Buildings 1–3 contain multiple PRFs and were assessed as having moderate potential to support roosting bats. Building 4 was previously assessed as having low potential to support roosting bats. Following clearance of the surrounding vegetation, the building was more accessible during the 2026 survey and no suitable PRFs were identified, although limited opportunities are provided by the internal timber beams.

Presence / absence surveys undertaken in 2024 confirmed two common pipistrelle day roosts, comprising a roost used by a single bat within Building 1 and a roost used by a small number of bats within Building 2.

Updated dusk emergence surveys were undertaken on 19th and 20th August 2026. Low levels of common pipistrelle and soprano pipistrelle activity were recorded; however, no bats were observed emerging from Buildings 1–4. The previously confirmed roost locations within Buildings 1 and 2 were therefore not shown to be occupied during the 2026 surveys. However, the negative survey results do not negate the previous roost records.

As the proposed demolition will affect the locations of the previously confirmed common pipistrelle roosts within Buildings 1 and 2, the development will require registration under the Natural England ER scheme before works affecting the roosts commence. The final mitigation and compensation measures will be confirmed by the appropriately accredited ecologist as part of the ER registration process.

Evidence of nesting feral pigeons and jackdaws was recorded during the 2024 scoping survey. Demolition works should therefore preferably be undertaken outside the breeding bird season. Where this is not possible, a breeding bird nest check will be required immediately prior to works, with appropriate measures implemented to avoid impacts on active nests. As feral pigeons can breed throughout the year, a suitably qualified pest-control contractor may be required where active feral pigeon nests would prevent the works from proceeding, with any removal undertaken in accordance with the terms and conditions of the relevant general licence.

6 REFERENCES

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APPENDICES

Appendix 1 – Site plan


232-236 Palatine Road, Didsbury
Site Plan
Site boundary
Building 1
Building 2
Building 3
Building 4
Surveyor positions
Roost locations
Bat flight path
232
234
236
R1
R2
Map data © 2026 Google, Imagery © 2026 Google

Appendix 2 – Aerial photographs


232-236 Palatine Road, Didsbury
Close aerial photograph
Survey boundary
Map data © 2026 Google, Imagery © 2026 Google


232-236 Palatine Road, Didsbury
Wide aerial photograph
Site location
Map data © 2026 Google, Imagery © 2026 Google

Appendix 3 – Photographs



Photograph 1 – South-eastern aspect of Building 1.


Photograph 2 – Displaced roof tiles at the south-western gable end of Building 1.



Photograph 3 – PRFs present between concrete lintel and window frame at Building 1.



Photograph 4 – Gaps present underneath the lifted sections of bitumen roof felt at Building 1. Roost 2 is present under the raised roof felt.



Photograph 5 – South-eastern aspect of Building 2. Roost 1 location highlighted.



Photograph 6 – North-western aspect of Building 2 including the extensions.



Photograph 7 – Timber cladding present on a dormer featuring raised slats at Building 2.


Photograph 8 – Uneven and lifted roof tiles of Building 2. Most notably towards the gable end and around the chimney of Building 2.



Photograph 9 – Numerous sections of lifted bitumen roof lining at Building 2.



Photograph 10 – Gaps present underneath the overhanging metal lining at Building 2.



Photograph 11 – South-western aspect of Building 3, featuring the north-western extension and south-western garage.



Photograph 12 – Lifted lead flashing creating a suitable gap for roosting bats at Building 3.



Photograph 13 – Section of mortar cladding with gaps and crevices present at Building 3.



Photograph 14 – Gaps present within the brickwork and mortar at Building 3.



Photograph 15 – Cobwebbed gaps at the concrete lintels of the garage of Building 3.


Photograph 16 – Building 4 heavily concealed by vegetation.



Photograph 17 – Building 4 post vegetation clearance. Showing northern elevation.



Photograph 18 – Internal loft space of Building 1.



Photograph 19 – Breathable roof membrane in good condition with no visible tears. Also present are large concentrations of pigeon excrement.



Photograph 20 – Access point at the southern aspect of the loft void of Building 1.



Photograph 21 – Large gap above the timber doorframe that could be utilized as an access point.



Photograph 22 – Internal loft void of Building 3.



Photograph 23 – Bitumen lining featuring several tears.



