Bat Survey: Presence/Absence Survey

27-29 Middleton Road

Manchester

July 2026

Prepared for: The Broughton Charitable Trust

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM

EXECUTIVE SUMMARY

- Following a preliminary roost assessment of the building, 27-29 Middleton Road, Manchester was considered to have moderate suitability for bats.
- Two evening emergence survey undertaken on 21st May and 12th June 2026 confirmed the likely absence of a bat roost in the building at 27-29 Middleton Road, Manchester.
- The proposals are considered unlikely to have any impact upon bats or their roosts. Reasonable avoidance measures are proposed as a precaution to reduce the risk of harm to bats to negligible.
- Recommendations have been made to enhance the site for bats with the related Biodiversity Enhancement and Management Plan.

1. Introduction

1.1 Application Site

1.1.1. This report details bat presence/absence survey work of the building at 27-29 Middleton Road, Manchester, M8 5DT. Ordnance Survey grid reference (centre of site): SD83590235.

1.1.2. The Broughton Charitable Trust commissioned Verity Webster Ltd to undertake the bat survey work to inform the planning application following completion of a Preliminary Roost Assessment which indicated the building was of moderate suitability for bats.

1.2 Objectives

1.2.1 The objectives of the Presence/Absence Surveys are to determine:

- Whether bats are currently using the building to roost and if so, how.
- The species and number of bats present.
- The status of any roost present.
- How bats might be using the rest of the site (garden).
- The potential impacts of the proposals on any roost present or on bats using the site.
- How any impacts might be avoided, mitigated and / or ameliorated, including advice on European Protected Species Mitigation (EPSM) application if required.
- The potential for biodiversity net gain on site.

1.2.2 The format and content of this report follow that required by the European Protected Species Mitigation (EPSM) licence application where appropriate.

1.3 Proposals

1.3.1 The proposals comprise the demolition of the existing structure and construction of a new build with associated car parking and landscape.

1.4 Ecologist

1.4.1 The Preliminary Roost Assessment was undertaken by Verity Webster. Verity is a licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).

1.4.2 Verity has worked as an ecological consultant since 2007. She has undertaken preliminary bat assessments and further bat emergence/activity surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes/method statements when necessary.

2. Site Location

1.4.3 The survey site is located in a built-up residential area of Crumpsall, Manchester, approximately 1.2km south of Heaton Park and approximately 500m northeast of Broughton Park. The site lies adjacent to the west of A576 Middleton Road, which runs north to south, and approximately 180m north of the junction with Bury Old Road, which runs northwest to southeast.

1.4.4 There are no extensive areas of open space within close proximity, but there is a matrix of gardens and street trees, which make the vicinity somewhat 'green'.

2.0.1 This surrounding landscape is considered to have low-moderate suitability for bats for bats adapted to the urban environment, for example Pipistrelle species. See Figures 1 and 2.

Figure 1: Ordnance survey map showing the location of the proposed development site.

