

batreport

including Preliminary Roost Assessment

for

4 Butt Hill Road,
Prestwich
Manchester,
M25 9NJ

January 2025



bringing ecological excellence to local environments



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1.0 Introduction

- 1.1 Whistling Beetle Ecological Consultants were commissioned in January 2025 to undertake a Preliminary Roost Assessment on a property located at 4 Butt Hill Road, Prestwich, Manchester, M25 9NJ
- 1.2 The survey would entail a Preliminary Roost Assessment and a detailed evidence/opportunity survey on the building.
- 1.3 The objectives of the survey were to provide an assessment of the current status of bats on site and if present to assess any impact from the proposed development. If evidence of bats were recorded mitigation proposals would need to be developed for the protection of this species.
- 1.4 All surveys were supervised by Principal Ecologist Graham Workman who has more than forty five years' experience as a professional ecologist assisted by an ecological technician with many years' experience in carrying out bat surveys.
- 1.5 The proposal is to demolish the existing property and replace with a new property on the site.

2.0 Legislation

- 2.1 This legal information is a summary and intended for general guidance only. It is recommended that the original documentation be referred to for detailed and definitive information. Web addresses are located in the References and Bibliography section of this report.
- 2.2 In England and Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, *"to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"* [Section 40 (1)]. It notes that *"conserving biodiversity includes restoring or enhancing a population or habitat"* [Section 40 (3)].
- 2.3 All British bats and their roosts are afforded full protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). All bat species are also listed under Annex IV of the Conservation (Natural Habitats &c) Regulations 1994 which requires that they are given full protection. All bat species in the UK are therefore classed as European Protected Species and as such are a material consideration in the determination of any planning application which may affect them or their habitat.
- 2.4 Legal protection makes it an offence to:
 - intentionally or deliberately kill, injure or capture (or take) bats;
 - deliberately disturb bats (whether in a roost* or not);
 - recklessly disturb roosting bats or obstruct access to their roosts;
 - damage or destroy bat roosts
 - possess or transport a bat or any part of a bat, unless acquired legally;
 - sell (or offer for sale) or exchange bats, or parts of bats.(Mitchell-Jones and McLeish, 2004)

*The term 'roost' has been used to simplify the phrasing within the legislation which refers to 'any structure or place which any wild animal...uses for shelter



or protection'. As bats generally re-use the same roosts after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.

- 2.5 Circular 06/05: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system “provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the expression of national planning policy in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) and the accompanying Guide to Good Practice”.
- 2.6 The Circular states that “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.
- 2.7 If a European protected species is recorded during the survey then a licence to derogate from the Habitats Regulations will be required from Natural England to implement any proposals. A licence application will require the preparation of a detailed mitigation package that will ensure the protection of the species and maintenance of its ‘favourable conservation status’ within the area.
- 2.8 In the case of a building, tree or other feature not already known to be a bat roost, **if bats are found during the course of work contractors must stop work immediately and seek advice from the consultant involved with the project**, if one had been appointed, or Natural England, before proceeding. Assuming a good-quality bat survey had been carried-out before the commencement of work and its recommendations followed, it would be unlikely that the discovery of bats during the course of the work would be considered to be “reckless” interference.
- 2.9 **The National Planning Policy Framework**
The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines. (PPG’s) In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.
This is supported by a guide to good practice entitled ‘Planning for Biodiversity and Geological Conservation: Building in Biodiversity’ in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles. If significant harm 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

2.10 **Biodiversity Action Plans**

The original objective of the UK Biodiversity Action Plan (UKBAP) was to fulfill the requirements of the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of national priority species and habitats has been produced with specific action plans defining the measures considered necessary to ensure their conservation. Regional and local BAPs have also been developed for species/habitats of nature conservation importance both regionally and locally.

The UK BAP, which details conservation plans for the biological resources of the UK, lists seven bat species as conservation priorities, including soprano Pipistrelle, Pipistrellus pygmaeus, noctule, Nyctalus noctula and brown long-eared bat, Plecotus auritus. The Cheshire LBAP, which contributes to national targets wherever these are relevant to Cheshire but also sets local targets based upon local expertise, considers six species (all listed in the UKBAP) to be of local conservation importance.

2.11 **Biodiversity Duty**

The Natural Environment and Rural Communities (NERC) Act 2006 Section 40 requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity duty'.

Section 40(1) imposes a duty to conserve biodiversity:

"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 conserving biodiversity."

