

Lawrence Street, Bury

Daytime Bat & Bird Survey

2024



RACHEL  
HACKING  
ECOLOGY

---

Client                    Ecoscape UK Limited

Project Title            Lawrence Street, Bury

Project Reference      RHE.4157.01

Project Leader         Matthew Bottomley

Contact Details        matthew@rachelhackingecology.co.uk

---

|          | Name              | Position            | Date       |
|----------|-------------------|---------------------|------------|
| Author   | Matthew Bottomley | Ecologist           | 10/04/2024 |
| Reviewer | Dr Rachel Hacking | Principal Ecologist | 22/04/2024 |
| Revision |                   |                     |            |



**RACHEL  
HACKING  
ECOLOGY**

The Stables  
Paradise Wharf  
Ducie Street  
Manchester  
M1 2JN

0161 465 8971

[www.rachelhackingecology.co.uk](http://www.rachelhackingecology.co.uk)

[mail@rachelhackingecology.co.uk](mailto:mail@rachelhackingecology.co.uk)



**RACHEL  
HACKING  
ECOLOGY**

# Report Contents

|                                           |                              |
|-------------------------------------------|------------------------------|
| Executive Summary                         | 3                            |
| 1. Introduction                           | 4                            |
| 2. Methods                                | 6                            |
| 3. Results                                | 7                            |
| 4. Assessment                             | 13                           |
| 5. Recommendations                        | 14                           |
| Appendix 1: Planning Policy & Legislation | 15                           |
| Appendix 2: Desk Study                    | Error! Bookmark not defined. |
| Appendix 3: Survey Data                   | Error! Bookmark not defined. |
| Appendix 4: Plans                         | Error! Bookmark not defined. |



# Executive Summary

## Development Details

The client is proposing residential development at Lawrence Street, Bury, hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

## Ecological Interest

The site has a low level of ecological interest. The existing structures have low suitability for roosting bats.

## Outcomes

A single dusk emergence survey is required. No other protected species constraints exist.



# 1. Introduction

## 1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by Ecoscape UK Limited to carry out a Daytime Bat & Bird Survey of land at Lawrence Street, Bury, hereafter referred to as the 'site'. The site is located at O.S. grid reference: SD 80721 07980 (see Figure 1).

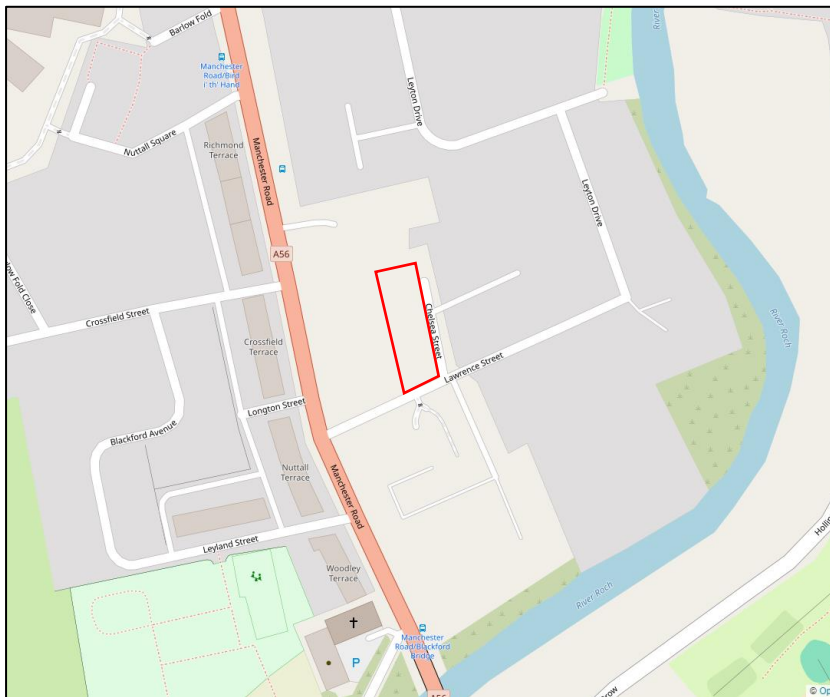


Figure 1. Map showing the location of the site courtesy of © OpenStreetMap Contributors

- 1.1.2 The site comprises a warehouse, formerly in commercial use, with hardstanding. The site is located in an urban area, surrounded by dwellings and commercial units, with the River Roch to the east and River Irwell to the west, offering suitable bat foraging and commuting habitat.