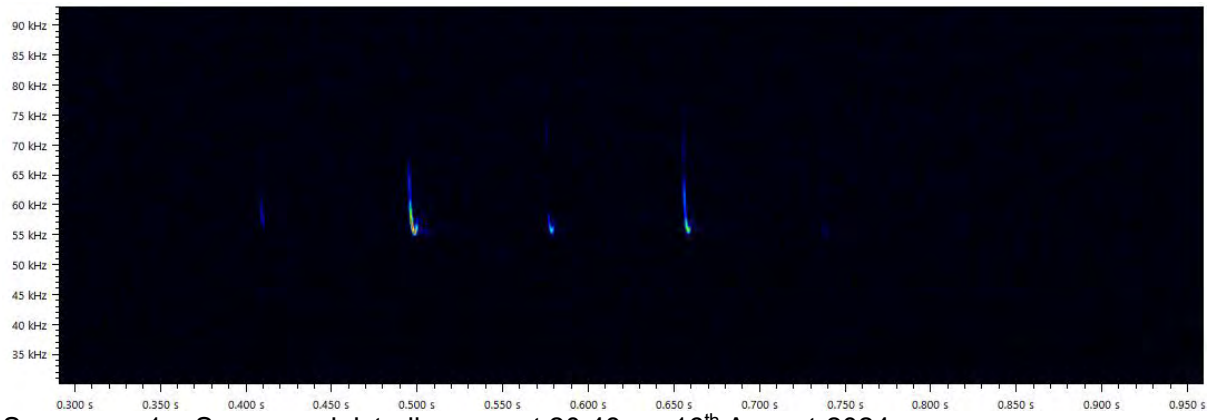
Photograph 24 – Unoccupied jackdaw nest that was identified at the west aspect of the loft in Building 3.



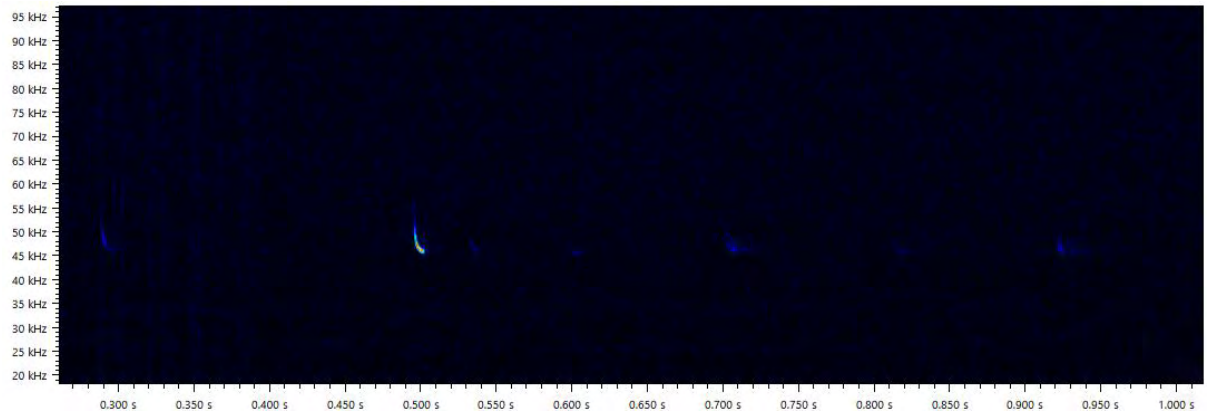
Photograph 25 – Gaps present between the timber doorframe and brickwork.


Photograph 26 – Interior of Building 4.

