



ROAVR | GROUP

Project: 25_PRA_06_10
Site: 299 Middleton Rd, Prestwich, Manchester M8 4LY
Client: Subhan Saleem



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Project Number:	25_PRA_06_10
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	299 Middleton Rd, Prestwich, Manchester M8 4LY

Role:	Name:	Position:	Date:
Surveyor	Andrea Cordon	Ecologist	04/07/25
Consultant	Antony Aslam	Ecologist	04/07/25
Consultant	Gwennan Butler	Ecologist	31/07/25

Revision History		
Date:	Version number:	Summary of changes:
31/07/25	1.0	First Draft
31/07/25	1.0	First Issue

Summary:

ROAVR Group were appointed by Subhan Saleem to undertake a preliminary roost assessment survey and report at 299 Middleton Rd, Prestwich, Manchester M8 4LY.

The proposed works involve modifications to the existing roof structure of the main residential property (B1). These alterations may include changes to the roof design or the internal roof void, potentially involving removal or disturbance of roof tiles, soffits, and associated structures.

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 4th July 2025, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Andrea Cordon on the 4th July 2025 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Andrea has continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

The survey site comprises a detached two-storey residential dwelling (hereafter referred to as Building B1), a single-storey brick-built outbuilding (B2), and a small timber-framed shed (B3), all situated within a modestly sized plot at 299 Middleton Road, Prestwich, Manchester. The rear garden is partially vegetated, supporting a mix of amenity grassland and ornamental planting, with boundary fencing separating it from adjacent urban properties. B1 is set within a heavily suburbanised context, surrounded predominantly by similar residential properties featuring small enclosed gardens with varying coverage of trees, hedgerows, and shrubs. Several small commercial units are scattered within the immediate vicinity.

In the wider landscape context, located approximately 150–300m to the north and east of the site, semi-natural habitats with high ecological value are present. These include expanses of grassland, deciduous woodland, and scattered scrub, with a boating lake to the north-west and additional ponds, wetland features, and a river corridor to the east. These habitats are likely to enhance the ecological connectivity of the landscape and provide high-quality foraging and commuting habitat for bats and other protected species.

An internal and external examination discovered a diverse range of PRFs, including gaps in soffits, barge boards, roofing tiles and an accessible internal roof void with exposed rafters and roofing felt. The building was assessed as holding moderate suitability for roosting bats.

Two EPSM licences have been granted within 2km of the site for common pipistrelle (*Pipistrellus pipistrellus*) bats.

Two nocturnal emergence surveys are recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline 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.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 299 Middleton Rd, Prestwich, Manchester M8 4LY.
- 1.2 The survey was comprised of a desktop study, which was undertaken before the site visit and a site survey, which was carried out by Andrea Cordon on the 4th July 2025.
- 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 326.20 sqm and is centred on grid reference 'SD 8303 7157'.
- 1.7 The survey site comprises a detached two-storey residential dwelling (hereafter referred to as Building B1), a single-storey brick-built outbuilding (B2), and a small timber-framed shed (B3), all situated within a modestly sized plot at 299 Middleton Road, Prestwich, Manchester. The rear garden is partially vegetated, supporting a mix of amenity grassland and ornamental planting, with boundary fencing separating it from adjacent urban properties. B1 is set within a heavily suburbanised context, surrounded predominantly by similar residential properties featuring small enclosed gardens with varying coverage of trees, hedgerows, and shrubs. Several small commercial units are scattered within the immediate vicinity.

In the wider landscape context, located approximately 150–300m to the north and east of the site, semi-natural habitats with high ecological value are present. These include expanses of grassland, deciduous woodland, and scattered scrub, with a boating lake to the north-west and additional ponds, wetland features, and a river corridor to the east. These habitats are likely to enhance the ecological connectivity of the landscape and provide high-quality foraging and commuting habitat for bats and other protected species.