Section 40(3) of the Act explains that:

"Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat".

The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of habitats and species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 56 habitats of principal importance and 943 species of principal importance (list updated 2010).

2.12 **Seven bat species are species of principal importance (SPI) these are –**

- Barbastrelle Bat
- Bechstein's Bat
- Brown Long-eared Bat
- Greater Horseshoe Bat
- Lesser Horseshoe Bat
- Noctule Bat
- Soprano Pipistrelle Bat



3.0 Bats and Buildings

- 3.1 Most bat species have been recorded using buildings as roost sites, both for breeding or hibernation, or for temporary shelter. Breeding roosts are typically used between early May and late August, with hibernation roosts occupied between October and April. The micro-climate and conditions within a building (e.g. temperature variations, humidity, air-flow, regular disturbance) will affect the likelihood of use by bats.
- 3.2 Species such as common pipistrelle (*Pipistrellus pipistrellus*) most commonly occur in houses and prefer confined roost sites, such as soffit boxes, eaves or under hanging tiles. The most common roosts are found between underfelt and boards or tiles, and inside cavity walls. Others such as the horseshoe bats (*Rhinolophus sp.*) and long-eared bats (*Plecotus sp.*) show a preference for open roof voids that allow for flight inside (Mitchell-Jones, 2004).
- 3.3 Factors affecting the probability of a building being used by bats are set out in Table 1.

Table 1: Factors affecting the probability of bats being present

Increase probability	Disused or little used; largely undisturbed Large roof void with unobstructed flying spaces Large dimension roof timbers with cracks, joints and holes Uneven roof covering with gaps, though not too draughty Entrances that bats can fly in through Hanging tiles or wood cladding, especially on south-facing walls Rural setting Close to woodland and/or water Pre-20th century or early 20th century construction Roof warmed by the sun Within the distribution area of horseshoe bats and serotine bats
Decrease probability	Urban setting or highly urbanised area with few feeding places Small or cluttered roof void (esp. for <i>Plecotus</i>) Heavily disturbed Modern construction with few gaps around soffits or eaves (but be aware these may be used by pipistrelles in particular) Prefabricated with steel and sheet materials Active industrial premises Roof shaded from the sun

(Mitchell-Jones, 2004)

- 3.4 The species of bats most likely to be encountered within a residential property in this area are Pipistrelle (Common and Soprano) and Brown Long-eared bats. Examples of places used by these bat species for shelter and protection during the winter are:
- Pipistrelle – small crevices in buildings, trees, stone walls, bridges, barns and also in bat boxes. Often in fairly exposed locations to take advantage of warmer winter days for feeding. Rarely in caves and tunnels.
 - Brown long-eared – Buildings, caves, mines, tunnels and ice houses. Will roost in crevices.

(Bat Conservation Trust, 2007)

- 3.5 The interior of the roof space and all external elevations were visually assessed for evidence of bat activity and/or for the potential to be used by bats. Evidence of a roost is determined as the presence of live or dead bats, droppings, feeding remains, scratch marks and/or staining. When a roost is



positively identified during an Internal and External Visual Assessment the building within which the roost is located is classified within the category Roost Present. Other buildings are classified as having High, Medium or Low Potential to contain bat roosts based upon the number and quality of features present, and the buildings position in relation to the surrounding environs. Table 2 gives the features considered when attributing a potential classification to a building.

- 3.6 A High Potential building would typically be an older building situated close to high quality bat foraging habitats such as woodland, water features or substantial hedgerows. Buildings falling within this class will usually offer a variety of roosting opportunities suitable for use by a range of bat species.
- 3.7 Conversely a Low Potential building will typically be well sealed and of modern construction, offering no or few clear access points or roosting opportunities. The risk of a building housing a bat roost is further reduced if located within an area of poor quality habitat such as hard standing or amenity grassland.
- 3.8 Features typical of buildings within the different potential categories are set out in table 2

Table 2: Features typical of buildings within the different potential categories

Low Potential	Medium Potential	High Potential
No easily identifiable access points such as gaps within stonework or between tiles.	Some access points. Typically obscured by cobwebs or detritus.	Several possible access points. Some clean showing potential use.
No roof void	Small or cluttered roof void	Large roof void with Un obstructed flying spaces
No external cavities such as crevices within wall or behind fascia boards	Few external cavities with cavities present of low suitability	A variety of external features offering a range of roosting locations
Located within areas of poor quality habitat, away from bat foraging or commuting routes	Area offering some habitat features likely to be used by bats	Good connectivity to high quality habitats
Not part of a group of buildings	Part of a group of buildings, all offering similar roosting opportunities	Part of a group of buildings offering a range of different conditions and potential roost locations
Heavily disturbed	Potential roosting locations suffering little disturbance	Building disused or little used, largely undisturbed