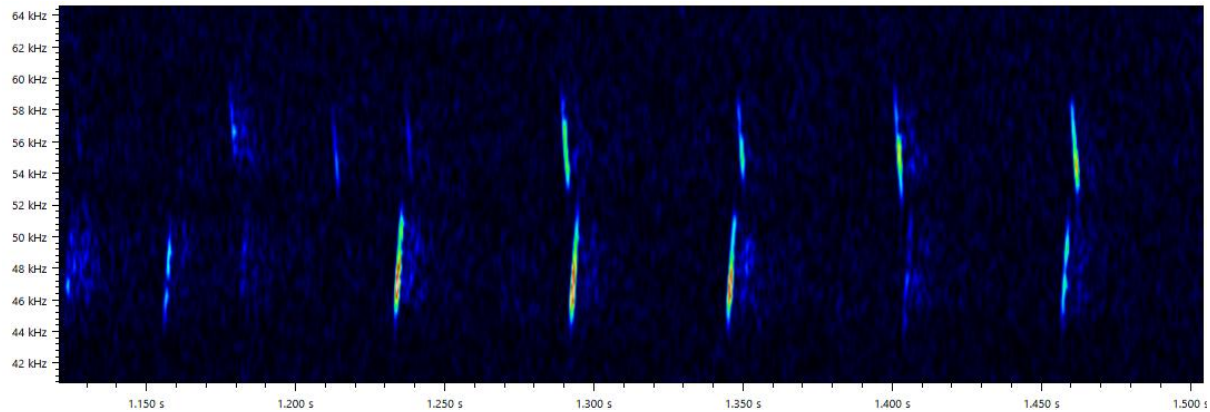
Appendix 4 – Results



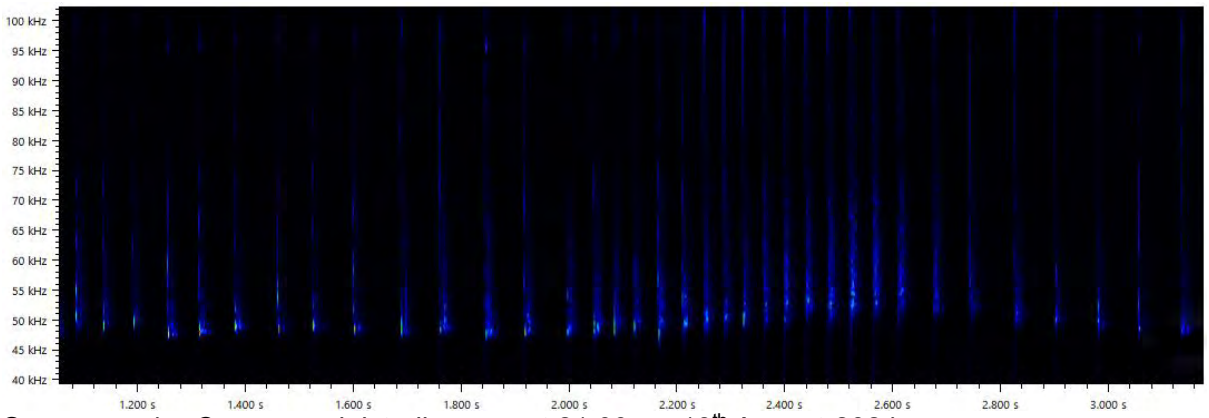
Sonogram 1 – Soprano pipistrelle pass at 20:48 on 16th August 2024.



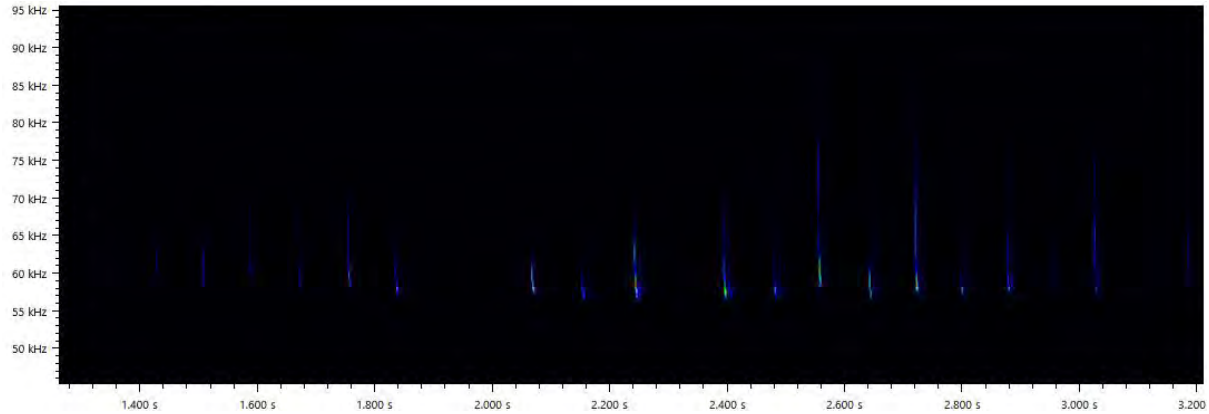
Sonogram 2 – Common pipistrelle pass at 21:16 on 16th August 2024.