DEVELOPMENT PROPOSALS

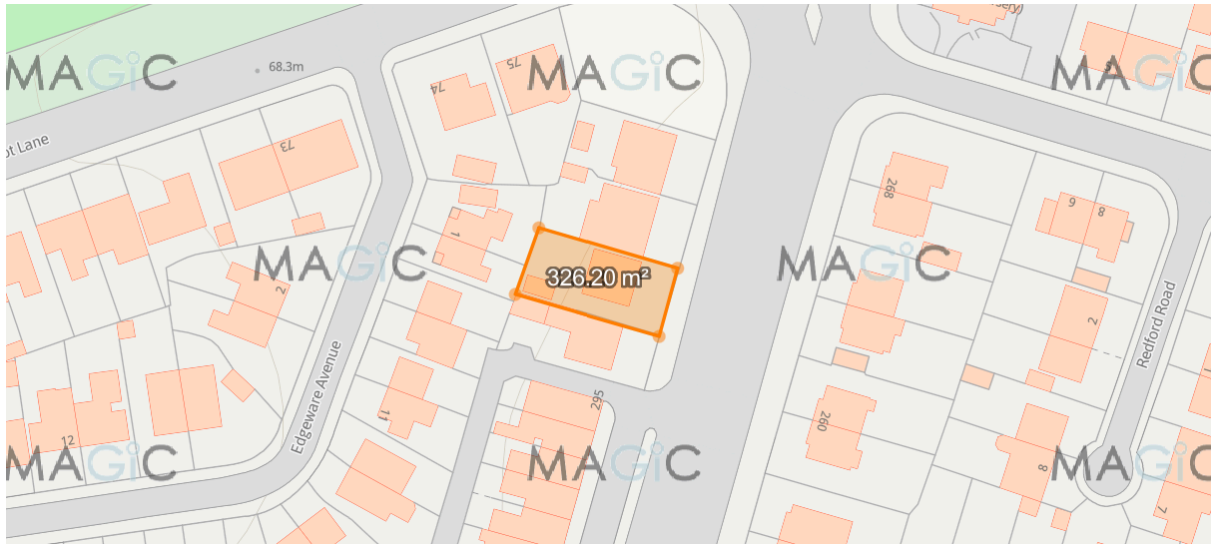
- 1.9 The proposed works involve modifications to the existing roof structure of the main residential property (B1). These alterations may include changes to the roof design or the internal roof void, potentially involving removal or disturbance of roof tiles, soffits, and associated structures.

POLICY AND LEGISLATION

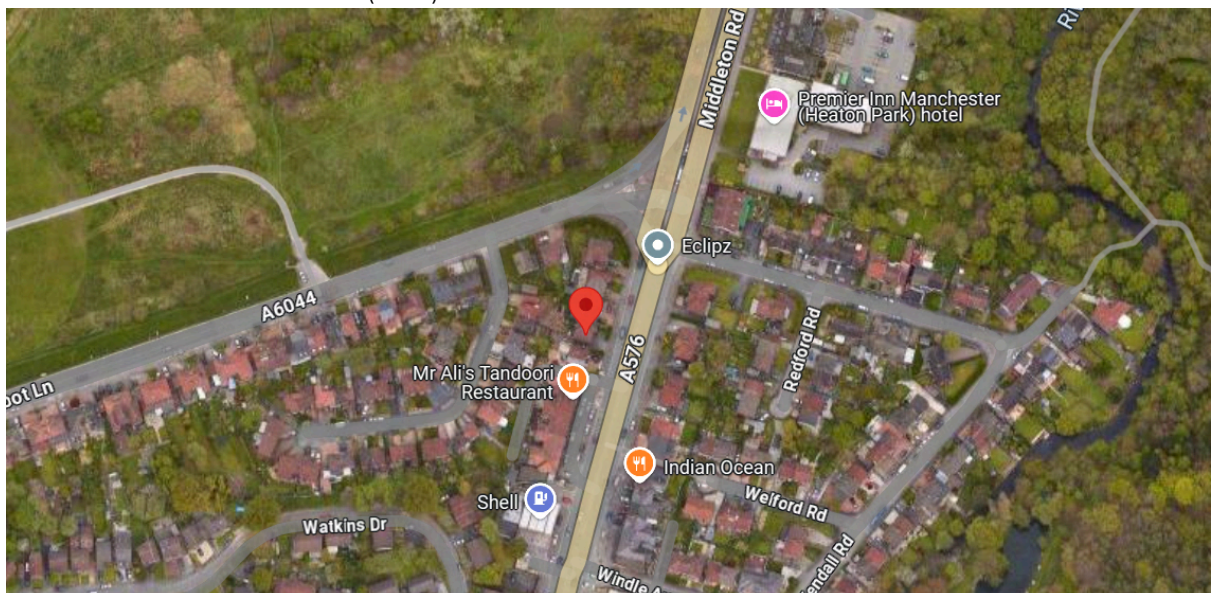
- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat 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).