- 3.9 **The property at 4 Butt Hill Road, Prestwich, Manchester, M25 9NJ was assessed as providing low potential for bats.**

4.0 Bats and Trees

- 4.1 All bats rely upon woodland for either foraging or as roost sites, some species, such as *Noctule (*Nyctalus noctula*) are heavily dependent on



woodlands for roosting places used by bats vary from small crevices, gaps behind loose bark, natural/woodpecker holes and cracked or rotted limbs.
(* a species that was recorded during the dusk emergence survey)

- 4.2 The identification of tree roosts is generally more difficult to confirm by comparison with those in buildings, as evidence quickly degrades and bats often will have more than one roost within woodland.
- 4.3 Where woodland or individual trees are affected by works, it is important to assess its value to local bat populations and how best to mitigate during and following those works.
- 4.4 No trees suitable for bat roosting are affected by the proposed development.

5.0 Site Description

- 5.1 The site is located 4 Butt Hill Road, Prestwich, Manchester, M25 9NJ (see Appendix 1 Photo Sheet 154CR/SL/WB/01) for site location and local environs.
- 5.2 The survey focused on a detached, single storey brick bungalow dwelling built during the 1980's. There is a brick-built garage immediately adjacent to the bungalow. The frontage of the site has several non-native ornamental conifers and a similar planting on the rear of the building in the small garden.
(see Appendix 2 Photo sheets 4BH/PRA/WB/PS01, 4BH/PRA/WB/PS02 4BH/PRA/WB/PS03)
- 5.3 The property is located within a semi urban environment with residential housing in the immediate vicinity. The surrounding properties have trees in gardens and some roads are tree lined. The site is bordered by three roads on the north, west and east and in the wider area there are some wooded areas providing foraging, roosting and commuting opportunities.
- 5.4 The property has been unoccupied for approximately one year but had been very well maintained in the past. This is reflected in its current condition. The external walls are of brick with no obvious cracks or gaps in the mortar. There is a glass conservatory on the rear elevation constructed from UPVC.
- 5.5 The roof to the property is constructed of concrete tiles, which are in very good condition with no obvious cracked or missing tiles. Ridge Tiles and flashing around the roof joins has been well maintained providing no significant access opportunities.
- 5.6 The external doors and windows are of UPVC and are double glazed. They are in good condition and have been well maintained.
- 5.7 All extended eaves, fascia boards and soffits are a mixture of wood and UPVC and are generally in good condition. Some areas where wood is present are starting to show early signs of decay on painted surfaces. None of these areas provide any access opportunities for bat access. Where the eaves join the building there are no spaces suitable for bats.
- 5.8 There are no chimney stacks present on the roof.
- 5.9 The bungalow has a single loft space easily accessible from the ground floor.



- 5.10 Overall the property has been very well maintained in the past and provides no opportunities for bat occupation.

6.0 Survey

- 6.2 The Bat Conservation Trust Guidelines (BCTG) (Collins 2016) is widely accepted as providing a sound basis and rationale for conducting bat surveys. It is acknowledged that the guidelines offer an abundance of useful background data and provides a very useful tool in standardising methodologies for undertaking surveys, it is also considered that an over reliance on specific guidelines within this document can produce over complicated surveys which can have substantial consequences for the cost, or timescale of a large project, but do not in any way deliver positives for bat conservation.

the BCTG document has emphasised the point that it is within the remit of the consultant ecologist to make a decision on the necessity and scope of surveys - they will use the guidelines in doing so but are not in any way bound by them: this is reflected in Section 1.1 of the guidelines -

‘The Guidelines do not aim to either override or replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate. However, in this scenario an ecologist should provide documentary evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind the judgement.’

- 6.2 An initial opportunity assessment and detailed evidence survey of the property was carried out on the 14th January 2025. The surveys were to assess the potential for bats to utilise the property and surrounding habitat and the results would determine if further surveys were necessary. The surveys were supervised by experienced Principal Ecologist Graham Workman accompanied by a bat surveyor who has had several years' experience in undertaking activity surveys.

