

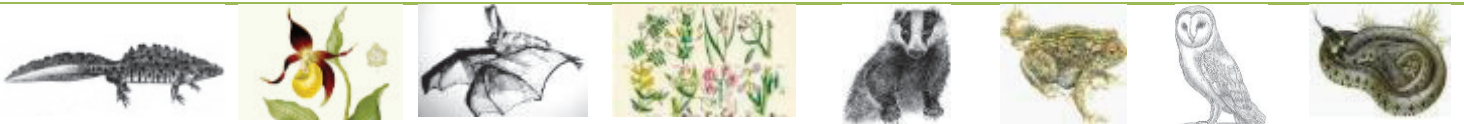
Dusk Survey Results

August 2025

Project Reference: PR-25-0196

Smithie Garage
Spring Street
Bury
BL0 9JQ

National Grid Reference: SD 78924 16556



Smithie Garage, Spring Street, Ramsbottom, Bury, BL0 9JQ
Dusk Survey Results in Relation to Bats

Document Title	Dusk Survey Results
Project Reference	PR-25-0196
Issue Number	1.1
Prepared for	PPY Design Ltd
Prepared by	Tyrer Ecological Consultants Ltd

Author	Miss. H. McGlynn Qualifying CIEEM	
Survey Date(s)	Dusk 1: 16/07/2025	Dusk 2: 06/08/2025
Reviewed by	Mr. B. Richards ACIEEM	Mr. J. Pescod ACIEEM
Review Date	21/08/2025	22/08/2025
Approved by	Mrs. K. Wilding CEnv MISEP ACIEEM	
Date of Issue	22/08/2025	

Revision	Date	Amendment
1.1	22/08/2025	Updated with revised site plans

Terms of use: *This report has been prepared by Tyrer Ecological Consultants Ltd with all reasonable skill, care and diligence within the terms of the instruction and permissions granted by the client. The results, conclusions and recommendations of this report are presented in line with the British Standard 42020:2013.*

Tyrer Ecological Consultants Ltd have produced this report with all due integrity and adhere to the CIEEM Professional Code of Conduct, with the aim of upholding these objectives and the reputation of the profession.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client.

This report and contents therein are to be used only in conjunction with the Planning Application for which the report has been produced. It must not be used for any other purpose, copied, re-produced or sent to any other party other than the Local Planning Authority Department without the express permission of Tyrer Ecological Consultants Ltd. Furthermore, the data contained herein must not be copied, re-produced or sent to any other party/organisation whatsoever without the express permission of Tyrer Ecological Consultants Ltd.

Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

Executive Summary

As part of a proposed planning application at Smithie Garage, Ramsbottom (termed as 'the site'), Tyrer Ecological Consultants carried out an Inspection and Assessment in relation to Bats & Breeding Birds in July 2025.

Following the Inspection & Assessment in relation to Bats & Breeding Birds with included Preliminary Roost Assessment (PRA), which categorised the building as pertaining to 'Moderate' bat roost potential, Tyrer Ecological Consultants Ltd were commissioned to undertake the recommended further bat surveys; the surveys, totalling two dusk emergence surveys, were carried out in July & August 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

Bats

Based on the results gathered during the 2025 dusk surveys, the building is ascertained to be host to a day roost for a single common pipistrelle bat.

A European Protected Species Mitigation Licence (EPSML) will be required from Natural England for the proposed development to legally proceed.

*A Mitigation Scheme to inform the EPSML application, and to demonstrate to the Local Authority that the favourable conservation status of the species identified can be maintained, has been provided in **Section 6.0** of this report.*

Survey Validity

Bat emergence/re-entry surveys are typically **valid for a period of 12 – 18 months**; Ideally, the survey data should be from the most recent optimal survey season before a planning or licence application is submitted, however this is at the discretion of the Local Planning Authority and/or Natural England. Should your planning application not achieve consent, or a licence application (where required) not be applied for within this time period, updated surveys may be required.

Table of Contents

1.0 Background & Introduction

2.0 Bats – Legislation & Policy

3.0 Survey Methods

4.0 Results

5.0 Conclusions & Recommendations

6.0 Mitigation

7.0 References

Appendix I: *PR-25-0196 Smithie Garage – Inspection & Assessment in relation to Bats & Breeding Birds* (Tyrer Ecological Consultants Ltd, August 2025)

1.0 Background & Introduction

- 1.1 As part of a proposed planning application with Bury Council at Smithie Garage, Ramsbottom (termed 'the site'), Tyrer Ecological Consultants carried out an Inspection & Assessment in relation to Bats & Breeding Birds in July 2025.
- 1.2 The survey was commissioned by PPY Design; proposals are understood to involve the demolition of the northern/rear half of the existing mechanic garage, with the front/southern section converted into residential use. See **Figure 1.1** for an existing and proposed front elevation plan.