Gathered from DEFRA MAGIC (2025)



Gathered from Google Maps (2025)

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.

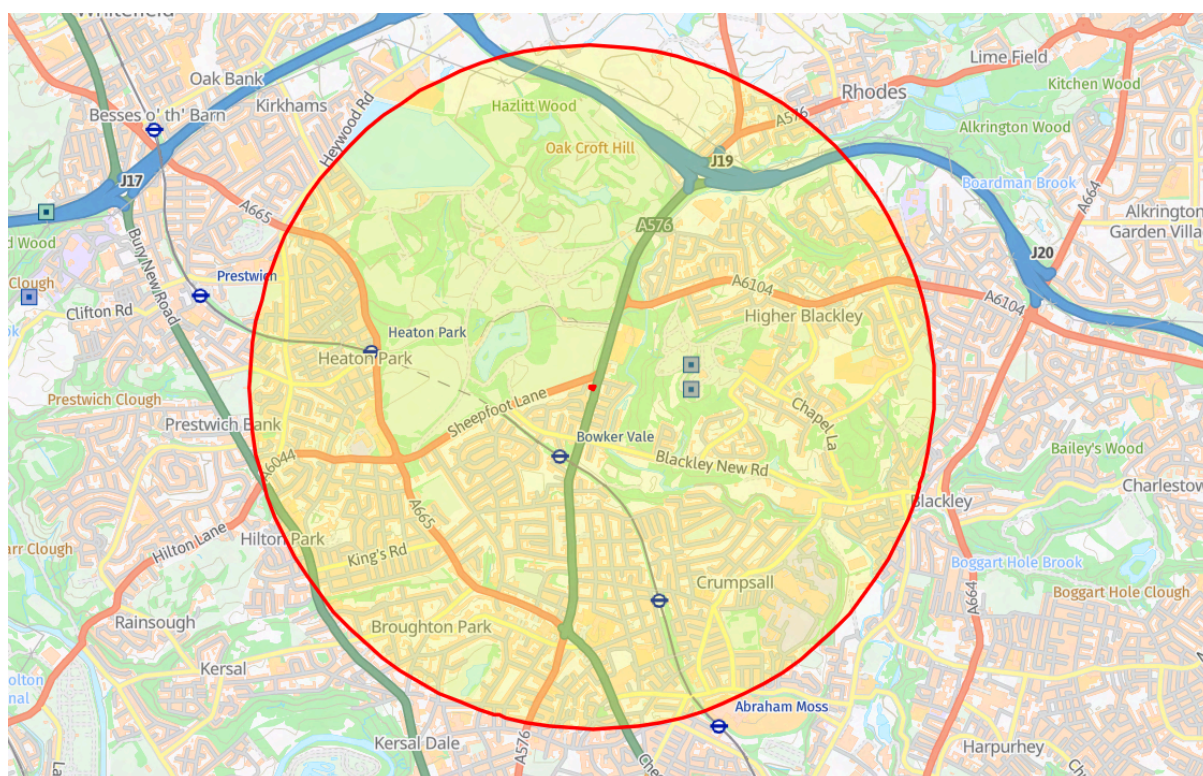


Figure 2 - EPSL licences granted within 2km ZOI.