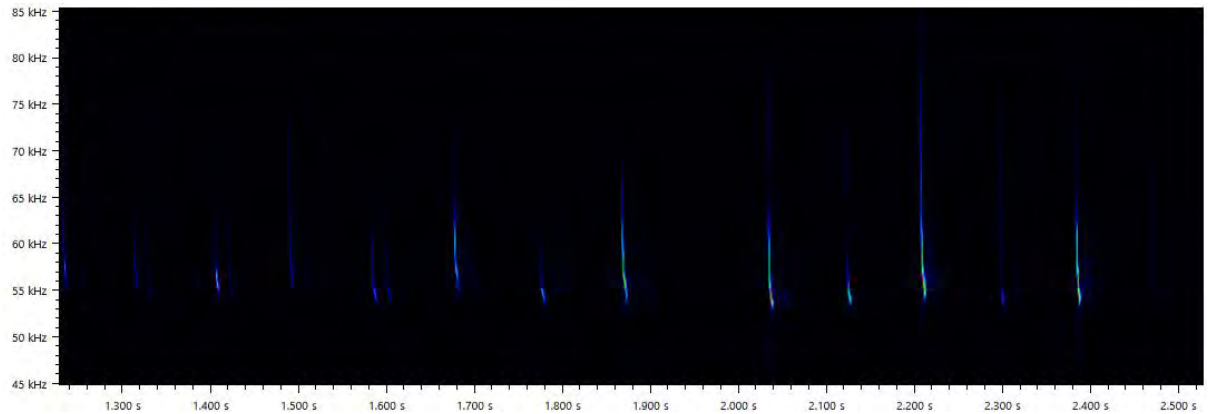
Sonogram 3 – *Myotis* Sp. pass at 20:32 on 18th August 2024.



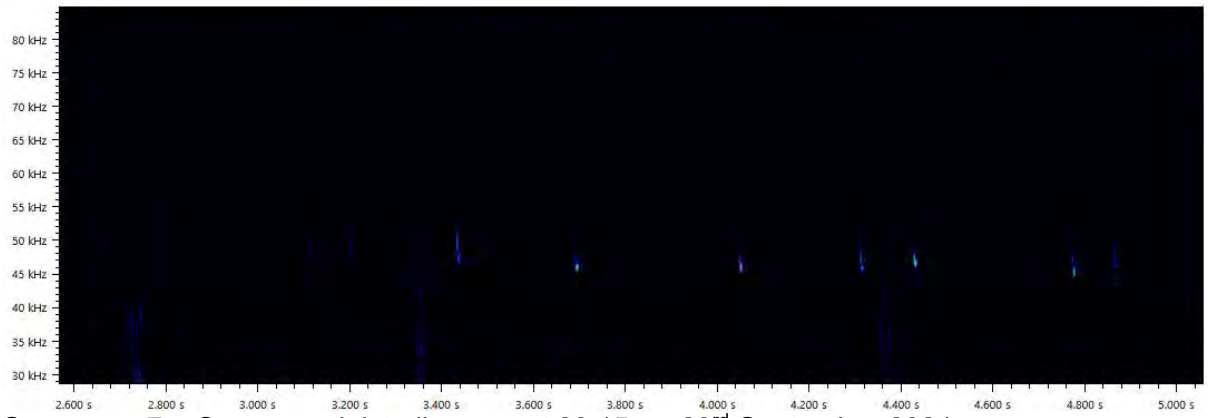
Sonogram 4 – Common pipistrelle pass at 21.09 on 18th August 2024.