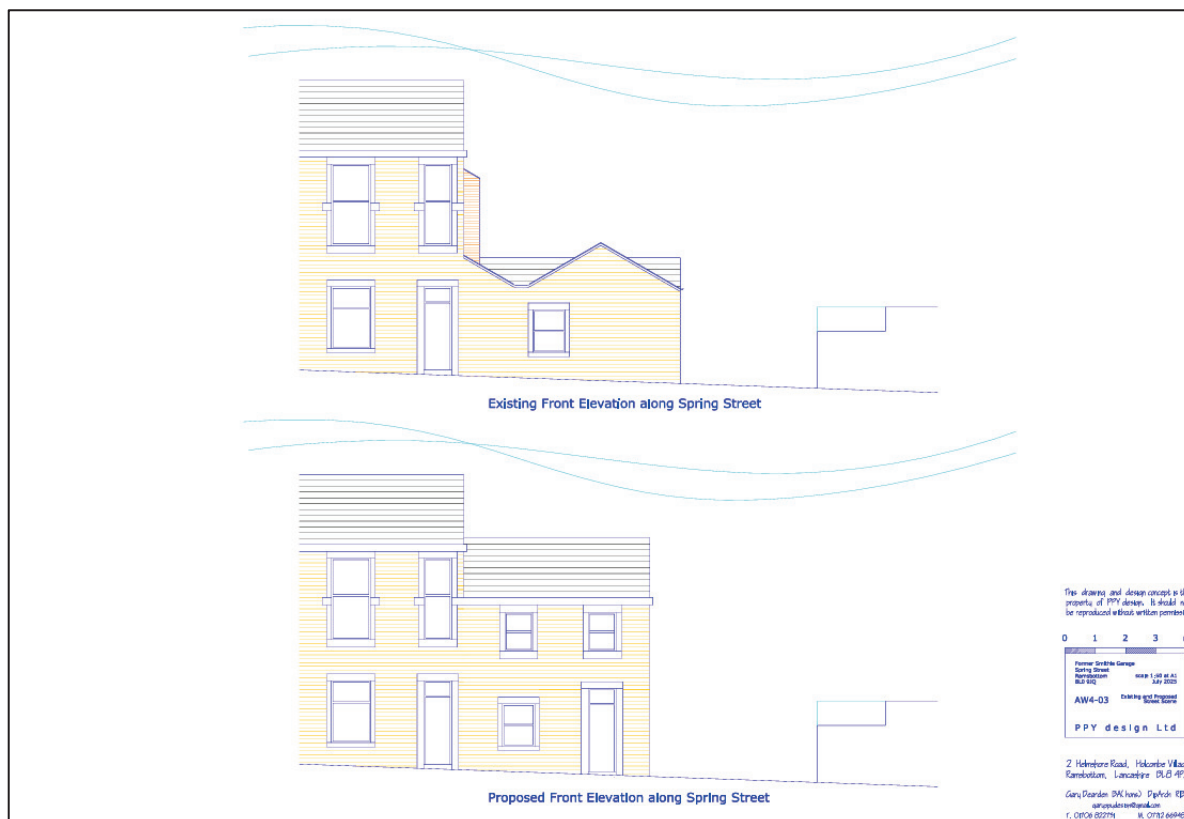


Figure 1.1 – Existing and Proposed front elevation along Spring Street plan © PPY Design Ltd

- 1.3 Included within the Inspection & Assessment in relation to Bats & Breeding Birds was a Preliminary Roost Assessment (PRA) of any built structures and trees on site in relation to bats. Based on the findings of the PRA, Smithie Garage is duly categorised as pertaining to **'Moderate'** bat roost suitability, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) (see **Figure 1.2** overleaf for a BCT guidance extract).

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey* (structures).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .
No further surveys required (trees).		

Figure 1.2 – BCT extract on 'Moderate' suitability survey implications

- 1.4 Tyrer Ecological Consultants Ltd were therefore recommissioned to undertake the recommended further bat surveys; the two dusk emergence surveys were carried out in July & August 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).
- 1.5 The surveys aimed to identify the presence or reasonably conclude the absence of bats within the buildings. The results, conclusions and recommendations following the survey, including any indicative mitigation to inform an application to Natural England for a European Protected Species Mitigation Licence (EPSML), where necessary, will be supplied within this report.
- 1.6 This report should be read, understood and presented to the local authority as an additional document to **Appendix I** (see Contents page).

2.0 Bats – Legislation & Policy

- 2.1 All British bats and their **roosts are afforded full protection under the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations (2017) (as amended). When dealing with cases where an EPS (all UK bats) may be affected, a planning authority is a competent authority within the meaning of Regulation 7 of the Regulations, and therefore has a statutory duty, as the local authority, to have due regard to the provisions of the Regulations in the exercise of its functions.

2.2 Uses of Buildings by Bats

- a) Summer breeding roost, and day/occasional roost (May – August)
- b) Hibernation roost (October – March)
- c) Transitional or temporary roost (other months)

- 2.3 Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance; climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

*** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to “a breeding site or resting place of such an animal” and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

- 2.4 Up to ten bat species have been regularly recorded within Greater Manchester to date, many of which use built structures, notably occupied residential buildings, for roosting. The most frequently encountered bat species is the common pipistrelle (*Pipistrellus pipistrellus*) and its abundant status in Greater Manchester is reflected throughout the UK.

Policy

- 2.5 Guidance for Local Authorities: Extract from Office of the Deputy Prime Minister – Circular 06/2005:

“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 planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

- 2.6 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

“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 reasons¹ 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.”

- 2.7 The Places for Everyone Joint Development Plan (PfE) (Adopted March 2024), which covers planning policy for nine of Greater Manchester Districts, including Bury Council, echoes this national focus on preserving biodiversity in Policy JP – G8 - A Net Enhancement of Biodiversity and Geodiversity, stating:

“Development will be expected to:

a. Follow the mitigation hierarchy of:

- i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then*
- ii. Adequately mitigating any harm to biodiversity, then*
- iii. Adequately compensating for any remaining harm to biodiversity*

b. Avoid fragmenting or severing connectivity between habitats;

c. Achieve a measurable net gain in biodiversity of no less than 10%

d. Make appropriate provision for long-term management of habitats and geological features connected to the development;

e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and

f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.”

¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

3.0 Survey Methods

- 3.1 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) edition states:

“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. The guidance should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive.”

- 3.2 Relative to the above the survey protocol has been determined using the collective and long standing experience of Tyrer Ecological Consultants Ltd and knowledge of the specific nature of the site.

Survey Protocol

- 3.3 The surveys took place in July & August 2025, thus within the highly active and social breeding season and when young are beginning to feed and fly.

- 3.4 In accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), it is specified that:

“The bat active period is generally considered to be between April and October inclusive”, though the period of **May – August** is the optimal most productive period that Natural England accept bat surveys and grant EPSMLs in relation to bats.

- 3.5 Typically only surveys within this period are accepted by licensing authorities, as the results of these surveys are used to inform an EPS licence application or a non-licensable Precautionary Working Method Statement (PWMS).

- 3.6 Where bats are roosting, they are likely to be detected by the ecologists who are trained in the use of bat detector hardware and call analysis software, and specifically how to detect bats and to correctly identify / disseminate bat calls.

- 3.7 When considering survey protocol, the decisions about whether dusk or dawn surveys are selected are based on the extensive experience of Tyrer Ecological Consultants Ltd, the nature of the building and species that can be anticipated as being present either at the property or in the locality as well as any visual limitations at the survey site.