Licence number	Date of Issue	Species listed on licence
2014-1364-EPS-BDX	1st October 2014 - 0.54km E of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
2014-1562-EPS-BDX	1st October 2014 - 0.52km E of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment was undertaken by Andrea Cordon on the 4th July 2025. 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.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1, B2 and B3, 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-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 2km of the site including common pipistrelle (*Pipistrellus pipistrellus*); Daubenton's bat (*Myotis daubentonii*); Natterer's bat (*Myotis nattereri*); Noctule bat (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken on the 4th July 2025.
- 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 provides advice on the design of development proposals and reference should be made to Section 12 'Protecting green and blue infrastructure and recreation' and Section 13 'Protecting the Green Belt' and their policies:

Policy LP-G11: Green and blue infrastructure

Policy LP-G15: Biodiversity assets

Policy LP-G16: Biodiversity net gains from new development

Policy LP-G17: Local nature recovery network

Policy LP-G18: Trees, woodland and hedgerows

<https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/bury-local-plan>

SITE DESIGNATIONS

3.5 There is one designated site 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.
Blackley Forest LNR	SD 841 036	34.21	0.11	The forest makes up most of the reserve along with grassland. The River Irk flows through the park and is a main feature. There are a variety of plants and animals to see. Habitats include broadleaved and plantation woodland, grassland, lake, marsh and a river

*Data from DEFRA MAGIC.

LOCAL HABITAT

- 3.6 Immediately surrounding the site, the foraging habitat for bats is limited in extent and ecological diversity. The property is situated within a dense suburban area dominated by hardstanding, built structures, and small enclosed gardens. These gardens contain scattered ornamental shrubs such as butterfly bush (*Buddleja davidii*), common box (*Buxus sempervirens*), and a limited number of garden trees including cherry (*Prunus* spp.) and silver birch (*Betula pendula*). While these features may attract invertebrates at a local scale, they are highly fragmented and subject to artificial lighting, offering only low-quality foraging opportunities for generalist bat species such as common pipistrelle (*Pipistrellus pipistrellus*).

In the wider landscape context, approximately 150–300 metres north and east of the site, habitat quality improves considerably with more continuous and varied semi-natural features. To the north lies open grassland interspersed with areas of scattered scrub and tree cover, including species such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and goat willow (*Salix caprea*), creating complex habitat edges ideal for supporting insect populations. This heterogeneous mosaic supports high-quality foraging potential for a range of bat species, including soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

To the northwest, a boating lake with adjacent tree lines and marginal vegetation provides further structural diversity and likely supports significant emergent insect populations, enhancing feeding opportunities for aerial-hawking species such as Daubenton's bat (*Myotis daubentonii*). To the east, corridors of woodland, with dominant species including pedunculate oak (*Quercus robur*), ash (*Fraxinus excelsior*), and elder (*Sambucus nigra*), in addition to riparian features including a river channel, ponds, and surrounding wet grassland, offer exceptional quality foraging habitat. These features likely serve as key navigational and feeding routes for a broad assemblage of bat species.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 2km of the site, including records for common pipistrelle (*Pipistrellus pipistrellus*); Daubenton's bat (*Myotis daubentonii*); Natterer's bat (*Myotis nattereri*); Noctule bat (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken on the 4th July 2025.

4 Site Survey

- 4.1 The site survey was undertaken by Andrea Cordon on the 4th July 2025. Weather conditions during the survey were recorded as 18°C with 26–50% cloud cover. There was no precipitation during the survey..

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. 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.

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 and feeding remains.

Building B1:

The northern elevation of Building B1 comprises red-brick cavity walls with uPVC-framed windows and modern soffit boxes beneath a pitched roof with interlocking tiles. Several potential roosting features (PRFs) are present, including small gaps along the soffit boxes at the eaves and the junction with the barge board. These features may provide occasional access for crevice-dwelling bat species, particularly where multiple joined gaps are present. The cluttered and shaded nature of this elevation may reduce suitability for active bat emergence but still provides marginal roosting potential.

