



ROAVR | GROUP

Project: 23_PRA_10_75
Site: 21 Church Street East, Radcliffe, Manchester, M26 2PG
Client: Robert Heaton



Project Number:	23_PRA_10_75
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	21 Church Street East, Radcliffe, Manchester, M26 2PG

Role:	Name:	Position:	Date:
Surveyor	Alex Barnes	Arboricultural Technician and Field Ecological Consultant	15/11/2023
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Revision History		
Date:	Version number:	Summary of changes:
24/11/2023	1.0	First Draft
24/11/2023	1.0	First Issue

Summary:

1. ROAVR Group were appointed by Robert Heaton to undertake a preliminary roost assessment survey and report at 21 Church Street East, Radcliffe, Manchester, M26 2PG.
2. It is proposed to redevelop the site, full details of the proposals will be available on the planning portal. Bury Metropolitan Borough Council as the Local Planning Authority have requested a PRA to validate the planning application.
1. Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 30th October 2023, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.
2. A site survey was carried out by Alex Barnes on the 15th November 2023 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Alex has 2-years continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist and has had relevant training in all aspects covered by this report.
3. 21 Church Street East, Radcliffe, Manchester, M26 2PG is a two storey detached property most likely of 1900's origin. The building is set in an industrial park area surrounded by large warehouses with a small area of overgrown grassland to the rear.
4. An internal and external examination discovered one known potential roosting feature on the eastern elevation. No known evidence of bats was seen within the void space but there were access constraints. The building was assessed as holding low suitability for roosting bats.
5. Located close to the River Irwell (100m to the south of the site) and bordered by Bealeys Goit, Springwater Park and Coronation Park there is the moderate potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking green areas. Three EPSM licences have been granted within 2km of the site for Common Pipistrelle (*Pipistrellus pipistrellus*) bats.
6. One nocturnal emergence survey is recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

7. With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas although those records are not referenced as are not permissible for commercial use.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Roost and daytime bat walkover survey at 21 Church Street East, Radcliffe, Manchester, M26 2PG.
- 1.2 The survey was comprised of a desktop study, which was undertaken in October 2023 and a site survey, which was carried out by Alex Barnes on the 15th November 2023.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 315.1 sqm and is centred on grid reference 'SD 7908 0737'.
- 1.7 The site is situated in the Bury Metropolitan Borough Council control area. The site is located 685m to the east of the centre of Radcliffe and 500m to the west of Radcliffe Tower.
- 1.8 The site is a two-storey detached derelict property located in a industrial area surrounded by similar properties and some smaller dwelling properties to the north, with small vegetated gardens. The property (according to Google Street View) was last used as a commercial gym (2015).

DEVELOPMENT PROPOSALS

- 1.9 Full details of the development proposals will be available through the planning portal.

POLICY AND LEGISLATION

- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.
- 1.11 Non-licensed bat workers are permitted to carry out preliminary roost assessments providing that they do not enter a known roost site or use invasive survey techniques such as endoscopes or artificial light. Survey constraints are discussed later in this report.

SCOPE OF WORKS

- 1.12 The aims of this assessment were to:
- Assess the presence/potential for roosting bats within the existing building;
 - Identify potential access/egress points for bat species;
 - Assess potential habitat usage for foraging/commuting bats on-site;
 - Determine whether further Bat Surveys may be necessary;
 - Provide recommendations for suitable mitigation and ecological enhancement (if required).



Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZOI) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