- 3.8 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), it is specified that:

“Roost re-entry visits prior to dawn are no longer routinely recommended for presence/absence surveys due to the risk of bats returning early and being missed ... As return times appear to be far more variable (Andrews & Pearson, 2022).”

- 3.9 In this case, the bat roost potential that exists at Smithie Garage presents no problems for dusk observations; if a building is complex, or observations were restricted, or species that are difficult to detect at dusk are suspected then dawn surveys would be conducted where appropriate. At the site there are no visual constraints and to date there is no evidence to suggest the presence of such species.

- 3.10 Survey protocol should not be determined by parties who are 1) not familiar with the site 2) do not have a sufficient level or experience in relation to the undertaking of dusk / dawn bat surveys.
- 3.11 The number of surveys and surveyors was adequate relative to the roost potential that was identified on attendance of the site, i.e. '**Moderate**', and requiring three surveyors to accurately monitor potential roost features (PRFs) across the structure. Surveyor credentials are provided in **Table 3.1** below:

Table 3.1 – Surveyor credentials

Surveyor(s)	Experience	Surveyor Credentials
Miss K. Judson Qualifying CIEEM	4 years	- An experienced Consultant Ecologist holding a BSc (Hons.) Biology and MSc Conservation Management (a CIEEM accredited course), - Accredited agent on the Class 2 Natural England bat licence of Mrs. K. Wilding (CLS-14227).
Mr. H. Mulligan Qualifying CIEEM	3 years	- Consultant Ecologist, with a range of training and experience, - MBiolSci in Biological Sciences (Zoology), - Accredited agent on the Natural England Class 2 Bat Licence (CLS-14227) of Mrs. K. Wilding.
Miss. H. McGlynn Qualifying CIEEM	1 year	- Junior Ecologist with a range of experience and currently undergoing extensive training, - BSc (Hons) in Ecology and Conservation and MSc in Conservation Management (a CIEEM accredited course), - Accredited agent on the Natural England Class 2 Bat License (CLS-14227) of Mrs. K. Wilding.
Mr. J. Russell	1 year	A seasonal consultant with experience of undertaking professional bat surveys.

- 3.12 Surveyors were strategically positioned so that all elevations with bat roost potential could be observed without limitation. The surveyors were aided by full spectrum electronic bat detectors including the Anabat Scout, Elekon Batlogger M & M2, Echometer EM2 Pro, Peersonic RPA3, or equivalent detectors which enable the locating and recording of the high frequency calls that are emitted by bats; echolocation calls were analysed the next day using Anabat Insight, Kaleidoscope, BatExplorer, Sonobat or equivalent computer software to verify field observations.
- 3.13 Elevations were also surveyed via the use of a Night Vision Aid (NVA) Camera (Panasonic HC-VXF990, Canon XA35 or Canon XA70) or Nightfox Whisker Night Vision Binoculars with additional illumination provided by infra-red (IR) lighting (for example Nightfox Arc, Nightfox XB5, or additional IR floodlights) where deemed necessary by the attending ecologist(s) – recordings would be subject to review the following day to identify emergences / flight lines and species / abundance.

Survey Limitations

- 3.14 Following the completion of the further surveys, having carefully considered the results and conclusions derived from all surveys to date, no significant constraints were experienced that might hinder the gathering of ecological data on which to base sound conclusions and recommendations.

4.0 Results

- 4.1 Two dusk emergence surveys were undertaken at the site, during July & August 2025 by three surveyors at any one time. **Table 4.1** shows survey timings and weather conditions, whilst **Tables 4.2 – 4.3** alongside **Figures 4.1 – 4.4** document the results of the dusk surveys.
- 4.2 It should be noted that the aerial imagery of the site is dated from 2023 and not representative of the current condition of the surrounding environment of the site. The buildings to the immediate north have since been demolished as part of the previously mentioned planning application (**68578**) in which this application aims to support.

Table 4.1 – Survey date, times and weather conditions

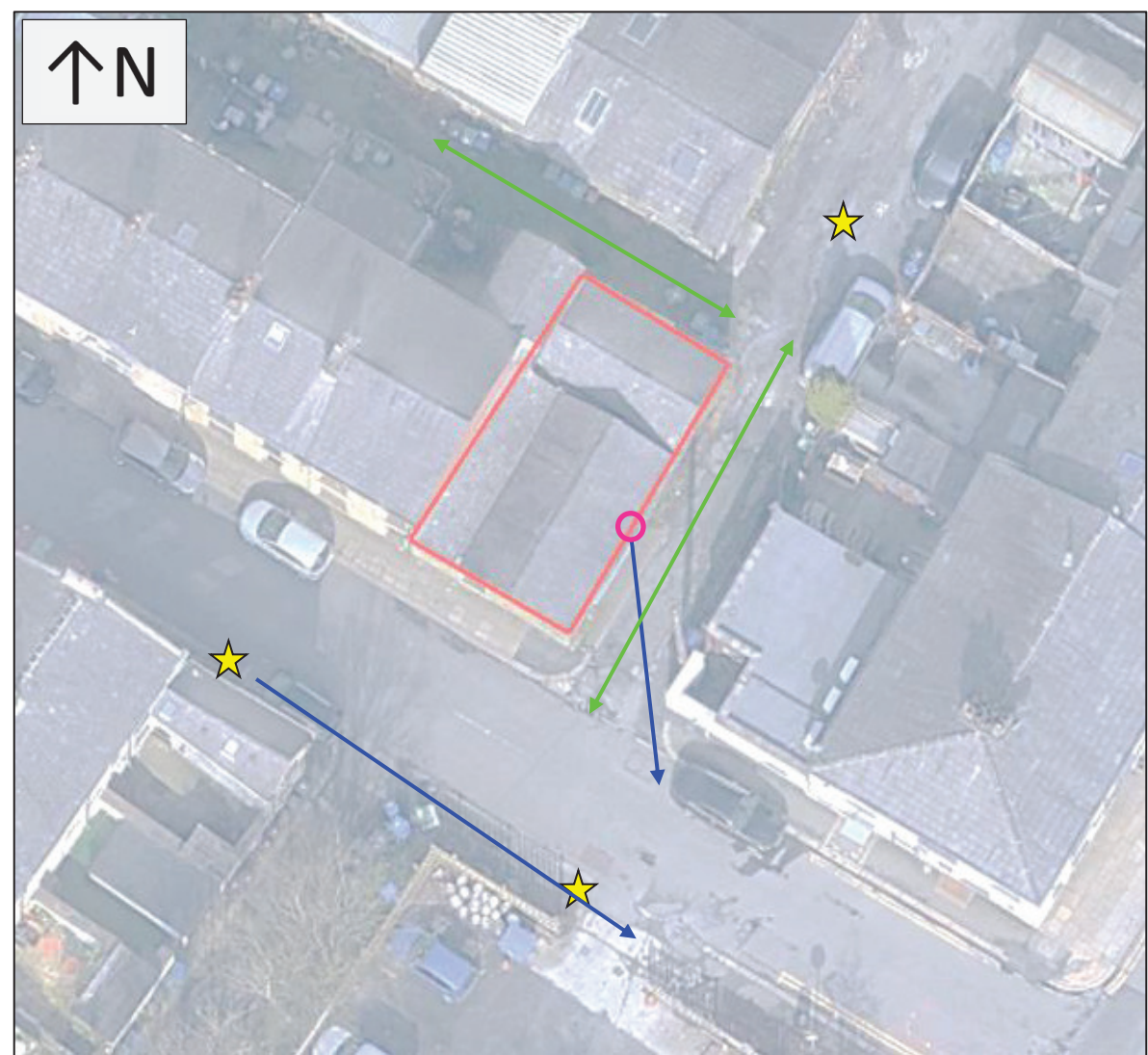
Times of Survey	Date	Weather Conditions
Dusk survey 1 2111 – 2301	16/07/2025	Sunset: 2131: Dry, Light air (1/12 Beaufort), 10% cloud cover Start temp: 17°C End temp: 15°C
Dusk survey 2 2036 – 2226	06/08/2025	Sunset: 2056: Dry, Light air (1/12 Beaufort), 60% cloud cover Start temp: 16°C End temp: 15°C