- 6.3 The following features of all buildings and/or structure on site were assessed:

- Type of building
- Age of building
- Aspect of building
- Wall construction, in particular the type of brick or stone used to build the wall and whether it has cavity or rubble filled walls
- Form of the roof, in particular the presence of gable ends, hipped roofs, etc. and the nature and condition of the roof covering
- Presence of hanging tiles, weather boarding or other forms of cladding
- Nature of the eaves, in particular if they are sealed by a soffit or boxed eave and the tightness of the fit to the exterior walls
- Presence and condition of lead flashing
- Gaps under eaves, around windows, under tiles, lead flashing etc.
- Presence and type of roof lining
- Presence of roof insulation
- Presence of water tanks in loft
- Structure of the roof including the truss type, age and nature of timber work
- Information or evidence of work having been undertaken that could affect use of the structure by bats

(Bat Conservation Trust, 2007).



- 6.4 A detailed internal inspection of the property was carried out using specialist LED hand held lights when necessary. The building has a single access point to the roof space. The loft floor is boarded with the roof fully lined with a bitumen material which is in very good condition with no rips or tears. The loft is well lit with electric lighting making evidence searching more effective. The access allowed the detailed searching of all areas within the roof space to be carried out. The loft space was subjected to detailed and thorough evidence searching to identify any signs of droppings, moth wings or other forms of evidence to show current or past occupation by bats. The surface areas were all examined using specialist UVa and UVb handheld lighting to indicate any areas where bats had been active (evidence of small rodent activity was recorded using this lighting). A Thermal imaging device was also used to check all areas of the roof space for bats tucked into small apices.

Within the loft areas particular attention was paid to if present:

- all beams for free-hanging bats.
- droppings beneath the ridge and hip beams of the roof and junctions between the two.
- droppings, urine staining on and at the base of walls, gable end walls and around chimney breasts.
- droppings, urine staining and corpses on, under or in materials or boxes stored in the roof.
- droppings beneath purlins.
- droppings and corpses beneath roof insulation.
- corpses at the base of walls and near wall plates at the base of rafters.
- corpses in uncovered water and header tanks or other containers in the roof.
- bat-fly (Nycteribiid) pupae cases.
- scratch marks and characteristic staining from fur oil on timber and walls.
- mortise joints and junctions between roof timbers and between timbers and walls.
- clean gaps and sections of ridge beam and other timber and walls within the roof.

(Bat Conservation Trust, 2007)

- 6.5 A close examination of the outside of the property and associated garage was undertaken, to establish if there were opportunities for bats to use any cavities or holes. An examination of all accessible external ledges, and the ground immediately around the property was made for evidence of bat droppings or feeding remains. Binoculars were used to check all roof tiles and assess any potential cracks or crevices within each building above ground level. External building inspections (using binoculars when necessary) focused particularly on roof areas, soffits, areas of wall with cladding or hanging tiles, window surrounds and the overall structure of the buildings including any features that may be suitable for bats to roost in. Evidence of roosting bats such as droppings or staining around potential roost entrances would be recorded if present.

The features that were given special attention included:

- holes in walls, pipes, gaps behind window frames, lintels and doorways.
- cracks and crevices in stonework and brickwork.



- gaps between ridge tiles and ridge and roof tiles, usually where the mortar has fallen out,
- gaps between lintels above doors and windows.
- broken or lifted roof tiles.
- lifted lead flashing around chimneys, dormer windows, roof valleys and ridges and hips or where lead flashing replaces tiles.
- gaps between the eaves, soffit board and outside walls.
- gaps behind weatherboarding, hanging tiles and fascia boarding.
- suitable entry and exit points around the eaves, soffits, fascia and barge boarding and under tiles.
- bat droppings on the ground, ledges, windows, sills or walls or urine on window sills (Bat Conservation Trust, 2007).

6.6 The external glass and windowsills were also inspected for any evidence of bat activity (it is quite usual to record bat faeces adhered to glass surfaces when bats are active in close proximity to buildings).

6.7 All soffit boxes and extended eaves were subjected to a thorough evidence search which confirmed there were no gaps that would provide any access opportunities.

6.8 The surveys were carried out in line with the recommended methods contained in the following publications “The Bat Workers Manual” (JNCC 2004), “The Bat Mitigation Guidelines” (EN 2004) and the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (Oct 2023).