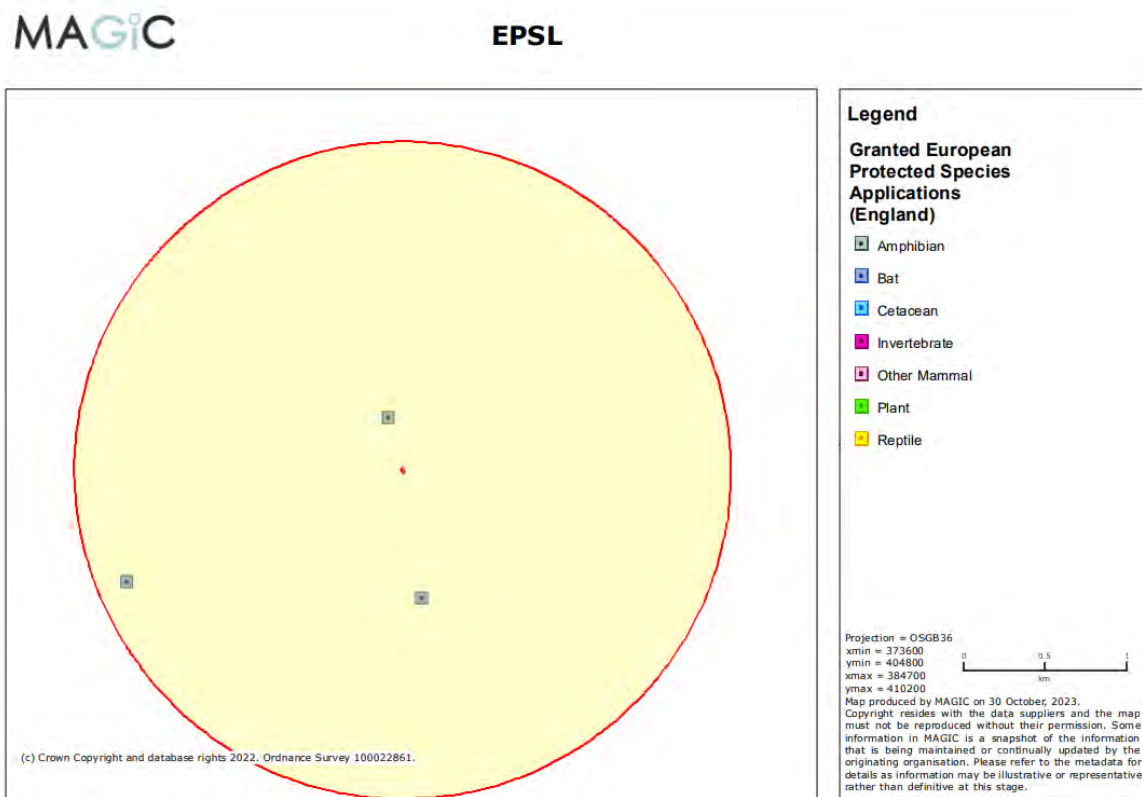


Figure 2 - EPML licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
EPSM2009-1596	131/01/2012 - 0.3 km N of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
2015-15221-EPS-BDX	15/09/2015 - 1.1 km SSE of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
2018-37079-EPS-MIT	21/09/2018 - 1.8km WSW of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2023).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment, was undertaken by Alex Barnes on the 15th November 2023. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 The site surveyor does not currently hold a bat licence. However, this is not seen as a major limitation as no licensable activities were thought to be needed to fully evaluate the building.
- 2.10 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 A singular bat species has been recorded within 2km of the site including common pipistrelle (*Pipistrellus pipistrellus*). In order to obtain this information, a record search of DEFRA was undertaken on the 30th October 2023.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.
- 3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Bury Local Plan Policy Directions 2018 provides advice on the design of development proposals and reference should be made to Section 11 'Natural Environment' and its policies 'NE2 Biodiversity' and 'NE3 Geology and Geodiversity'.

SITE DESIGNATIONS

3.5 There are three designated sites within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes.
Local Nature Reserves CHAPELFIELD	SD 7895 0626	5.5	0.9 km S	Chapelfield is one of seven local nature reserves that can be found in Bury. The large triangular shaped reservoir is the central feature of the nature reserve and it has been recorded as a Grade B site of biological importance. This status was awarded due to the aquatic plants found within it and in particular, the locally-rare Water Violet (<i>Hottonia palustris</i>). In the woodland areas, Oak, Ash, Sycamore and Hawthorn can be found with Willow around the edge of the reservoirs. The woodland is an important refuge for wildlife and many typical bird species including Jay, Great Spotted Woodpecker, Great Tit, Wren, Chaffinch and Nuthatch have been recorded here. Water birds like coot and moorhen are also permanent residents on the reservoir. Bat species may also utilise this site for foraging.
SSSI Impact Risk Zones	SD 7912 0736	NA	0 km	The site falls within a SSSI impact zone. Consultation with Natural England is not required as the proposal does not fall within Airports, helipads and other aviation proposals.
Green Belt (England)	SD 7738 0677	1034.130 01	1.8 km	The site falls within the Liverpool, Manchester and West York's Greenbelt.

*Data from DEFRA MAGIC.

LOCAL HABITAT

- 3.6 The site is located to the western extreme of Church Street East at the junction with Rectory Lane. The site is a former gym and is a detached building. The site has excellent links to suitable foraging and commuting habitat to the east, south and west of the site via patches of scrub and tree cover. The pond located 200m east of the site and the River Irwell located 100m to the south provide excellent foraging opportunities for bats.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 2km of the site, including records of three granted EPSM licences for Common Pipistrelle (*Pipistrellus pipistrellus*). These records were obtained through a search of MAGIC on the 30th October 2023.

4 Site Survey

- 4.1 The site survey was undertaken by Alex Barnes on the 15th November 2023. The survey was undertaken during sunny conditions with an air temperature of 12°C and moderate to strong winds with light precipitation.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains, feeding remains and bats (living or dead).