### Description of Development

- 1.1.3 The site will be the subject of a planning application for the levelling of the site and the construction of a terrace of 10 dwellings.

### Relevant Planning History

- 1.1.4 No relevant planning applications could be found for the site.



## 1.2 Scope of Work

1.2.1 The Client commissioned Rachel Hacking Ecology to carry out the following works:

- Undertake an external and internal assessment of any buildings on the site affected by the development proposals, searching for evidence of use by bats and incidentally, birds.

## 1.3 Aims of the Survey

1.3.1 The aims of the survey were to:

- Assess the potential of the site to support roosting bats;
- Identify the requirement for any further detailed surveys.



## 2. Methods

### 2.1 Daytime Bat Survey

- 2.1.1 The exterior of the buildings was surveyed from the ground using binoculars and a high-powered torch. Features offering potential access to roosting bats were recorded. Such features may include suitable gaps in roof coverings, gaps behind external cladding/facia and gaps in masonry.
- 2.1.2 Evidence indicating the presence of roosting bats was also searched for. This may include bat droppings on walls, windows or on the ground below roost entrances or staining from fur oil around roost entry points.
- 2.1.3 The interior of the buildings was surveyed to identify any evidence indicating use by roosting bats. Such evidence may include bat droppings, feeding remains, urine splashes, live or dead bats and staining from fur oil on timbers.

### 2.2 Assessment Criteria

- 2.2.1 Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance<sup>1,2</sup>.

### 2.3 Site Visit Information

#### Survey Details

- 2.3.1 The survey was undertaken by Matthew Bottomley on 09<sup>th</sup> April 2024. Matthew has 1 years' professional experience of undertaking similar surveys.

#### Site Conditions

- 2.3.2 The weather at the time of the survey was cool and wet, with an average temperature of 10°C. The site conditions were appropriate for a full assessment to be undertaken.

---

<sup>1</sup> Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4<sup>th</sup> edn. The Bat Conservation Trust, London.

<sup>2</sup> Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

## 3. Results

### 3.1 Survey Constraints

3.1.1 The site was fully accessible and no constraints affected the survey.

### 3.2 Habitat Appraisal

3.2.1 The site is located in an urban area. Broadleaved woodland and the River Roch and River Irwell are present within 200m, offering good bat foraging opportunities.

### 3.3 External Survey

3.3.1 The site is a former commercial warehouse, now in poor condition. The walls are brick and the roof is compound, but is mostly pitched with corrugated asbestos. Some small, flat roof areas also exist at the front and rear of the property.



*Photograph 1 showing exterior of building from Chelsea Street elevation*

3.3.2 The shutter doors are relatively well sealed on the Chelsea Street elevation, with only small gaps occurring at the base, which are unlikely to be utilised by bats. At the front of the property, a small door has been damaged and split in half; a large gap allowing access to the internal space (see Photograph 2).



*Photograph 2 showing front of the property and the gap in the door*

- 3.3.3 Windows are only present to the front of the property, all of which are boarded up and well-sealed. The masonry is largely in good condition, however some gaps and cracks exist on the side elevation of the building. The gaps were inspected closely, and found to demonstrate no evidence of roosting bats. The cracks are shallow, and do not allow access to the internal space.



*Photograph 3 showing gaps in the masonry from the side elevation*

- 3.3.4 Gaps are present in places along the length of the roof. Whilst the corrugated roof is largely sealed with mortar, there are some areas where this has worn away, allowing potential access to the building. Lead flashing on one corner of this roof was also not flush to the surrounding brickwork (see Photograph 4).