7.0 Limitations of the survey

7.1 There were no limitations in surveying the property. Views of all elevations and angles of the walls, eaves and roof were accessible by the use of binoculars.

7.2 There were no limitations in gaining access to the ground areas around the bottom of the bungalow or garage to check for droppings or other evidence of bats.

7.3 There were no limitations in gaining access to the loft area to check for droppings or other evidence of bats.

7.4 There were no opportunities recorded for bats to use any areas of the building.

7.5 This was a single visit survey. As small cracks or crevices can often be used by bats for winter hibernation it can be difficult to provide definitive confirmation of this type of use during a survey. The potential for such use is assessed within the survey report.

7.6 Any droppings are often washed or blown away quickly, so evidence of use often doesn't last long once the bats have moved, but an assessment has been made of potential bat roosting places associated with the site.

7.7 As bats can utilise very small cracks and crevices it is not possible to completely discount their use of any suitable property or mature trees although the survey did not identify any evidence of use.



8.0 Results

- 8.1 A detailed inspection of the exterior of the property and garage, including all external walls, extended eaves and fascia boards confirmed that there were no significant opportunities suitable for use by individuals or groups of bats for roosting.
- 8.2 A detailed search of the ground at the base of the property concentrating on these areas found no evidence of any current or historic use by bats. No staining was present on the walls.
- 8.3 A detailed external inspection of the dwelling was carried out on all elevations and soffits. No evidence to show any activity or past occupation by bats was recorded.
- 8.4 The windows in the property and garage are of UPVC and double glazed with no opportunities for bat roosting. Special attention was paid for signs of droppings, moth wings or other forms of evidence to show current or past occupation by bats. No evidence to show current or past occupation by bats was recorded.
- 8.5 The roof space was entered by the Principal Ecologist and Ecological Technician and inspected for signs of droppings, staining and feeding remains such as moth wings or insect parts. There was no evidence of any bat presence. The area was checked for any openings which would allow access for bats and none were found, no light ingress was visible to indicate any potential access points. No evidence to show current or past occupation by bats was recorded. A Thermal Imaging device was used to check all areas of the roof space for bats using small crevices – no hibernating bats were recorded. Specialist UV lighting was used to check all surface for evidence of bat occupation and activity in the roof space, none was recorded.
- 8.6 All aspects of areas of flashings were systematically searched using binoculars. No evidence to show current or past occupation by bats was recorded.
- 8.7 Swarovski Pure 14X52NL close focusing binoculars are employed during surveys and if any form of evidence is present more detailed views would be obtained by using a Kowa TSN 833 spotting scope.
- 8.8 All external roof areas were systematically searched using binoculars. The roof is constructed of concrete tiles that are very well fitting and in very good condition. No evidence to show current or past occupation by bats was recorded.
- 8.9 No evidence of bat use in the form of staining, droppings, moth wings or insect parts were recorded in, on or on any of the external elevations or roof of the dwelling.

9.0 Conclusions

- 9.1 The survey results indicate that the property at 4 Butt Hill Road, Prestwich offers no roosting opportunity for bats and no evidence of any presence either current or historic was recorded during the surveys. **The demolition of the current property will have no impact upon the status of bats in this area.**



- 9.2 There was no evidence to suggest that the loft had been used as a maternity roost. The survey was undertaken outside the optimal time for maternity roosts but due to the undisturbed nature of the loft space any evidence of such use currently or in the past would have been obvious.
- 9.3 Taking into consideration the results and findings from the evidence, opportunity surveys conclusions were that no further surveys are necessary.
- 9.4 **The observations and detailed evidence searching carried out during the survey confirm that no bat activity current or historic was recorded either in or on the brick dwelling or garage.**