In terms of limitations of this survey, internal access was good but the property has been broken into and vandalised. The surveyor did not deem it safe to enter the loft void.

Building B1:

21 Church Street East is a detached light industrial building that is a former gym. It is of red brick construction with a pitched tiled roof and wooden barge boards. The windows are mainly boarded up with broken glass in numerous places.

There are three small flat roof extensions to the northern elevation which are planned for demolition.

The roof is in excellent condition with one potential roosting feature being

identified in the form of missing mortar from the ridge on the eastern elevation.

The flat roof extension had numerous PRFS in the form of gaps in brick work, fly in access through smashed windows and missing mortar although these are considered to be of very low value to bats due to the low height <2m.

There was no known evidence of bats found during the internal inspection, including: staining, feed remains or droppings however access to the loft void was restricted due to safety concerns.

Imagery provided by the customer following the site visit by ROAVR highlights the void space that covers most of the floor plan of B1. There was evidence of mice/rats though-out the loft in the form of droppings. The void appears to be lined with a roofing membrane which is torn in places and there is a large amount of dumped rubbish in the void.

Field Results:

External	Feature of value to bats	Notes
External Stonework	Yes	Damaged brickwork and missing mortar on the three northern extensions although this is of very low value to bats.
Window/Door Frames	Yes	Damaged windows and broken glass allows fly in access in several locations.
Eaves Coverings	Yes	Missing mortar from one of the ridges on the eastern elevation.
Roof Coverings	No	The roof is in excellent condition compared to the rest of the building.
Internal	Feature of value to bats	Notes
Membrane Coverings	Yes	The customer photos appear to show ripped and torn roof lining.
Roof Void Floor Covering	No	N/A
Protruding Daylight	N/A	Unable to assess
Evidence From Bats	N/A	Unable to assess
Restrictions	Yes	No access to the loft void for the surveyor.

FORAGING & CONNECTIVITY

Although the building is somewhat isolated in a residential street, the surrounding landscape does provide extensive foraging and commuting habitats including vegetated residential gardens to the north of the site. Festival Gardens to the east provides pockets of tree cover, scrub and grassland that could be utilised for foraging in calm weather conditions.

To the south and east of the site are large swathes of scrub and open ground with water bodies located 200m to the east and 100m to the south of the site.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the west of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland found to the south of the site are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

Number 21 is situated to the south western side of Radcliffe with excellent foraging opportunities to the south and east of the site.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of 21 Church Street East but it must be acknowledged that there were access constraints. The external inspection noted one confirmed potential roosting features in the form of missing mortar from an eave beneath a tile. The PRFs in the three extensions are of negligible value to bats due to the height and disturbance levels. The site has good connectivity to good foraging habitat to the south and east.
- 5.3 The missing mortar beneath the eave and ridge provide roosting potential for crevice dwelling bats species such as Common and Soprano Pipistrelle species which are known to be present in the local area. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having low suitability for roosting bats.
- 5.4 To determine whether roosting bats are using the building, further bat emergence/re-entry surveys should be carried out. This would require 1 separate survey visit by 2 surveyors at dusk supported by night vision aids and thermal cameras. The visit should be carried out between May and August inclusive as the optimal period. September is considered sub-optimal.
- 5.5 Survey visits can only be carried out when temperature at sunset is 10 C or more and there are no strong winds or heavy rain. Should bats be found to be roosting in the buildings two further survey visits will be required and then a licence applied from Natural England to allow the proposed works of the building to be carried out.
- 5.6 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Low	Building B1 had some potential for roosting bats in the form of small cracks/crevices on the ridge.	The proposed development may result in both short-term and long-term disturbance to roosting bats (if present) if appropriate mitigation strategies are not put in place.	One bat presence/absence survey (NBW) is to be carried out. The survey should be carried out between May and September (with September considered to be sub-optimal), a minimum of three weeks apart should further surveys be required. No works must proceed until further surveys have been carried out and appropriate mitigation strategies have been identified.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	High	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The scrub areas to the south and east of the site and the wider Riparian corridor have excellent foraging potential.	The proposed development may result in the loss of suitable foraging / commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity.

				The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
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All activity surveys should be carried out inline with the guidance outlined by the Bat Conservation Trust in Chapter 7 of Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th Edition) The Bat Conservation Trust, London

7 Conclusions

- 7.1 The property at 21 Church Street East is to be redeveloped with the demolition of the three extensions and renovation and alterations. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs.
- 7.2 A local record search using NBN Atlas and DEFRA Magic on the 30th October 2023 highlighted that a number of bat species are present within the local landscape.
- 7.3 The features present at the property are suitable for crevice dwelling bats species which are present in the local area. These features amount to one area of missing mortar on the ridge and eaves of the property and as such the property has been classified as having low suitability for bats.
- 7.4 It is recommended that one bat presence/absence survey be carried out. The survey should be carried out between May and September (with September considered to be sub-optimal).
- 7.5 Should bats be found to be roosting in the buildings, two further survey visits will be required to obtain sufficient information to classify the roost type and then a licence applied from Natural England to allow the proposed works of the building to be carried out.