The southern elevation features similar red-brick construction with sections of smooth-render finish. The pitched roof continues along this aspect, with further uPVC guttering and boxed soffits. A continuous gap along the soffit box at the eaves, in addition to a discrete gap on the sloped barge board, represent low-level PRFs, offering limited but notable opportunities for bat ingress. These features are of ecological interest given the structure's age and design, though no staining or droppings were observed.

The eastern elevation includes a projecting bay window on the ground floor, featuring clay hanging tiles above, several of which are slightly displaced or exhibit minor gaps. These hanging tiles present potential niche roosting opportunities, particularly for solitary bats such as *Pipistrellus* species. Above this, gaps in the soffit and under roof tiles contribute to the building's overall moderate bat roost suitability. The shaded, recessed structure of this elevation may offer favourable microclimatic conditions for bats.

The western elevation is relatively simple in construction, finished in brick with standard window installations and boxed soffits beneath the roofline. Notably, there is a continuous gap along the soffit box and upper barge board, which, in combination with gaps under interlocking roof tiles, indicate moderate suitability for roosting bats. These access points may link to internal loft voids, some of which were not fully accessible during inspection, and are therefore of elevated ecological interest.

The interior of Building B1 comprises a partially converted loft space accessible via a fixed loft hatch. The structure includes traditional timber roof trusses supporting a pitched roof with felt underlay beneath interlocking roof tiles. Internally, the loft features exposed ridge and purlin beams, with moderate amounts of cobwebbing present. No insulation has been fitted along the rafters, and light ingress through the eaves suggests gaps at roof-wall junctions that may be externally accessible to bats.

No direct evidence of bats (such as scratch marks, grease staining, or feeding remains) was observed during the inspection. However, a small number of discrete, dark-coloured droppings were identified on the insulation layer beneath the ridge board toward the southern end of the void, with morphology consistent with *Pipistrellus pipistrellus* or *Pipistrellus pygmaeus*. These droppings were dry and friable, indicating usage within the preceding season. The droppings' isolated distribution suggests transient usage, likely by a small number of individuals

roosting opportunistically.

The roof void is generally uncluttered, with stable ambient conditions and a dry internal environment conducive to occasional roosting. Minor gaps were noted at the eaves and around the base of the chimney breast, which may function as entry points depending on external access conditions. Due to evidence of limited but recent bat usage, the loft space is assessed as providing low to moderate suitability for day or night roosting by individual bats, warranting precautionary mitigation ahead of any development works to the roof structure.

Building B2:

The eastern elevation of Building B2 consists primarily of exposed brickwork, partially overlaid with vertical timber cladding near the entrance. A gap is present between the timber cladding and the underlying structure adjacent to the door, leading into a concealed void space. This feature offers low to moderate suitability for solitary roosting bats, particularly given the dry, sheltered microhabitat it may provide. A visible gap along the barge board was also noted; although shallow, it is capable of supporting opportunistic day-roosting by crevice-adapted species if thermal and humidity conditions are favourable.

The southern elevation comprises uniform red-brick construction with no features of ecological concern identified. The brickwork is intact and fully sealed, with no visible crevices or entry points that could offer access to bats or other protected species. This elevation is therefore assessed to be of negligible ecological value from a bat roosting perspective.

The northern elevation mirrors the southern in terms of material and finish but includes a narrow gap along the soffit box at the eaves. While no internal access was identified at the time of inspection, the feature could potentially allow limited bat access if linked to an interior void space. The area was visually inspected and found to be free from bat evidence, but given the presence of a linear cavity and sheltered orientation, this elevation retains some ecological interest.

The western elevation is standard brickwork with no barge boards, cladding or visibly accessible crevices. It lacks any discernible entry points or internal/external voids supportive of bat occupation. As such, this aspect is considered to be of negligible ecological concern in relation to roosting features.

The roof is pitched with flat-profile concrete Marley tiles. Although some minor lifting of tiles at the eaves was noted, no significant gaps or features conducive to bat roosting were found. The roof structure appears to be largely intact and well-sealed, offering low potential for bats. However, its proximity to suitable PRFs on other elevations slightly elevates the building's overall roost potential to low-moderate.