Table 4.2 – Dusk survey results

Survey Dates	Time	Activity
16/07/2025	2111 - 2301	Summary: Emergence of a single common pipistrelle bat from behind the top section of a timber sliding door on the eastern elevation of the structure. EP1 2248 hrs: A common pipistrelle (CP) commuted along the southern aspect of the site, along Spring Street Road. 2149 hrs: A CP emerged from a crevice behind the top portion of the timber sliding door feature, on the eastern elevation of the structure and flew south. EP1 2202 – 2222: Up to two CP bats constantly foraged around the north and eastern aspects of the building. General activity comprised of occasional foraging and commuting by up to two common pipistrelle bats.

Smithie Garage, Spring Street, Ramsbottom, Bury, BL0 9JQ
Dusk Survey Results in Relation to Bats

Survey Dates	Time	Activity
06/08/2025	2036 – 2226	Summary: No emergences recorded at the target building for the duration of the survey period. 2058 hrs: A CP commuted along the northern alley from the west to the east. 2102 - 2133 hrs: A CP occasionally commuted along Spring Street Road from east to west and in the opposite direction and sporadically commuted over the building from south to north. 2111 hrs: A CP commuted from the dwellings present to the east to the north of the site. 2127 – 2147 hrs: A CP occasionally foraged along the northern and eastern aspect of the site. General activity comprised of occasional foraging and commuting by a single common pipistrelle bat.



Dusk Survey 1 – 16/07/2025

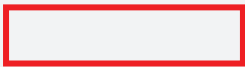
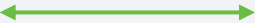
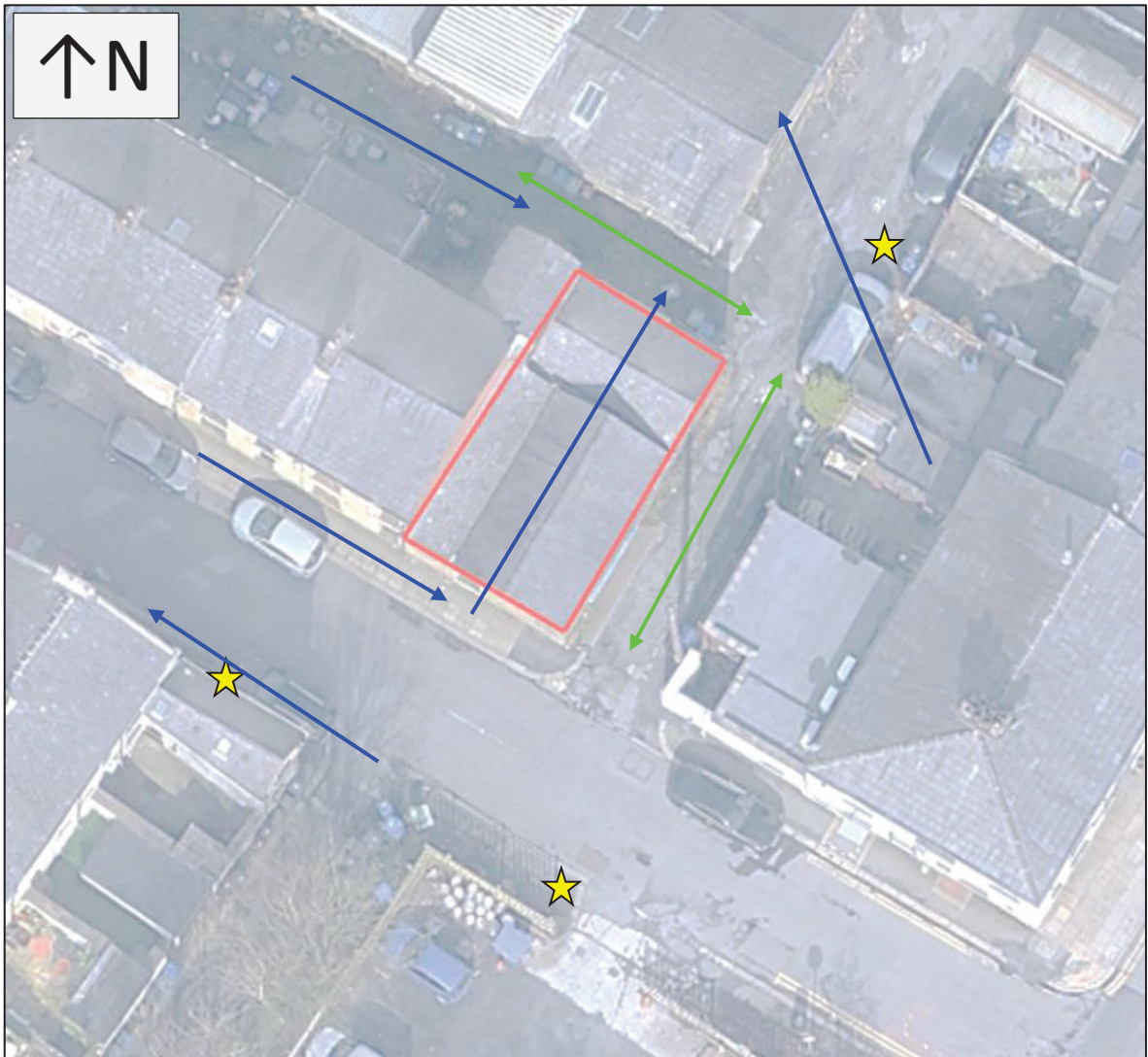
Key			
	Surveyed structure		Foraging activity
	Surveyor positions		Commuting activity
	Directional compass		Emergence point