8 References

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9 Report Limitations

- 9.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 9.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for its current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 9.3 This report, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 9.4 The ultimate decision to do/not do any work on any structure/tree/feature and any legal consequences of any action taken/not taken lies solely with yourselves and/or your employees/subcontractors. ROAVR accepts no liability or responsibility in any way for any actions taken/not taken by you and/or your employees and/or any other person/organisation engaged in carrying out/not carrying out any of the proposed work.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Matthew Harmsworth
Lead Arboricultural and Ecological Consultant

Matt Harmsworth



Prepared by: Max Shaw BSc Grad CIEEM
Checked by: Matt Harmsworth

Appendix 1: Site Location and Assessment Boundary

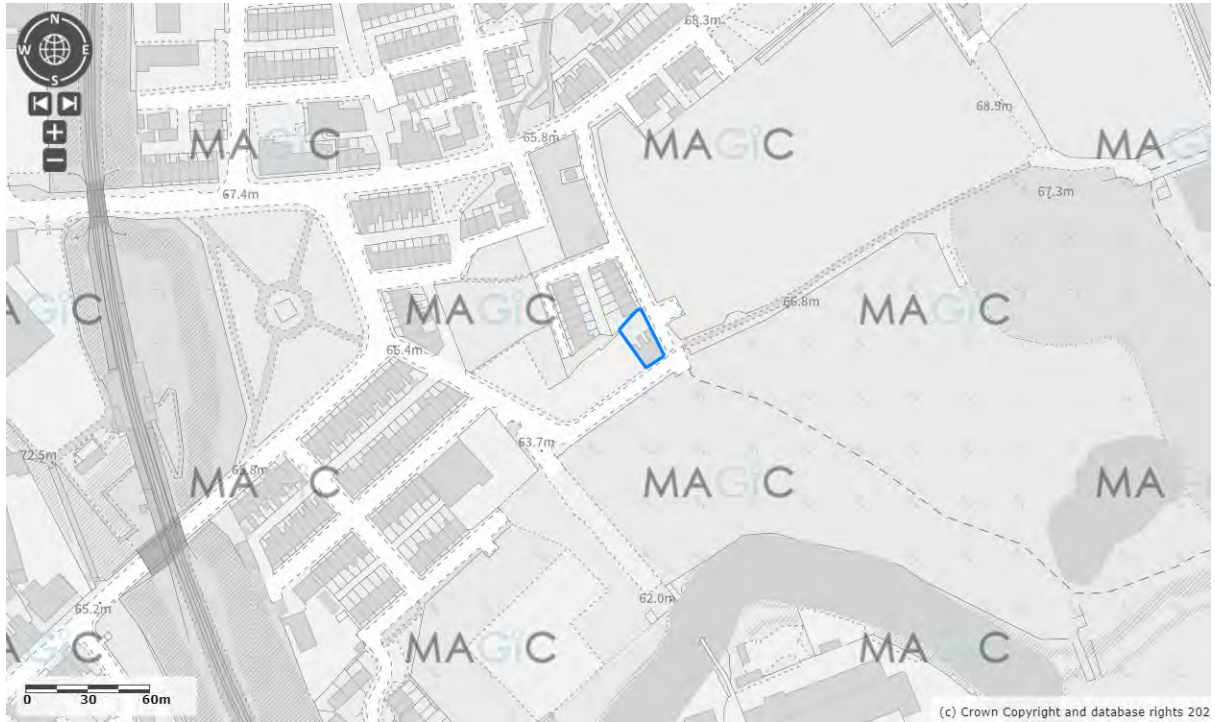


Figure A1.1: An extract from DEFRA showing the site location. MAGIC, 2023.

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
<i>Photo showing the southern elevation of B1</i>	
<i>Photo showing the northern and eastern elevations of B1</i>	

Photo showing the northern elevation of B1



Photo showing the eastern elevation of B1



Photo showing the western elevation of B1



Photo showing the PRF on the eastern elevation (missing mortar and raised barge board)



Customer photo showing the interior of the roof void



Customer photo showing the interior of the roof void which shows torn roof membrane



What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs**, or if the features found are assessed as offering **negligible potential** for bats, the customer can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually this involves drawing up mitigation measures which are implemented **after planning** is determined.