*Photograph 4 showing gap beneath corrugated roof and lead flashing*

- 3.3.5 At the rear, flat roof section of the building, a wooden fascia wraps around at the eaves of the building. Fascia is not flush to the brickwork, with a small gap present behind the wood (see Photograph 5).



*Photograph 5 showing gap at fascia*

## 3.4 Internal Survey

- 3.4.1 The internal space is cold, damp and breezy. The space is used for storage but is not in regular use. Almost the entirety of the internal space consists of one large room which is open to the roof, with no void present. Most of the space is well-lit by skylights, which run along the length of the corrugated roof on the western side of the building (see Photograph 6).



*Photograph 6 showing section of internal space lit by skylights*

- 3.4.2 Gaps run along the length of both walls within the space which allow access into a large cavity, the extent of which could not be determined during the survey (see Photograph 7).



*Photograph 7 showing holes that allow access to the wall cavity*

- 3.4.3 The supporting beams are metal throughout and offer no opportunities for roosting bats. The flat roof section to the front appeared to consist of former office spaces, and were characterized by damp and water ingress, with no potential features that could be utilised by roosting bats (see Photograph 8).



*Photograph 8 showing front flat roof section*

- 3.4.4 The rear flat roof space is also damp and dark, with water entering the building from the roof. The masonry in this section is in good condition and does not offer any roosting opportunities (see Photograph 9). The trapdoor on the roof appeared to let a small amount of light into the building and provided a further potential entry point.



*Photograph 9 showing rear flat roof section*

- 3.4.5 Some cracks and crevices were present between the rooms, which were fully inspected at the time of the survey. The gaps are shallow and did not present any evidence of supporting roosting bats (see Photograph 10).



*Photograph 10 showing cracks in walls between rooms*

### Nesting Birds

- 3.4.6 Evidence suggesting the presence of birds was found during the survey (see Photograph 11). No birds or nesting material was found throughout the building.



*Photograph 11 showing bird droppings and feathers*

## 4. Assessment

### 4.1 Interpretation of Results

- 4.1.1 The property supports several Potential Roosting Features (PRF's) for bats, identified externally and internally, as well a number of potential bat entry to points to the building. Whilst in an urban area, the site is located close to good quality bat foraging habitat. The site is therefore assessed as offering low potential to support roosting bats.

### 4.2 Potential Impacts

- 4.2.1 The proposed development has the potential to impact bats and their roosts, should they be present.
- 4.2.2 Impacts may include destruction of bat roosts and killing/injuring of individual bats.
- 4.2.3 Demolition of the building could also result in impacts to nesting birds, should these be present.



## 5. Recommendations

### 5.1 Further Surveys

- 5.1.1 One dusk emergence survey should be undertaken on the building in accordance with current guidelines to establish the status of roosting bats and inform mitigation requirements. This will require three surveyors in total to provide visual coverage of the building. The survey should be undertaken between May and August.
- 5.1.2 A nesting bird check will be required if works to the building are to be undertaken during the nesting bird season (which is March – August).

#### Mitigation Measures

- 5.1.3 In accordance with NPPF (2023) and the Natural Environment and Rural Communities Act (2006), development should seek to include measures to benefit wildlife. Bat boxes and bird boxes should be installed on any new buildings to provide opportunities for wildlife. Details of the types of boxes and their locations should be confirmed by a suitably qualified ecologist.
- 5.1.4 Further mitigation may be required in accordance with the results of the dusk emergence survey.
- 5.1.5 Impacts on nesting birds should be avoided by carrying out demolition of the building outside of the bird breeding season (March - August). If this is not possible, checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.

#### General Precautions

- 5.1.6 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.



# Appendix 1: Planning Policy & Legislation

## National Policy

The National Planning Policy Framework (NPPF 2023) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 180 and 180, shown below:

- 180. Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
  - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 186. 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 reasons 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.

### Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.