Figure 4.1 – Visual Aid – Dusk survey results with Key



Dusk Survey 2 – 06/08/2025

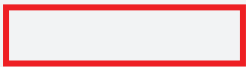
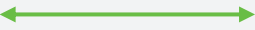
Key			
	Surveyed structure		Foraging activity
	Surveyor positions		Commuting activity
	Directional compass		

Figure 4.2 – Visual Aid – Dusk survey results with Key



Figure 4.3 – Location of emergence point © Google Earth Pro 2023/24



Figure 4.4 – Location of Emergence Point 1 behind the top portion of the timber sliding door on the eastern elevation (**EP1**)

5.0 Conclusions & Recommendations

5.1 Based on the results gathered during the dusk surveys, the building is ascertained to be host to a day roost for a single common pipistrelle bat.

5.2 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) describes a day roost as the following:

Day roost: “A place where individual bats, or small groups, rest or shelter in the day during the summer.”

5.3 For clarity, the roost categorisation, location and access point has been provided in **Table 5.1** below, alongside the site status assessment and the conservation significance² of the roost:

Table 5.1 – Roost locations and access points at Smithie Garage

Structure Reference	Species	Count	Roost Location	Access Points	Site Status Assessment	Conservation Significance
Smithie Garage	Common pipistrelle	1	Crevice within structure	EP1 – from behind the top timber element of the sliding door on the eastern elevation	Day	Site

5.4 Proposals are understood to involve the demolition of the northern/rear half of the site, with the front converted into residential use including a vertical extension.

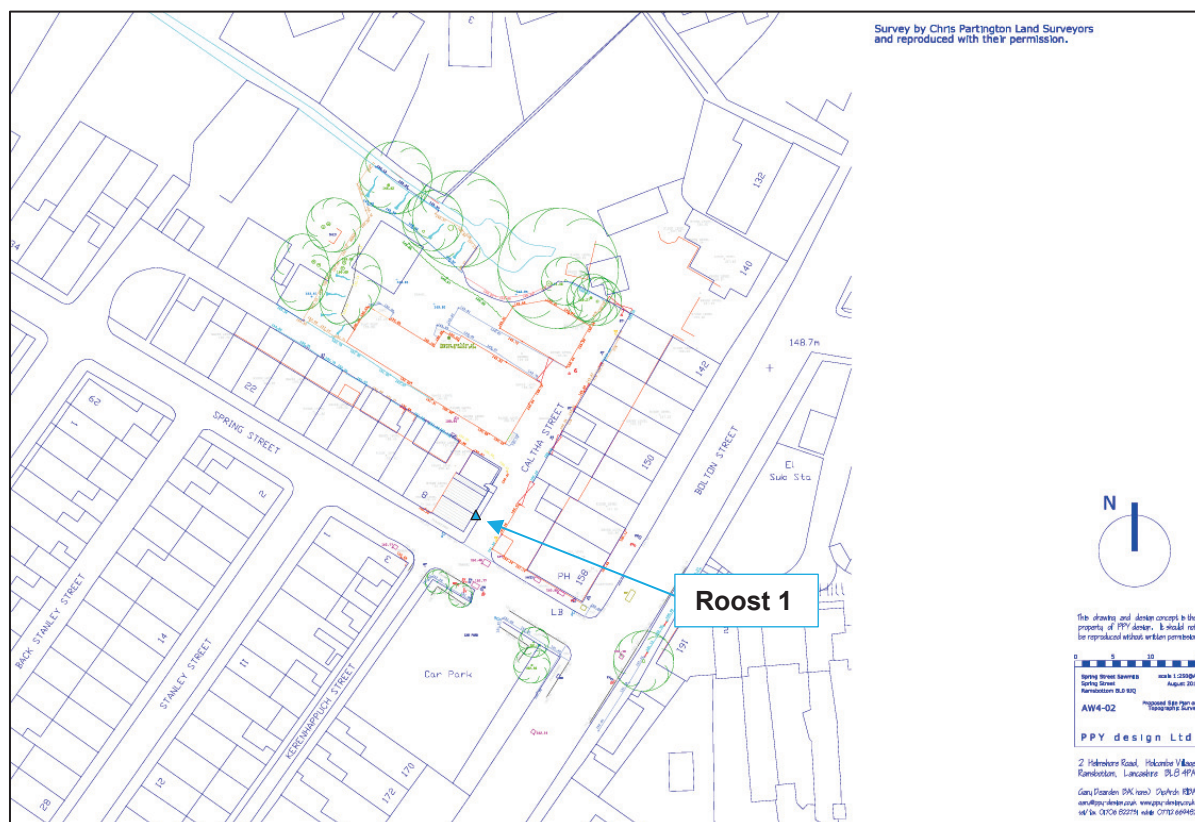


Figure 5.1 – Approximate location of existing roost over proposed site plan including wider site ownership © PPY Design Ltd

