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For the attention of: Walker Designs on behalf of Pearl Forecourts Ltd

Date: 27th September 2023

Dear Steven Walker,

Preliminary Roost Assessment: Cartime Showroom, Bell Lane, Bury, BL9 6HH.

PENNINE ecological have been commissioned to undertake a Preliminary Bat Roost Assessment (PRA) at the above site. The purpose of this study is to address any potential issues in relation to ecology resulting from the proposal to demolish the three existing buildings and construct three new buildings. Therefore a PRA was undertaken on the 25th September 2023. The sites grid reference is SD 8124 1124 and the location is shown below;

Figure 1.1: Aerial image of Cartime showroom, Bell Lane.



1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit (GMEU) was not undertaken for this study. However, searches for statutory sites and bat licence records were undertaken as follows;

Statutory and Non-Statutory Designated Sites:

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no statutorily designated wildlife sites within 500m radii of the site.

The Natural England (NE) Impact Risk Zone tool was also reviewed and there is no requirement to consult NE for this proposal.

There are no known non-statutory designated sites within 500m radii of the site.

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no EPSML in relation to bats within 500m radii of the site. The nearest EPSML record is over 1km west of the site and has no ecological connectivity to the site.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts¹ are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Paragraph 180 of the National Policy Planning Framework (as revised in July 2021) states:

180. 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*

¹ 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

scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons 63 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.*

Use of Buildings by Bats:

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

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.

Up to eleven bat species have been regularly recorded in Greater Manchester, most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Greater Manchester is reflected throughout the UK.

3. Survey Methodology

A daytime survey was conducted on the 25th September 2023. The building was inspected externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

An internal inspection of the building was also undertaken to obtain information around the roof structure and to see if there was any superficial evidence of bats using the roof (e.g. bat droppings on the floor).

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Patrick Leatham, who is an experienced ecologist and full member of CIEEM. Patrick is an accredited agent on Mr Stuart Macpherson's Natural England Class 2 bat licence (2021-10079-CL18-BAT).

Constraints:

The surveys were undertaken during suitable conditions and with no access constraints. There are considered to be no survey constraints.

4. Bat Survey Results

Building Assessment

The site includes three buildings (refer to Figure 1.1 above). Building 1 is a car showroom and consists of a (presumed) breeze block building with a brick and stone cladding exterior. Stone coping is present along the ridge of the building. The west and south elevations have large glass doors which are retractable. The eastern

elevation of the building is made of corrugated steel sheeting. The roof is also a corrugated sheeted roof. The building is in good structural condition and there are no suitable cavities present which could be of use to bats. There is no internal loft space.

Building 2 is a service depot and comprises a corrugated metal sheet building. The building has no suitable cavities which could be of use to bats. Corrugated metal sheet buildings are generally considered to be sub-optimal for bats due to the fluctuating temperatures near to the surface of the sheets, and the lack of any internal cavities due to the simple structural composition. There is no internal loft space.

Building 3 is a small garage which is comprised of metal sheeting. The building also has no suitable cavities which could be of use to bats.

The buildings are surrounded by a car forecourt and parking area which is completely lit by high powered lighting. There is also a significant amount of security lighting fixed on both buildings. The buildings and site will be heavily illuminated and highly unsuitable for use by bats.

Habitat Assessment

The buildings are subject to an extremely high level of light pollution from the security lighting and forecourse lighting. The site is situated within a heavily urbanised area of Bury, which is predominantly buildings and streets. These habitats (and associated light pollution) are highly unsuitable for use by bats.

Overall the habitats associated with the site and locally are considered to be of very low suitability for bats.

Preliminary Roost Assessment

The buildings are in good structural condition and there are no suitable roost features present. There is also a considerable level of light pollution which is highly likely to deter bats from the site. No evidence of bats has been recorded within the buildings. Overall the buildings are considered to possess '**Negligible**' bat roost potential.

5. Recommendations

6.1 Bat Recommendations

There are no requirements for further surveys. The client is reminded that in the highly unlikely event that bats are encountered during the work, then all work must stop immediately, and the bat consultant must be contacted for further advice.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM.

Site Photographs: 25th September 2023



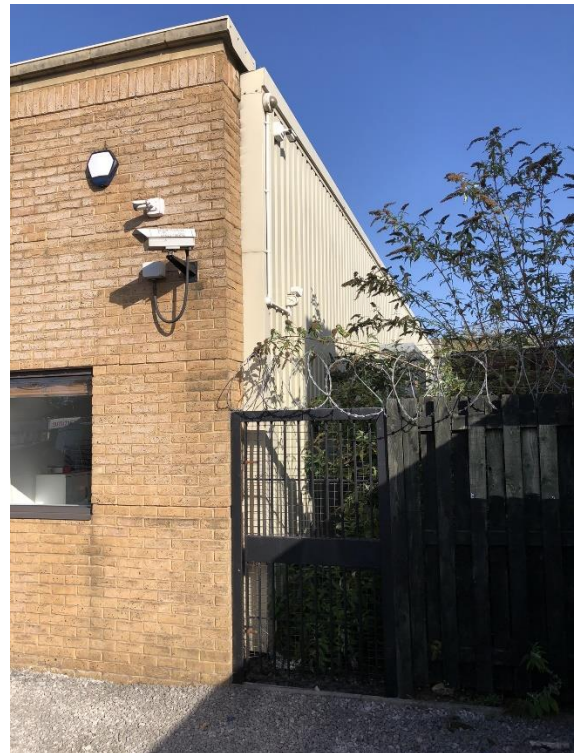
Photograph 1: Overview of the west elevation. Building has brick and stone cladding.



Photograph 3: Overview of the south elevation that fronts Bell Lane.



Photograph 2: Overview of the west elevation. Retractable glass doors.



Photograph 4: East elevation comprising corrugated metal sheeting.



Photograph 5: North elevation (Building 2) which is a service depot. Corrugated metal sheeting and intense security lighting.



Photograph 7: Building 3 in north west corner of the site. Large security lights present on all elevations.



Photograph 6: North elevation of Building 2. High light pollution from security lighting.



Photograph 8: Car park surrounding buildings with security lighting throughout.



Photograph 9: Car forecourt to west of building with security lighting.