FORAGING & CONNECTIVITY

Immediately surrounding the site, the foraging habitat for bats is limited in extent and ecological diversity. The property is situated within a dense suburban area dominated by hardstanding, built structures, and small enclosed gardens. These gardens contain scattered ornamental shrubs such as butterfly bush (*Buddleja davidii*), common box (*Buxus sempervirens*), and a limited number of garden trees including cherry (*Prunus* spp.) and silver birch (*Betula pendula*). While these features may attract invertebrates at a local scale, they are highly fragmented and subject to artificial lighting, offering only low-quality foraging opportunities for generalist bat species such as common pipistrelle (*Pipistrellus pipistrellus*).

In the wider landscape context, approximately 150–300 metres north and east of the site, habitat quality improves considerably with more continuous and varied semi-natural features. To the north lies open grassland interspersed with areas of scattered scrub and tree cover, including species such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and goat willow (*Salix caprea*), creating complex habitat edges ideal for supporting insect populations. This heterogeneous mosaic supports high-quality foraging potential for a range of bat species, including soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

To the northwest, a boating lake with adjacent tree lines and marginal vegetation provides further structural diversity and likely supports significant emergent insect populations, enhancing feeding opportunities for aerial-hawking species such as Daubenton's bat (*Myotis daubentonii*). To the east, corridors of woodland, with dominant species including pedunculate oak (*Quercus robur*), ash (*Fraxinus excelsior*), and elder (*Sambucus nigra*), in addition to riparian features including a river channel, ponds, and surrounding wet grassland, offer exceptional quality foraging habitat. These features likely serve as key navigational and feeding routes for a broad assemblage of bat species.

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 The inspection of 299 Middleton Rd, Prestwich, Manchester M8 4LY noted a diverse range of PRFs, including gaps in soffits, barge boards, roofing tiles and an accessible internal roof void with exposed rafters and roofing felt. The site has good connectivity to good foraging habitat to the north.
- 5.3 The diverse range of PRFs 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 moderate 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 2 separate survey visits 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	Moderate	Building B1 supports a diverse range of external PRFs, including gaps in soffits, barge boards, roofing tiles and an accessible internal roof void with exposed rafters and roofing felt, all of which meet the Bat Conservation Trust (BCT, 2023) criteria for moderate roost potential. A small number of droppings consistent with Pipistrellus species were found internally, confirming recent transient use.	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.	Two bat presence/absence surveys (NBW) are to be carried out. The surveys 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	Moderate	While the immediate habitat presents low foraging quality due to fragmentation and urbanisation, the wider landscape within 300 m includes rich foraging habitats such as broadleaved woodland,	Impacts on foraging habitat are expected to be negligible.	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.

		waterbodies, scrub and species-rich grassland, which are likely to support a range of insectivorous bats in line with CIEEM (2017) and Bat Conservation Trust (2023) habitat suitability guidelines.		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 299 Middleton Rd, Prestwich, Manchester M8 4LY is to be redeveloped with modifications to the existing roof structure of the main residential property (B1). These alterations may include changes to the roof design or the internal roof void, potentially involving removal or disturbance of roof tiles, soffits, and associated structures. 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 prior to the site visit 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 a diverse range of external PRFs, including gaps in soffits, barge boards, roofing tiles and an accessible internal roof void with exposed rafters and roofing felt of the property and as such the property has been classified as having moderate suitability for bats.
- 7.4 It is recommended that two bat presence/absence surveys be carried out. The surveys 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 one further survey visit 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.