² As extracted from Reason, P.F. & Wray, S. 2025. UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2 Chartered Institute of Ecology and Environmental Management, Ampfield

- 5.5 Based on the above, impacts to a protected species will need to be addressed from both a conservation and legal perspective, along with the application of appropriate mitigation before any works can take place. A European Protected Species Mitigation Licence (EPSML) will be required to legally impact upon places that are actively used for breeding, rest or shelter (roost) by bats, **however, before a licence can be applied for all planning issues need to be resolved.**
- 5.6 In order that the LPA can implement its obligations under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), appropriate and proportionate mitigation will need to accompany the planning application which will demonstrate that the “*favourable conservation*” of the species concerned can be maintained.
- 5.7 Additionally, it should be noted that installation of new lighting as part of a development scheme that exceeds current levels may have a negative impact upon foraging / commuting bats confirmed as present in the vicinity, particularly if increased light spillage occurs in areas currently valued and relatively free from illumination. There are several measures that can be used to offset impacts upon bats, where lighting is unavoidable; these include, however are not limited to: the light source used and luminaire design, and accessories to direct light at its intended target. Numerous software programmes are currently available which can be used inform lighting plans, demonstrating how lighting decisions will illuminate a site. The reader is referred to the Bat Conservation Trust's 'Bats and Artificial Lighting at Night' guidelines (August 2023) for further information.

6.0 Mitigation

- 6.1 From the evidence gained during the surveys, the use of the site is considered to be of ‘**Site**’ level significance relatable to common pipistrelle bats and their current conservation status (as according to current EPS mitigation licencing applications); the proposed mitigation is proportionate to that use. However, if at any time that assessment is revised to a higher level, then the mitigation will also be accordingly revised.
- 6.2 The following procedures and mitigation recommendations are designed to allow the Local Planning Authority (LPA), in association with their ecological advisors, to determine a Planning Application where a European Protected Species has been identified and will be affected by the work for which the Planning Application seeks consent.
- 6.3 In addition, Local Planning Authorities, in accordance with the obligations placed upon them by way of their duties under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), have to take into consideration the presence of a European Protected species (EPS) before determination of an application where it / they have been identified.
- 6.4 The LPA will consider the mitigation in relation to the potential success of a Natural England licence application and if, in their opinion, the mitigation is considered as being appropriate, or if it is over and above what is required; if they determine that the mitigation is appropriate, then **a Planning Condition should be attached**, requiring the roost provision to be implemented. If the LPA consider that the mitigation is over what is necessary but require “enhancement” as part of their Local Biodiversity / Net Gain Planning Policies, this should be included in the terms of Consent. The acting bat ecologist, in this case, deems the proposed new roost creation as appropriate and not over and above what is required.
- 6.5 Notwithstanding that Planning Consent is granted, or equally if the work is undertaken outside of the planning system, whereby projects that do not require planning consent may affect bats or their roost (including disturbance), it does not absolve the applicant, site owner, developer or any other party involved with the work from ensuring that an application is made for a European Protected Species Licence to legally undertake work that will affect bat(s) or their roost(s). If work is undertaken without a licence and bat(s) or their roost(s) is/are affected, then a breach of current wildlife legislation will occur, for which penalties are severe.
- 6.6 Under Regulation 53(1) and 56(3)(a) of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), a licence is required prior to disturbing bats or destroying / damaging or obstructing any place that is used by bats as a resting place or breeding site. The licence is issued by the EPS Licensing Team of Natural England.

Summary of Mitigation

- 6.7 The section of the building where the roost is located is expected to be retained, however, the proposed conversion works are likely to destroy this roost feature, as such, it is acknowledged that the presence of a roosting bat needs to be addressed from both a legal and conservation perspective. For the purposes of this report, **it is considered that the roost will be subject to destruction**; as such, there is a necessity to consider alternative solutions.
- 6.8 The mitigation proposals outlined in this report are seen to form the most productive way forward that will retain long term roosting opportunities for bats and minimise disturbance whilst also enabling the client to undertake the proposed works.
- 6.9 Key commuting and foraging routes are generally located to the north, east and southern borders of the site, where it is dimly lit and connects to areas of individual trees and garden

grassland vegetation. The key commuting and foraging routes appear to be retained at the post-development stage given they are outside of the red line boundary and wider site ownership, however, are likely to be impacted by increased levels of lighting as a result from the proposed change of site use.

- 6.10 To ensure the works are considered to entail a net neutral – positive impact on the commuting and foraging routes to the boundaries of the site, it is recommended that a bat-friendly lighting plan is produced for the site, which should include measures to avoid illumination of key commuting routes on the boundaries of the site, as well as foraging areas and priority woodland habitats off-site. In addition, no lighting should be directed at roost provision as specified below.
- 6.11 This lighting plan should be produced by a suitably qualified lighting specialist and should be checked by a licenced bat ecologist against this dusk report to ensure that roost provision and key commuting / foraging areas are not subject to intense lighting.
- 6.12 To ensure that bats are not left without a roost while works take place that could displace bats from their roost at the building, a tree-mounted receptor roost will need to be installed at the site. Based on the Proposed Site Plan on Topographic Survey (Drawing No: AW4-02) produced by PPY Design Ltd, the receptor roost has been proposed to be installed on a retained sycamore tree located to the north of the site, within the wider site ownership. The tree-mounted box should be a Schwegler 2F bat box³ (or suitable equivalent – to be agreed with the express consent of the ecologist). Receptor roosts serve as a receiver unit for if bats must be captured and translocated to it by the licenced ecologist during the works schedule. The receptor roost should be installed and be in place prior to any deconstruction works and be within a reasonable distance and line of sight of the existing roost(s). The bat box will be retained post works to serve as a permanent roost provision following the works (see **Figure 6.1** overleaf).