10.0 Recommendations

- 10.1 Although no evidence of bat activity was found on or within the property it is recommended that any work on the roof tiles and fascia boards to be carried out carefully and by hand. The contractor undertaking the work must be made aware that if any bats are found on any part of the building, then work must cease immediately and advice sought from a licensed bat worker. **Failure to do so would be a criminal offence.**
- 10.2 As an overall increase into the biodiversity value of the site features such as bat bricks or bat boxes should be incorporated into the new building. (see Appendix 3 for examples)
- 10.3 As all wild birds, their nests, eggs and young are protected during the bird breeding season any proposed removal or pruning of trees should be undertaken outside this period (April to September inclusive).
- 10.4 If there is an urgent requirement during the bird breeding season for any trees to be felled, then they should be checked for the presence of breeding birds prior to any works by a suitably experienced ecologist.
- 10.5 The property does not provide any opportunities for nesting birds but the trees within the site provides optimum opportunities and if possible any tree removal should be undertaken outside the breeding season.
- 10.6 **Mammal Ramps**
During any construction works excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape.
- 10.7 In the interest of best ecological practice, between October and March, any piles of wood or suitable materials should be checked for hibernating hedgehogs before disturbance. Any hedgehogs found should ideally be left alone. If this is not possible, the hedgehog should be carefully and safely relocated to suitable habitat away from the development site.
- 10.8 Although the presence of construction waste is unavoidable, it is recommended that waste is removed at the earliest opportunity to avoid contamination of ground and possible disturbance to wildlife. Contractors should also avoid leaving construction waste within the site.



11.0 Closure

This report has been prepared by Whistling Beetle Ecological Consultants Limited with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document.



12.0 References

Bat Conservation Trust (2007) *Bat Surveys - Good Practice Guidelines*, Bat Conservation Trust, London.

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

Mitchell-Jones, A.J. and McLeish, A.P. (Eds) (2004) *Bat Workers' Manual*, Joint Nature Conservation Committee, Peterborough.

Cheshire Mammal Group (2008). *The Mammals of Cheshire*. Liverpool University Press.

Richardson P (2000). *Distribution atlas of bats in Britain and Ireland 1980 – 1999*. Bat Conservation Trust, London.

Bat Conservation Trust (2012) *Bat Surveys - Good Practice Guidelines 2nd Edition*, Bat Conservation Trust, London.

Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition Oct 2023

Web addresses for access to full UK legislation and policy text:

Conservation of Habitats and Species Regulations 2010:

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Wildlife and Countryside Act 1981:

www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1

Countryside and Rights of Way Act 2000:

www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm

Natural Environment and Rural Communities Act 2006:

http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1

Planning Policy Statement 9:

www.communities.gov.uk/documents/planningandbuilding/pdf/147408

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Appendix 1



Project
Preliminary Roost Assessment

Site Location
4 Butt Hill Road,
Prestwich,
Manchester,
M25 9NJ


Building location within the
local environs. Surrounding
areas with mature woodland
areas providing good habitat
for bats.