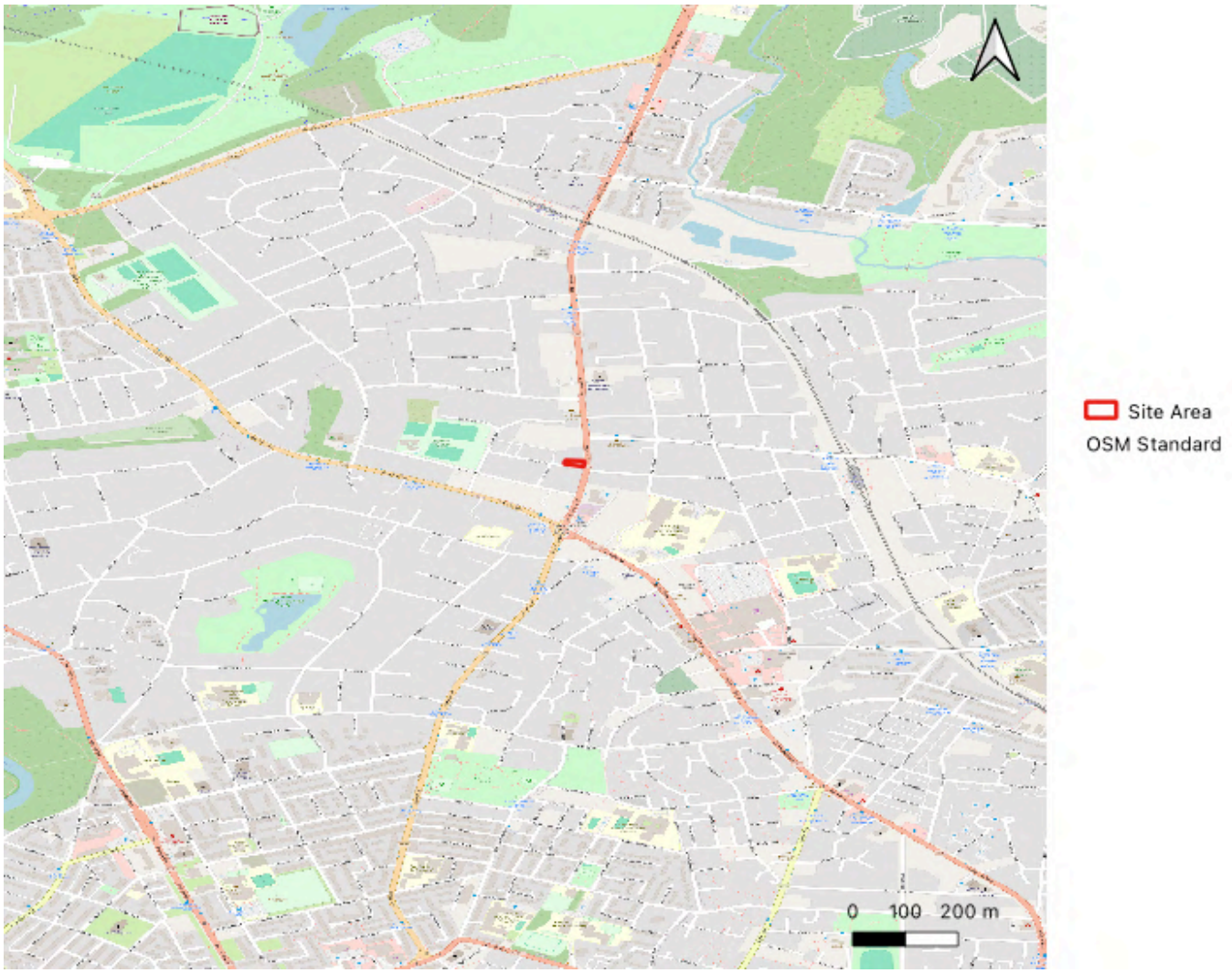


Figure 2: Aerial image showing the proposed development site and immediate surroundings



3. The Survey Site

3.0.1 The survey area comprises developed land; sealed surface (building and hard standing), artificial unvegetated unsealed surface, modified grassland, sparsely vegetated urban land and ornamental hedgerow.

3.0.2 Middleton Road runs along the eastern boundary of the site, and Moxley Road runs along the southern boundary. Houses with gardens lie to the north and west.

The Building

3.0.3 The building is roughly square, constructed of brick and rendered to the sides and rear. The building can be divided into two adjoining units. The easternmost, and largest unit has a pitched, hipped, slate roof. The rear extension has a pitched, sloped roof with a gable to the west. There is a single-storey extension on the west elevation with a shallow sloped slate roof.



The east elevation (front) of the building



The west elevation (rear) and south elevation of the building

4. Legislation

Full details of relevant legislation and planning policy can be found in Appendix A.

4.1 UK and EU Legislation

4.1.1 Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

4.1.2 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2018, it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

4.2 Planning Policy and Legislation

4.2.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

4.2.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 180 of NPPF states: *''The planning system 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….*

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***".

Para 181 states: "*Plans should: distinguish between the hierarchy of international, national and locally designated sites;*
allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a
strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of
natural capital at a catchment or landscape scale across local authority boundaries.''

Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

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; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and***

b) ***Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity.***"

Para 186 states that "*when determining planning applications, local authorities should apply the following principles:*

a) ***if significant harm to biodiversity from a development cannot be avoided…,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused''***

4.2.3 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.

5. Survey Methodology

5.0.1 The bat emergence surveys were undertaken in accordance with currently accepted guidance: Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). The Bat Conservation Trust, London.

5.0 Bat Emergence, Re-entry Surveys and Assessment of Activity

5.0.1 Following the Preliminary Roost Assessment (PRA) the building was considered to have moderate suitability for bats. Condition no. 32 of the planning permission required two evening surveys be undertaken following current good practice guidelines.