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9 Report Limitations

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

Gwennan Butler
Ecologist

Gwennan Butler



Prepared by: Gwennan Butler BSc MSc
Checked by: Antony Aslam MSci QCIEEM
Surveyor: Andrea Cordon

Appendix 1: Site Location and Assessment Boundary

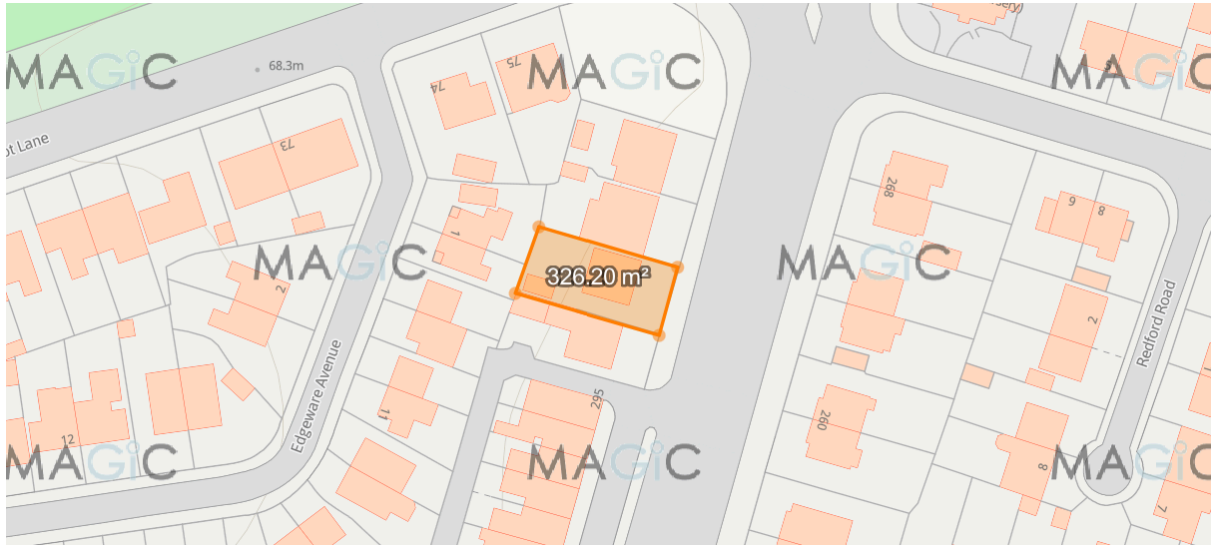


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
<i>Plate 1 - Front (eastern) elevation of B1.</i>	
<i>Plate 2 - B1 external - PRF 1. Gap below soffit box where it meets the brick wall, north east corner.</i>	

Plate 3 - B1 external - PRF 2. Hanging tiles in bay window area, several gaps under slipped tiles.



Plate 4 - B1 external - PRF 3. Gaps along barge board and soffit box at the top.



Plate 5 - B1 external - PRF 4. Gap along the soffit box at the eaves to the south.

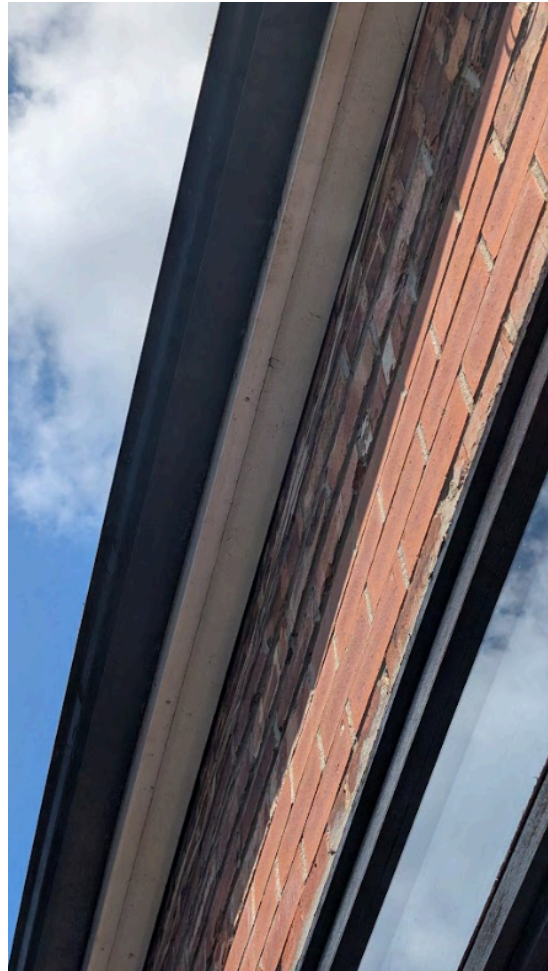


Plate 6 - B1 external - PRF 5. Several gaps along the soffit box on the northern eaves. However, this is a very cluttered location.