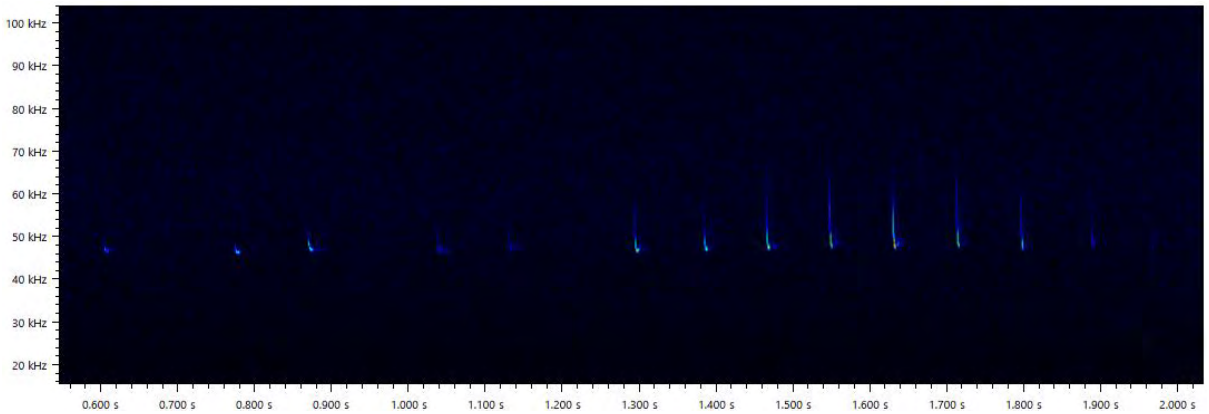
Sonogram 5 – Soprano pipistrelle pass at 21.55 on 18th August 2024.



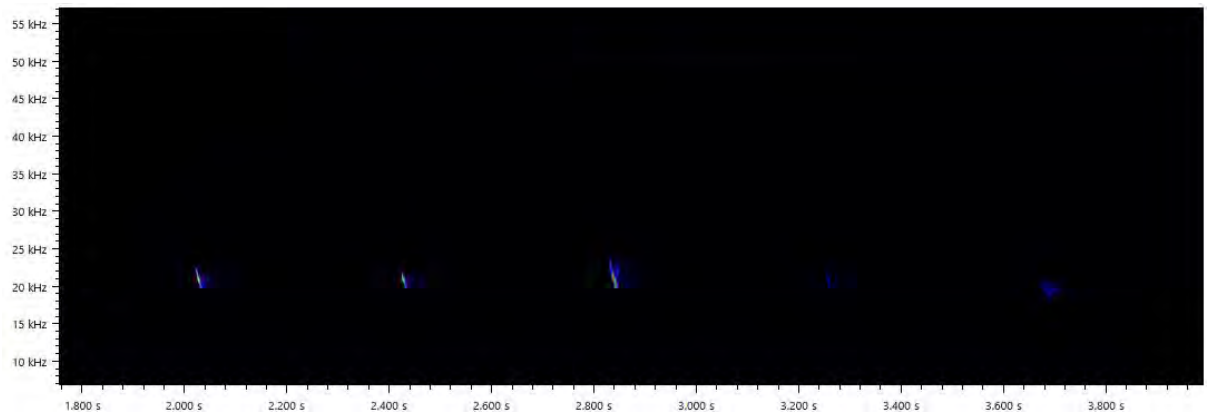
Sonogram 6 – Soprano pipistrelle pass at 19:24 on 23rd September 2024.



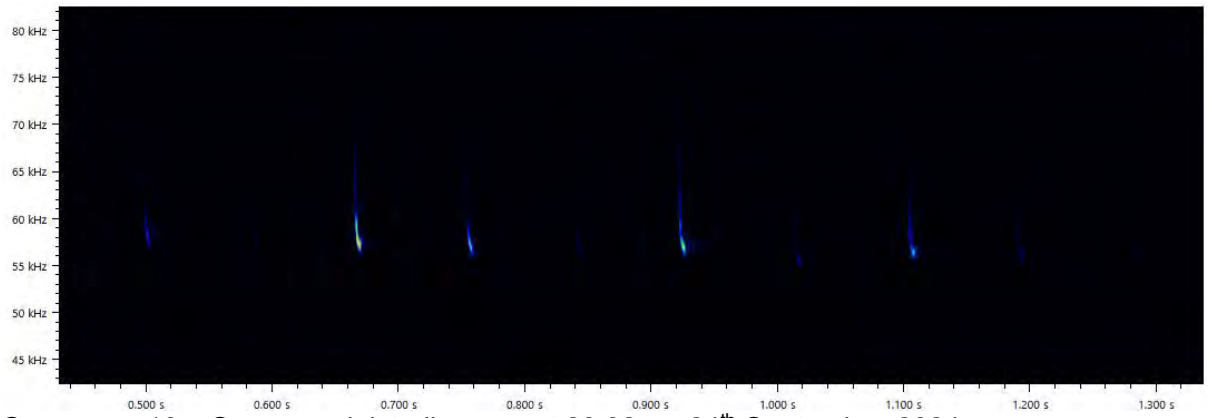
Sonogram 7 – Common pipistrelle pass at 20:15 on 23rd September 2024.