5.0.2 There are numerous potential roost features within the roof structure that have potential to support crevice-dwelling bat species such as pipistrelle species between the slates and between slates and the beams and the walls. Internally, however, the roof void is minimal and unsuitable for bats that favour roosting in voids, such as brown. Long-eared bat.

5.0.3 The surrounding habitat is of low-moderate suitability for bats such as pipistrelle species, which have adapted to more urban environments.

5.0.4 Two emergence survey were considered sufficient to provide information about the presence or absence of a bat roost in the building.

5.0.5 The bat evening emergence surveys were undertaken on 21st May and 12th June 2026. The emergence surveys were undertaken from 15 minutes before sunset to 1.5 hours after sunset. Two surveyors were positioned to observe all elevations of the building. Nightfox Whisker Night Vision Binoculars and Nightfox Swift 2 were also used to determine emergence of bats.

5.0.6 Batbox Duet detectors and Echo Meter Touch detectors were used by the surveyors so that any calls heard that could not be identified were recorded for later analysis.

5.0.7 The time, activity (emergence, foraging, commuting) and species of bats (where possible) were recorded when observed. Notes were made of the activity of bats elsewhere on site as well as around the building. The number of bat passes were recorded to provide an indication of bat activity level within the site.

6. Survey Limitations

6.0.1 The emergence survey work was undertaken in May and June in good weather conditions, at a time when bats are expected to be occupying summer roost sites. Lighting and vehicular movements on Middleton Road made observation of the east elevation of the building more difficult, but these factors are also likely to deter foraging and commuting bats.

7. Findings: Presence / Absence Surveys and Activity Assessment (Bats)

7.1 Survey 1: Evening Emergence on 21st May 2026

Surveyors: Verity Webster BSc MSc CEcol MCIEEM (bat licence Class 2) and Cheuk Ng BSc (Two seasons' bat survey experience).

Weather: 17°c, 10-30% cloud cover, humidity 85%. Wind 14mph southwest.

Sunset: 21:12

Time on site: 21:00– 22.42

Findings

7.1.1 A single bat species was recorded during the survey; common pipistrelle (*Pipistrellus pygmaeus*).

7.1.2 The first common pipistrelle, was recorded at 21:45, 33 minutes after sunset, suggesting the bat emerged from a site within relatively close proximity. This bat was located to the east of the site. Two additional bat passes were recorded to the east of the site at 22:02 and 22:39.

7.1.3 Brief bat passes were recorded at 21:51, 21:57, 22:17, 22:24 and 22:28 to the west of the building.

7.1.4 No bats were recorded foraging in the area, and no bat activity was recorded in association with the building.

7.2 Survey 2: Evening Emergence on 12th June 2026

Surveyors: Verity Webster BSc MSc CEcol MCIEEM (bat licence Class 2) and Erica Booth (single seasons' bat survey experience).

Weather: 12°c, 100% cloud cover, humidity 81%. Wind 11mph southwest.

Sunset: 21:37

Time on site: 21:20– 23:07

Findings

7.2.1 A single species of bat was recorded during the survey; common pipistrelle.

7.2.2 The first bat was recorded at 22:02, 35 minutes after sunset. This bat was commuting east to west.

7.2.3 A single bat was recorded at 22:13 foraging briefly to the north of the house.

7.2.4 At 22:28 a single bat was recorded commuting from north of the house to the east.

7.2.5 Brief passes were recorded to the south of the house at 22:29, 22:33 and 22:53. A brief bout of foraging was recorded to the south of the site at 22:34.

7.2.6 No bats were recorded emerging from the building.



Showing the south and east elevations of the building with the night vision aid

Figure 4: Showing the survey site and the location of the surveyors and night vision aids



8. Appraisal and Assessment of Impact

8.0.1 During the evening surveys of the building at 27-29 Middleton Road, one species of bats was recorded on site; common pipistrelle.

8.0.2 Common pipistrelle are the species most likely to be found in the urban locality. However, only brief passes were recorded, with a small amount of foraing. No bats were recorded emerging from the buidling.

8.0.3 The survey work undertaken is considered sufficient to indicate the likely absence of a bat roost in the building. The proposals are considered unlikely to be of significance to bats in the locality.

8.0.4 However, the risk of itinerant bats utilising the potential roost features present cannot be entirely ruled out. For this reason, reasonable avoidance measures are proposed during works.

