

Preliminary Roost Assessment

Survey site:

Fairfield General Hospital, Rochdale Old Road, Bury BL9 7TD

Client:

Northern Care Alliance

Survey date:

10th November 2025

Project:

This report is prepared to inform a planning application with the Bury Metropolitan Borough Council. The proposal is described as: The reroofing of the existing boiler house.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

The site survey was undertaken by David Hill-Chambers, Graduate Ecologist, Accredited under Natural England Bat Licence: 2024-12491-CLS18-BAT													
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain								
06/11/2025	15	82	80	5	None								
PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.												
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.													
Background and Site Location													
Summary of site and desk Study	Site Description The site is centred on National Grid Reference SD 83223 11676 and has a total area of 0.049ha, encompassing all building sections and an external courtyard. The immediate surroundings of the site offer limited bat foraging and commuting opportunities, with the immediate vicinity comprised of urban infrastructure associated with the wider Fairfield General Hospital site. Higher quality habitat for bats is located to the north of the site, comprising an area of woodland with connectivity to vegetated gardens associated with residential gardens. These features provide valuable foraging and commuting opportunities for a range of wildlife, including bats. Designated Sites There are no statutory sites are present within 2km of the site. Protected Species Licences The following European Protected Species Licences (EPSL) for bats are present within 2km of the site: <table><tr><th>EPSL Reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2010-2617</td><td>Common Pipistrelle</td><td>1.5km south</td><td>Destruction of a resting place</td></tr></table>					EPSL Reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2010-2617	Common Pipistrelle	1.5km south	Destruction of a resting place
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Field survey results*Summary of Survey**Findings***Bat Foraging and Commuting Habitats**

The site comprises only the building (B1) and contains no on-site vegetation. To the south, a substantial block of deciduous woodland and the River Roch provide high-quality habitat features that support invertebrate prey and form established commuting routes for local bat populations. These surrounding habitats offer suitable microclimatic conditions and connectivity, whereas the site itself offers no meaningful foraging resource. As a result, the site is assessed to provide **low suitability** for foraging and commuting bats.

Building One (B1) – Overview

B1 is a boiler rooms located along the southern boundary of the hospital campus and comprises several interconnected industrial units constructed with steel framing and clad throughout in vertically oriented corrugated metal sheets, with a combination of curved corrugated metal roofing and shallow pitched sheeted roofs that incorporate flush roof-light boxes. External elevations include large roller-shutter service doors set within metal surrounds, enclosed eaves, continuous metal flashings, and sealed junctions along roof edges and corners.



Internal Inspection

The internal space of B1 comprises a large open industrial workshop/storage area formed by exposed steel framing, supporting insulated profiled metal roof panels and translucent roof-light strips set between the beams. The walls are lined with metal cladding above a lower section of blockwork, and the interior contains extensive fixed plant, mezzanine walkways, suspended ducting, and storage racking. Lighting is provided by suspended fluorescent fittings hung from the steel frame large single glazed windows and translucent panels along the ceiling, with various access platforms and gantries are installed around the machinery. The roof structure shows continuous panel joints with no open voids, while the internal elevations present smooth, sealed surfaces typical of an insulated metal-clad unit.



The interior is brightly lit, heavily disturbed, and fully open with no enclosed voids, crevices, or gaps within the steel framing or roof junctions that could provide roosting opportunities. The insulated panels meet tightly along the beams, and the combination of constant human activity, machinery, and illumination further reduces any potential for bat use. In addition, in metal panel will experience fluctuation in temperature, varying the conditions within the building on a daily basis. This is like to deter bats from roosting internally.

External Inspection

The external elevations consist of vertically aligned corrugated metal cladding across all façades, with a mix of shallow-pitched and curved corrugated metal roofs incorporating sealed junctions, flashing strips and enclosed eaves. Several protruding roof structures and ventilation boxes are present on the main roofscape, all formed from the same insulated metal panelling system. Roller-shutter doors sit within metal surrounds on the main frontage, while other elevations include fixed mesh-covered vents, glazed panels and isolated service fittings. Some sections show localised dents, staining and wear, but the cladding, roof edges and soffit interfaces remain generally tight fitting. The building offers no continuous gaps along the eaves, no lifted sheets and no crevice-forming defects within the cladding or roof junctions. Vents and openings are either sealed or mesh-covered. The metal construction provides smooth, uniform surfaces with no sheltered recesses, and the exposed location and lighting reduce any potential for use by bats.



	Suitability Assessment B1 is assessed to provide negligible suitability for roosting bats. Its construction is dominated by smooth corrugated metal cladding, tight-fitting insulated roof panels, enclosed eaves, and sealed junctions with no crevices or voids that could offer shelter. External features such as vents are either flush or mesh-covered, and internal areas are brightly lit, open, and subject to regular disturbance from machinery and human activity. No evidence of bats or potential access points was noted.
<i>Foreseen Impacts</i>	The development involves alternations to the roof structure. Any work that impacts the roof structure, lining and internal spaces are not anticipated to lead to damage or destruction of any bat roosts or cause disturbance, death or injury to bats.
<i>Recommendations</i>	No further surveys are required. In the unlikely event that a bat or roost is discovered during the development, all works must stop immediately and an appropriately licensed ecologist consulted.
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys.
<i>Foreseen Impacts</i>	The proposed development as not anticipated in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	The installation of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

Appendix 1: PRA plan



Appendix 2: Location map



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Final	1.0	David Hill-Chambers MSc BSc (Hons), Graduate Ecologist	07/11/2025