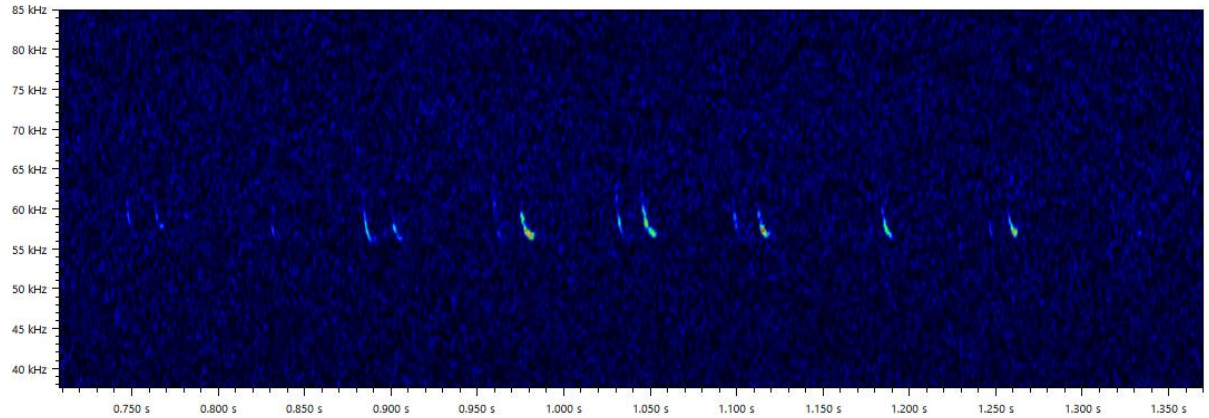
Sonogram 8 – Common pipistrelle pass at 19:21 on 24th September 2024.



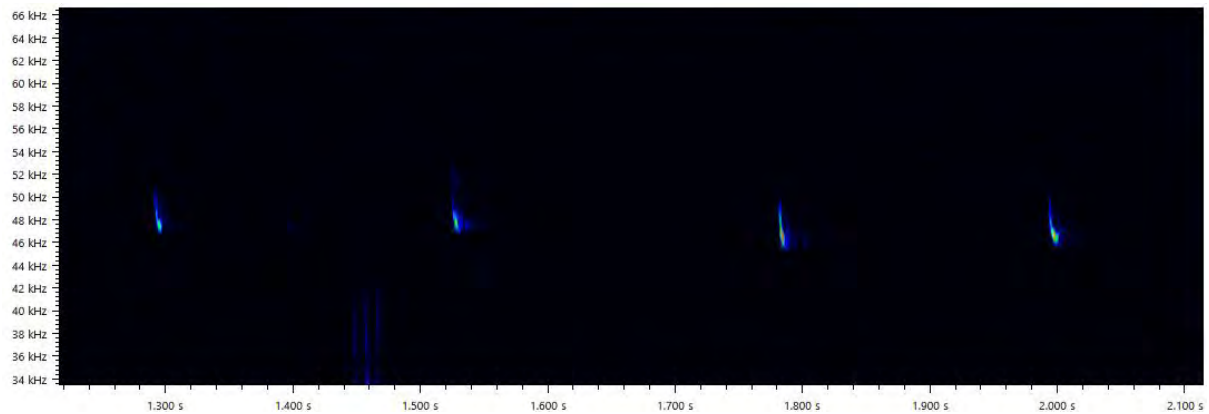
Sonogram 9 – Noctule pass at 19:36 on 24th September 2024.