Works to be undertaken by the Ecologist

- 6.13 **Licence Application:** A protected species licence from Natural England (NE) will be applied for by a suitably qualified Ecologist, subsequently the 'Named Ecologist', in conjunction with the applicant, which will provide details of the measures undertaken to maintain the favourable conservation status of the bats present on site. This could take the form of either an A13 bat mitigation licence or could utilise the Earned Recognition (ER) scheme to streamline the process and improve the outcome for both bats and the client.
- 6.14 **Toolbox Talk:** Once a protected species licence is in place, at the pre-commencement stage the Named Ecologist (or accredited agent) is to undertake a site induction 'Toolbox talk' to the Licensee and all contractors on possible bat presence and discuss document features taken from the license, i.e. license, method statement, mitigation figures and work schedule to be kept on site for the duration of the work.
- 6.15 **Pre-commencement Check:** Prior to any work being undertaken the presence / absence of bats, as far as is possible, will be established by the Named Ecologist (or accredited agent) undertaking a thorough investigation of the areas at which bats have been observed using the site. This will involve a thorough inspection of these areas during dismantling using endoscopes and / or narrow-beam torch, as necessary, and will involve a soft strip at the local areas of interest, as necessary, which involves the careful lifting, inspecting and removal of components.
- 6.16 **Timing Implications:** No timing implications are necessary in relation to the day roost on site.

³ See: <https://www.wildcare.co.uk/bat-box-45.html>

- 6.17 **Ecological Clerk of Works:** The Named Ecologist (or their accredited agent) will supervise careful dismantling of all places of bat roost interest. In addition, at the Named Ecologist's discretion, wherever opportunities for bats exist in other areas of the building, supervised dismantling / inspections will extend to these areas with strategies for safely removing bat(s) applied. All dismantling of potential roost features will be undertaken during favourable weather conditions (above 9°C, low wind).
- 6.18 **Exclusion:** Where crevices are extensive, or where it cannot be conclusively ascertained that bats are absent from a crevice, exclusion devices may be fitted for a period of 3 days and 3 nights, or longer, at the Named Ecologists discretion – this is where material is placed over the entrance area(s) of a roost allowing bats a means of escape whilst preventing them from re-accessing. This method will only be adopted if necessary, and exclusion fitted cavities will only be filled in following this process.
- 6.19 **Capture:** Any bats located by the Named Ecologist (or accredited agent) will be removed, placed in a secure box with soft tissue and transferred into the receptor roosts that will have been previously erected as indicated below. If bats are in ill-health they will be taken into care by a previously nominated bat carer. **Only once it has been conclusively established by the Named Ecologist that bat(s) are absent can works continue to completion.** In the unlikely event that bats are found outside of supervision time, then as legal requirement and conditions of the licence, work will immediately cease, and the named Ecologist will be contacted for further advice; contractors must not touch, handle or in any way cause bats to move without ecological supervision.

Works undertaken by the contractor

- 6.20 A single day roost with one identified access point was identified on site, which will be destroyed during the proposed works. The proposed conversion works indicate that the retention or modification of the identified roost is not possible.
- 6.21 As such, it is considered that the most feasible and productive approach in terms of maintaining the favourable conservation status of the identified species roosting on site is to integrate novel roosting provision back into the retained area of the structure which is set to be converted. The proposed measure has been recommended to be integrated into the vertical storey extension of the target structure, on the same elevation where the roost was identified. The following measures will be undertaken in tandem with the retention of the receptor roost:

- One integrated Ibstock Enclosed Bat Box 'C'⁴ bat box in a suitable location on the eastern elevation of the structure, facing Caltha Street, to remain unilluminated and to have favourable commuting pathways to foraging grounds in the wider area (retained trees to the north). See **Figures 6.1 – 6.2** overleaf for the location of the proposed mitigation measures on site. The landing pad should be 'roughed' to ensure that bats are able to grip the surface.



⁴ See: <https://www.nhbs.com/ibstock-enclosed-bat-box-c>

Smithie Garage, Spring Street, Ramsbottom, Bury, BL0 9JQ

Dusk Survey Results in Relation to Bats

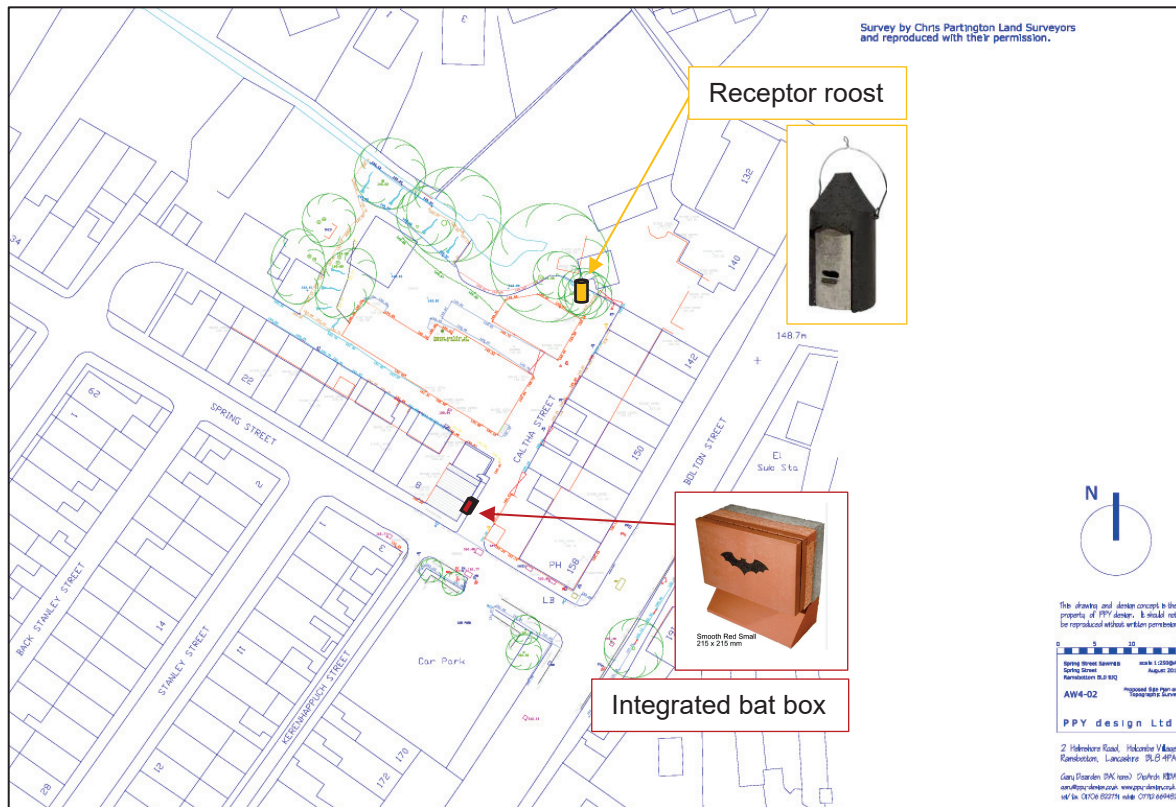


Figure 6.1 – Proposed location of receptor roost and mitigation measures over proposed site plan © PPY Design Ltd