Photo Sheet 4BH/SL/WB/01

Date January 2025

Scale N/A

Appendix 2



1. 4 Butt Hill Road front elevation



2. Deetail of flashing over front bay windows



3. Garage on front of site adjacent to bungalow



4. Side elevation, all extended soffit boxes in good condition



5. Garage access at rear of property



6. Rear elevation with conservatory



7. Roof and ridge tile detail



8. Roof and ridge tile detail



9. Roof and ridge tile detail



Project

Preliminary Roost
Assessment

Title

4 Butt Hill Road,
Prestwich,
Manchester,
M25 9NJ

Photo Sheet 4BH/PRAWB/PS01

Date 14th January 2025

Scale N/A



1. Ridge and roof tile detail rear elevation



2. Detail of extended soffits



3. Ventilation for soffits



4. Rear elevation with conservatory



5. Roof and conservatory detail



6. Conservatory interior



7. Garage interior



8. Non native ornamental conifers in front garden



9. Non-native ornamental conifers in rear garden



Project

Preliminary Roost
Assessment

Title

4 Butt Hill Road,
Prestwich,
Manchester,
M25 9NJ

Photo Sheet 4BH/PRAWB/PS02

Date 14th January 2025

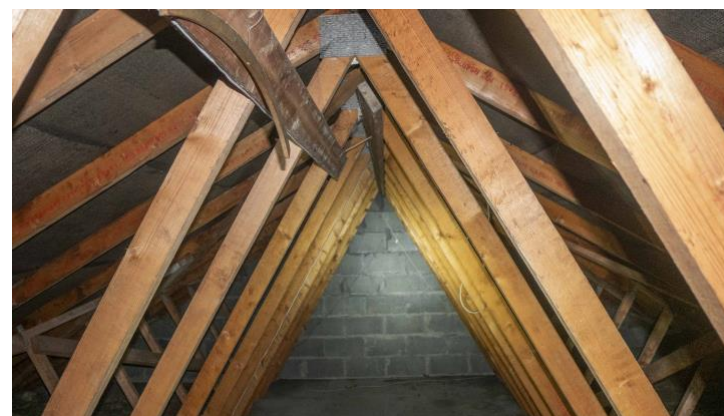
Scale N/A



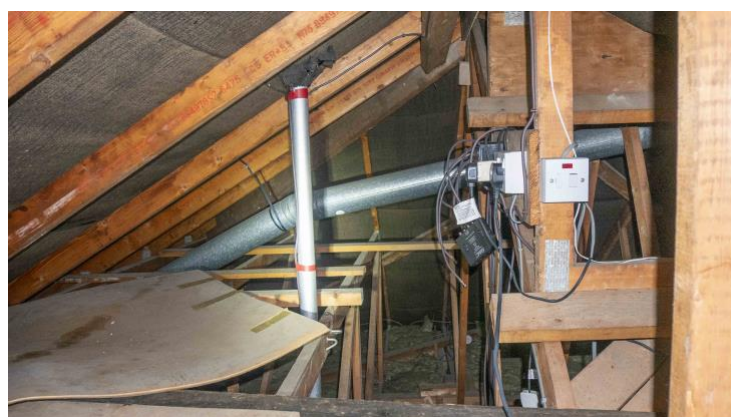
1. Easy access to roof space



2. All areas of loft space floor boarded giving easy access



3. All roof areas of loft space lined with a bitumen material



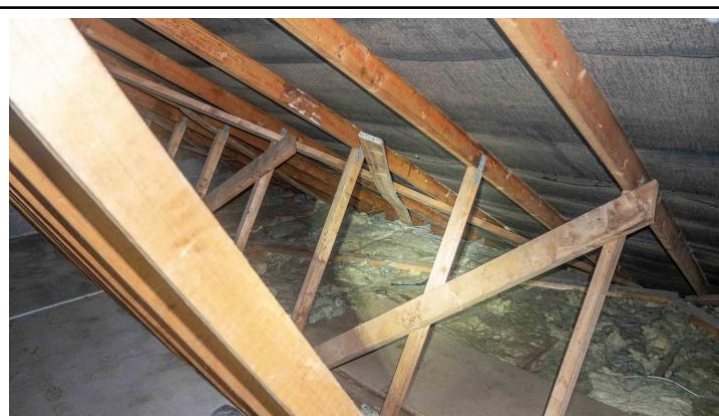
4. Every area accessed and subjected to detailed evidence searching



5. Cold water tank



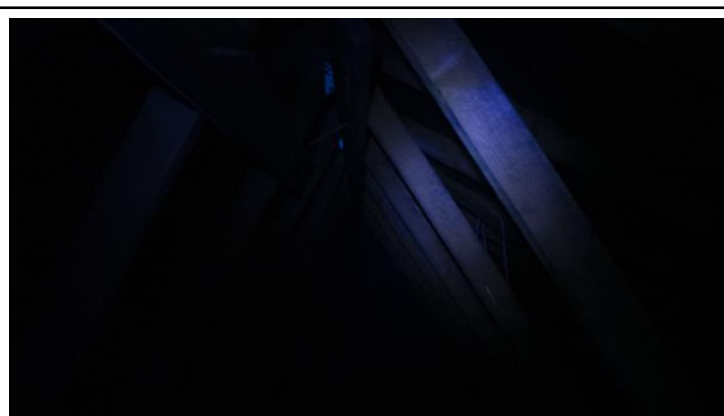
6. All areas accessed and subjected to detailed evidence searching



7. All areas accessed and subjected to detailed evidence searching



8. All areas inspected using UV lighting to identify any evidence of bat activity



9. All beams and spars inspected using UV lighting to identify any evidence of bat activity



Project

Preliminary Roost
Assessment

Title

4 Butt Hill Road,
Prestwich,
Manchester,
M25 9NJ

Photo Sheet 4BH/PRAWB/PS03

Date 14th January 2025

Scale N/A

Appendix 3

Bat Conservation Trust



Below is a list of bat related products that may be used for bat enhancement. However, please be aware that BCT does not endorse any particular product or brand as very little evidence is available to demonstrate that they are successful.