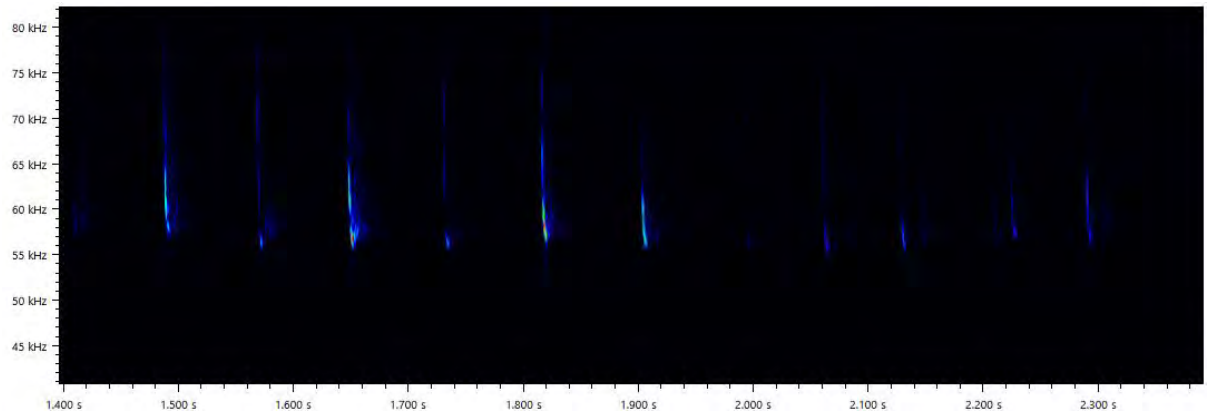
Sonogram 10 – Soprano pipistrelle pass at 20:32 on 24th September 2024.



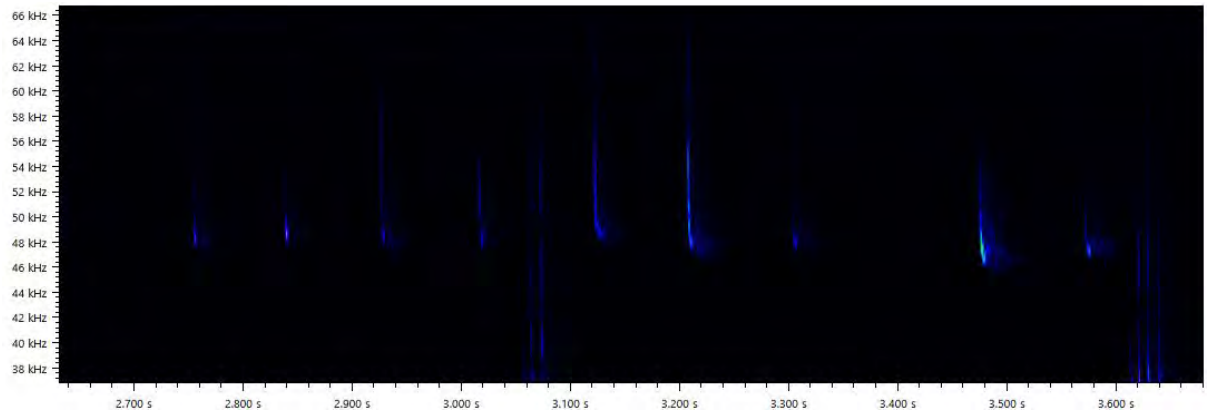
Sonogram 11 – Soprano pipistrelle pass at 21:25 on 19th August 2026.



Sonogram 12 – Common pipistrelle pass at 21:30 on 19th August 2026.



Sonogram 13 – Soprano pipistrelle pass at 20:45 on 20th August 2026.



Sonogram 14 – Common pipistrelle pass at 21:13 on 20th August 2026.

Appendix 5 – External lighting guidance



Screenshot 1 – Nightfox Whisker 8's viewpoint on 16th August 2024.



Screenshot 2 – Nightfox Whisker 7's viewpoint on 18th August 2024.



Screenshot 3 – Nightfox Whisker 8's viewpoint on 18th August 2024.



Screenshot 4 – Nightfox Whisker 9's viewpoint on 18th August 2024.



Screenshot 5 - Nightfox Whisker 12's viewpoint on 18th August 2024.



Screenshot 6 – Nightfox Whisker 4's viewpoint on 24th August 2024.



Screenshot 7- Nightfox Whisker 8's viewpoint on 23rd September 2024.



Screenshot 8 – Nightfox Whisker 13's viewpoint on 23rd September 2024.



Screenshot 9 – Nightfox Whisker 4's viewpoint on 24th September 2024.



Screenshot 10 – Nightfox Whisker 8's viewpoint on 24th September 2024.



Screenshot 11 – Nightfox Whisker 9's viewpoint on 24th September 2024.



Screenshot 12 – Nightfox Whisker 13's viewpoint on 24th September 2024.



Screenshot 13 – Nightfox Whisker 9's viewpoint on 19th August 2026.