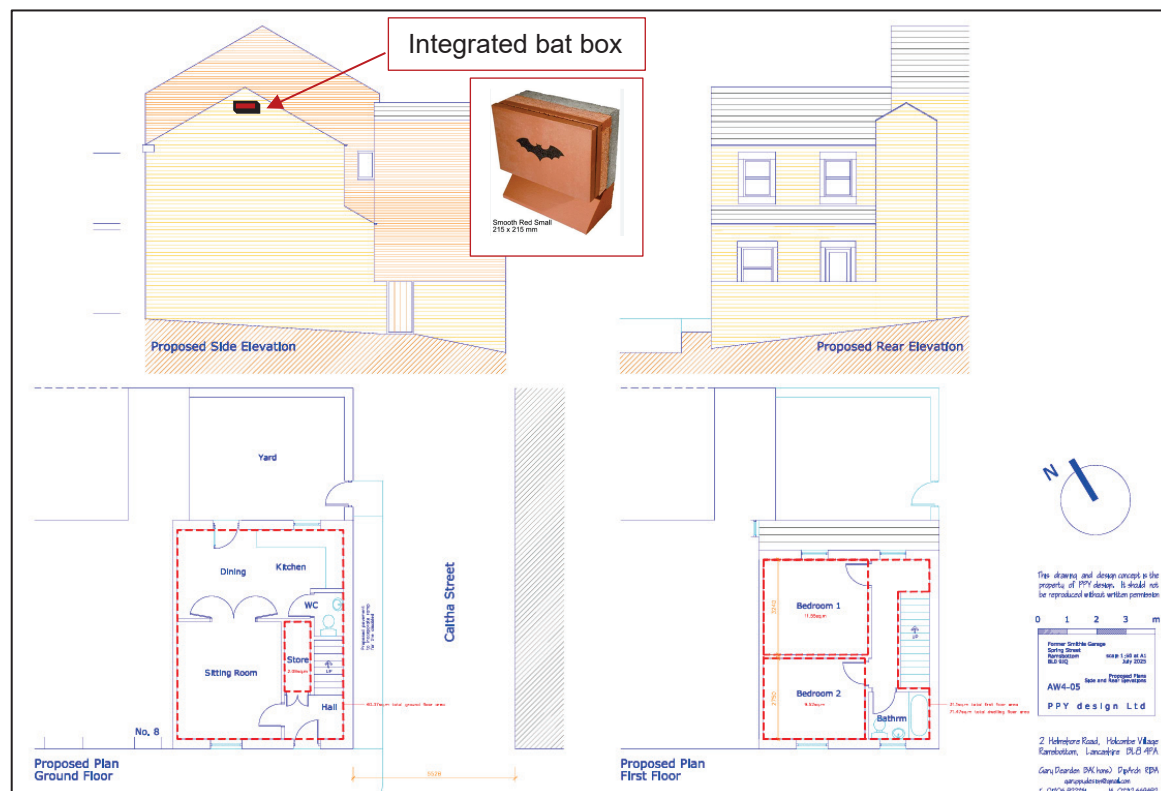


Figure 6.2 – Proposed location of mitigation measures over proposed side and rear elevations © PPY Design Ltd

- 6.22 This mitigation proposed is subject to the approval of the Natural England EPS team who may influence the terms of this mitigation; all proposed roost provisions outlined hereafter will be dedicated for bats and permanent.
- 6.23 No post-development monitoring is required for the roost given that it is a 'Day roost' of 'Low' significance, as stated following current guidance (Bat Mitigation Guidelines) concerning Day roosts / low significance roosts.
- 6.24 Lighting must not be directed at or close to the roost areas nor will it affect nearby foraging places or flight lines. The lighting plan recommended above should take into account the proposed roosting mitigation, and all flight lines to and from these features should be unilluminated at key times.

7.0 References

- **Bat Conservation Trust (BCT)**, 2023. *Bats and Artificial Lighting at Night, Guidance Note GN08/23*. Available from: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- **CIEEM et al**, 2019. *Biodiversity Net Gain: Good practice principles for development*. Available from: www.cieem.net/data/files/Publications/Biodiversity_Net_Gain_Principles.pdf
- **CIEEM**, 2016. *Guidelines for Ecological Impact Assessment in the UK and Ireland*, 2nd edition. Available from: www.cieem.net/data/files/Publications/EclA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf
- **CIEEM**. 2020. *Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK*. 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester, UK.
- **CIEEM**, 2017. *Guidelines for Preliminary Ecological Appraisal*, 2nd edition. Available from: www.cieem.net/data/files/Publications/Guidelines_for_Preliminary_Ecological_Appraisal_Jan2018_1.pdf
- **Collins, J** (ed.) 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London.
- **Communities & Local Government (C&LG)**, 2024. *National Planning Policy Framework*. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- **Gunnell, K. Grant, G. and Williams, C.** 2012. 'Landscape and urban design for bats and biodiversity'. Bat Conservation Trust.
- **Mitchell-Jones, A.J. and McLeish, A.P.** (Eds), 2004. *Bat Workers' Manual*, Joint Nature Conservation Committee, Peterborough.
- **Reason, P.F. & Wray, S.** 2025. *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2*. Chartered Institute of Ecology and Environmental Management, Ampfield

Appendix I: *PR-25-0196 Smithie Garage – Inspection & Assessment in relation to Bats & Breeding Birds* (Tyrer Ecological Consultants Ltd, August 2025)