8.0.5 The proposals provide the opportunity to retain the ecological functionality of the site for bats and to enhance the site for bats and recommendations for this have been made in the complementary Biodiversity Enhancement and Management Plan.

9. Mitigation

9.0 Reasonable Avoidance Measures

Mitigation During Works

- Works to the roof structure including slates, underlining, boarding and soffits is undertaken with care, by hand, whilst checking for the presence of bats.

- If a bat is found during the work to the building, works must stop and an ecologist must be contacted for advice.

References

- BCT (2003) BATS AND LIGHTING IN THE UK Bats and the Built Environment Series. Version 3. Bat Conservation Trust.
- BING maps (Accessed 2026) http://www.bing.com/mapspreview
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6
- Google maps (Accessed 2026) https://www.google.co.uk/maps
- MAGIC Map (Accessed 2026) http://www.magic.gov.uk/MagicMap.aspx. DEFRA.

• APPENDIX A: Wildlife Legislation and Planning Policy

UK AND EU LEGISLATION

9.1. KEY LEGISLATION

9.1.1. Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

9.2. WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

9.2.1. The Wildlife and Countryside Act 1981 is UK legislation.

9.2.2. Bats are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) 1981. Under Section 9 of this legislation it is an offence to:

- Kill, injure or take a bat.
- Possess, a live or dead bat.
- Intentionally or recklessly damage or destroy any structure of place which any bat uses as shelter or protection.
- Intentionally or recklessly disturb a bat whilst it is occupying a structure or place which it uses for shelter or protection.
- Internationally or recklessly obstruct access to any structure or place which a bat uses as shelter or protection.
- Sell, offer or expose for sale any live or dead bat.

9.3. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

9.3.1. Schedule 12 of the Countryside and Rights of Way (CROW) Act 2000, amended by the Wildlife and Countryside Act 1981 by removing the need to prove intent to damage a roost / harm (etc) a bat or other species listed on Schedule 1 by adding the words 'or recklessly' after 'intentionally' into the wording in Section 9 of the WCA 1981. The CROW act also strengthened the penalties for offences to bats and other species listed on Schedule 5.

9.4. CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

9.4.1. The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales.

9.4.2. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The regulations came into force on 30 October 1994.

9.4.3. The Regulations provide for the designation and protection of European Sites and European Protected Species, including bats.

9.4.4. Under the Regulations, competent authorities (ie any government department or public body) have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

9.4.5. With regard to European Protected Species (including bats), the Regulations make it an office to:

- Deliberately capture;
- Kill;
- Disturb or;
- Trade in animals listed in Schedule 2, which include all UK bat species.

9.5. European Protected Species (EPS) Licenses and the Three Tests

9.5.1. These actions can me made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserve public health and safety). For such a licence to be granted the appropriate authority would have to be satisfied that an application has met the three tests, which are:

1) - The licence may be granted ''to preserve public health or public safety or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment''

2) - There must be ''no satisfactory alternative''

3) - The proposal ''will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range''

9.6. NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006 (PLANNING SYSTEM)

Planning Authorities: A Duty to Conserve Biodiversity

9.6.1. Under this legislation, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site *before* they make a decision on the planning permission.

9.6.2. Part 2, Section 40 confers on the planning authorities a duty to conserve biodiversity and states:

''*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of biodiversity*''

Species of Principal Importance

9.6.3. Part 3, Section 41 requires the Secretary of State to ''*publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of* ***principle importance*** *for the purpose of conserving biodiversity*''.

9.6.4. This requirement lead to production of a list of species and habitats of Principal Importance. This lists includes all UK bats.

PLANNING POLICY

9.7. NATIONAL PLANNING POLICY FRAMEWORK

10.7.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

10.7.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

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b) ***protecting and enhancing valued landscapes, sites of biodiversity*** *or geological value and soils….*

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Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

c) "***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; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and***

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10.7.3 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.

9.8. ODPM CIRCULAR 06/2005: BIODIVERSITY AND GEOLOGICAL CONSERVATION

10.8.1 This document, to be read in conjunction with NPPF provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It makes it clear that it is the intention of the government that local authorities and developers consider protected species at the earliest possible stage in the planning process. Any planning application that is likely to affect protected species should come with details of the surveys which have been undertaken and should include, if necessary, recommendations for mitigation. Applications which do not include sufficient data should be rejected.