Screenshot 14 – Nightfox Whisker 12's viewpoint on 19th August 2026.



Screenshot 15 – Nightfox Whisker 13's viewpoint on 19th August 2026.


Screenshot 16 – Nightfox Whisker 14's viewpoint on 19th August 2026.



Screenshot 17 - Nightfox Whisker 15's viewpoint on 19th August 2026.



Screenshot 18 – Nightfox Whisker 16's viewpoint on 19th August 2026.



Screenshot 19- Nightfox Whisker 9's viewpoint on 20th August 2026.



Screenshot 20 – Nightfox Whisker 12's viewpoint on 20th August 2026.



Screenshot 21 – Nightfox Whisker 13's viewpoint on 20th August 2026.



Screenshot 22 – Nightfox Whisker 14's viewpoint on 20th August 2026.



Screenshot 23 – Nightfox Whisker 15's viewpoint on 20th August 2026.



Screenshot 24 – Nightfox Whisker 16's viewpoint on 20th August 2026.

Appendix 6 – Statutory and planning context

Ecological assessments

Ecological assessments play an important part within the planning context; they include an initial assessment which highlights any specific interests of a site. From the initial site assessment, the surveyor assesses the suitability of habitats within the site to support protected species and makes recommendations for further survey works if required. The following paragraphs provide a brief interpretation of the legislative protection that is relevant to the findings of this report.

Bats

In the United Kingdom, all species of bat and their roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Amendment (EU exit) Regulations 2019 (known as the "Habitats Regulations"). The Wildlife and Countryside Act is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) and was amended by the Countryside and Rights of Way Act 2000. This makes it an offence to:

- Deliberately, intentionally or recklessly kill, injure or capture a bat
- Deliberately, intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection
- Deliberately, intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (even if the bat is not present at the time)
- Keep, transport, sell or exchange, or offer for sale or exchange any live or dead bat, any part of a bat or anything derived from a bat

Under UK law, a bat roost is *any structure or place which any wild [bat] … uses for shelter or protection*. As bats often reuse the same roosts, legal opinion is that a roost is protected whether or not the bats are present at the time of the activity taking place.

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each offence committed.

If an activity is likely to result in any of the above offences, a licence can be applied for to derogate from the protection afforded. These licences must provide appropriate mitigation and are issued by Natural England.

A Natural England mitigation licence application requires a Mitigation Method Statement and, in many cases, a Reasoned Statement of Application. The Mitigation Method Statement contains details of the proposed mitigation works. The Reasoned Statement needs to provide a rational and reasoned justification as to why the proposed development meets the requirements of the Conservation (National Habitats & c.) regulations 1994, namely Regulations 44(2)(e), (f) or (g), and 44(3)(a).

The National Planning Policy Framework 2024 (NPPF) provides guidance on the interpretation of the law in relation to the natural environment and development.

The Natural Environment and Rural Communities (NERC) Act 2006 lists the following bat species as species of principle importance under Section 41:

- Barbastelle *Barbastella barbastellus*
- Bechstein's bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*

Section 40 requires every public body in the exercising of its functions 'have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' (all biodiversity and not just section 41 species and habitats); therefore making these bats a material consideration in the planning process and requiring a detailed ecological bat survey before planning permission can be granted.

Birds

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare.

In addition to the protection afforded to all wild birds, more vulnerable species listed on Schedule 1 of the Act receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

The NERC Act offers further protection to the nests of some species that regularly re-use their nests, even when the nests are not in use.

The leading governmental and non-governmental conservation organisations in the UK have reviewed the population status' of 244 UK bird species. "Birds of Conservation Concern 4: the Red List for Birds" is the most recent publication summarising their findings. Three lists, Red, Amber and Green, have been produced based on the most up-to-date evidence available and criteria include conservation status at global and European levels and, within the UK: historical decline, trends in population and range, rarity, localised distribution and international importance. These lists are a valuable resource when considering conservation priorities.

Planning policy

National Planning Guidance is issued in the form of the National Planning Policy Framework 2024 (NPPF). The most relevant section is 15: Conserving and enhancing the natural environment.

Key relevant principles stated in 15: Conserving and enhancing the natural environment are;

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats, and hedgehogs;
e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

192. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity[68]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation[69]; and
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

193. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons[70] and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.