Bat Boxes	In situ	Description	Company	Estimated price
For external surfaces of buildings:				
		Schwegler 1 WQ Summer & Winter Roost Dimensions: 580 H x 380 W x 120 D Weight: 22Kgs	Alana Ecology Jacobi Jayne The Code Store	£90 to £139
		Schwegler 1 FQ Bat Roost Dimensions: 600H x 350W x 90D mm Weight: 15.8 Kgs	Alana Ecology Jacobi Jayne NHBS The Code Store	£70 to £90
	Internal or external 	1 Schwegler FE Bat Access Panel with optional back plate External Dimensions: H 30 x W 30 x D 8 cm Weight: 7.8 kg	Alana Ecology Jacobi Jayne NHBS The Code Store	£38 to £49
To integrate into walls:				
HABIBAT ACCESS BOX 001  	Can be built with timber, brick or stone facing to match walls. *BCT is using the Habibat as a research and monitoring tool.	Habibat Dimensions: 215 x 215 mm Or 215 x 290 mm	Habibat NHBS	£82.50 to £129

Bat Conservation Trust



		Schwegler 1FR Bat Tube Dimensions: H 475 x W 200 x D 125 mm Entrance W 150 x D 20mm Weight: 9.5kg	Alana Ecology Jacobi Jayne NHBS	£72 to £75
		Schwegler 2FR Bat Tube The 2FR bat box is based on the same design as the 1FR, but with the addition of holes in the sides. This allows multiple tubes to be placed next to each other to form a much larger bat roost.	Alana Ecology Jacobi Jayne NHBS	£72 to £76
		Ibstock enclosed bat box	Ibstock	
For trees:				
	Trees or flat surfaces	Schwegler 1FF Bat Box Dimensions: 430H x 270W x 140D mm. Entrance hole: 120 x 240mm	Alana Ecology Jacobi Jayne NHBS	£56 to £60
	Trees	Schwegler 2F Bat Box (General Purpose) Woodcrete 33cm H x diameter 16cm Note: location of access hole means that box is not self-cleaning.	Alana Ecology NHBS	£27.95

Bat Conservation Trust



	Trees	Schwegler 2FN Bat Box The 2FN Bat Box has two entrances - one at the front and one at the rear against the tree. It has a domed roof to form clusters and an increased internal height. 36cm H x diameter 16cm 4.3kg	NHBS Nature Counters	£34.95
	Trees	Schwegler 1FD Bat Box The 1FD is a large general purpose bat box. Effectively it is a larger version of the Schwegler 2F bat box, with the addition of two roughened wood panels inside the box which simulate crevices. Note: location of access hole means that box is not self-cleaning.	Alana Ecology NHBS	£49 to £55
Wooden bat boxes				
	Fitted to walls, other flat surfaces or trees	Kent Bat Box Materials to be made from untreated rough-sawn timbers. Timber should be 20mm thick. The box should be rainproof and draught-free. Crevices can be between 15 & 25mm wide	Self constructed. Instructions from BCT.	

Bat Conservation Trust



Access tiles or bricks	In situ	Description	Company	Estimated price
		Tudor Bat access tile set	Tudor Clay Roof Tiles	
		Ventilation tiles that can be adapted for bat access	Aspect Roofing	
		Bat access brick	Tamworth Property Services t) 01827 310475 chris@bat-survey.co.uk	
		Ibstock bat roost entrance arch brick	Ibstock	
		Bat access slate	JD Products Owens Slate Service Summit Slate	£40-80
		Habibat Roof Access Tile	Dreadnought Tiles Habibat	

Bat Conservation Trust



Positioning considerations:

Aspect

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, bat boxes should be located where they will receive the maximum amount of sunlight. In the northern hemisphere this will be the southerly aspects/orientation (south, south-west and south-east). However, it is helpful to install bat boxes in more than one aspect to allow a choice of roosting conditions. Bat boxes located on a shady side will remain cooler and will be more suitable for use during the hibernation period (winter) or by male bats all year round.

Height

Position the bat boxes a minimum of 2 meters above ground. Avoid placement above windows, doors and wall climbing plants, thereby reducing the likelihood of predation by cats. A position near the eaves or gable apex of the property would be preferable.

Other considerations

To make the bat box a potential roost for a wider range of bat species, it is helpful to consider whether there is nearby linear vegetation features such as hedges. This is because some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.

Resources:

- Williams, C. 2010. *Biodiversity for low and zero carbon buildings: a technical guide for new build*. RIBA Publishing, UK
- Bat Conservation Trust, 2010. *Bats in Buildings*. Bats and the Built Environment Series: Volume 1.
http://www.bats.org.uk/publications_download.php/247/Bats_and_Buildings_finalDec2010.pdf
- BCT webpages: http://www.bats.org.uk/pages/bats_and_buildings.html

Version 5: updated June 2012