Plate 7 - B1 external - PRF 6. Gap all along soffit box at the western eaves and at the top of the barge board on sloping section to the south.



Plate 8 - B1 external - PRF 7. Gaps at the eaves of the roof, under interlocking tiles.



Plate 9 - B1 internal - PRF 8. Small section of the loft space to the east above bay window is inaccessible (outside of the boarded storage area). Exposed rafters and roofing felt (no wool insulation as in the other areas of the roof). This area of the roof void could be suitable for roosting bats if there is access from the exterior.



Plate 10 - B1 internal - PRF 9. Small gap in boards where exposed joists with no wool insulation are visible. Potential roosting feature if access available from the exterior.



Plate 11 - Building B2



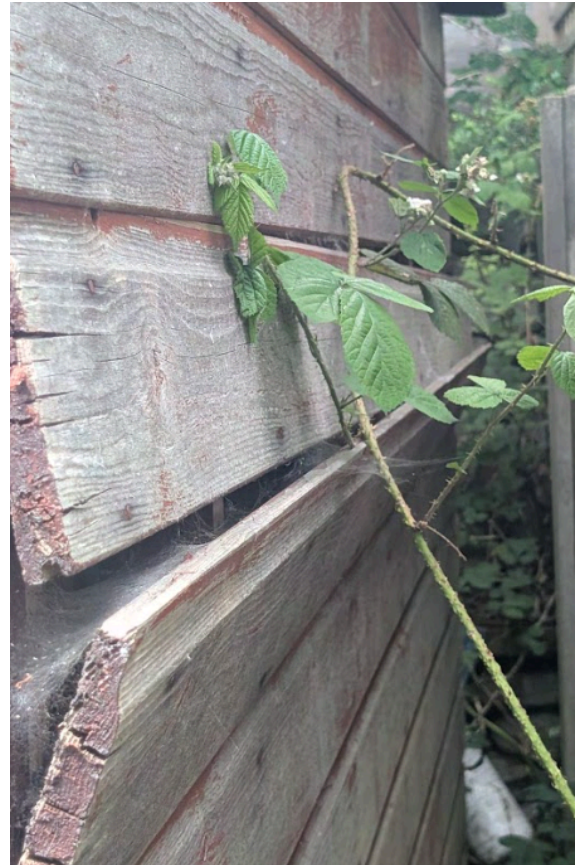
Plate 12 - One of three PRFs identified externally on B2.



Plate 13 - Building B3



Plate 14 - One of two external PRFs identified on B3.



Target Notes:

TN1 - The main residential building (B1) supports seven external and two internal potential roost features (PRFs). Externally, PRFs include a gap below the soffit box at the brick junction on the north-east corner, several slipped tiles in the bay window area on the eastern elevation, and multiple gaps observed between the soffit boxes and barge boards along the northern, southern and western eaves. The northern elevation features several gaps along the soffit box where the structure meets the eaves, although the area is highly cluttered and partially shaded. On the western elevation, a continuous gap runs beneath the soffit box and extends into the upper barge board, forming a linear crevice. Additional features include displaced interlocking roof tiles that create small gaps at the eaves, which could provide shelter for crevice-dwelling bat species. Internally, a small section of the eastern roof void above the bay window is inaccessible, located beyond the boarded storage area. This area contains exposed rafters, bitumen-based roofing felt and no insulation, creating a stable microclimate. It was inspected with an endoscope; no bats or evidence were found, though the size of the void precluded full inspection. A further small gap was identified between boards revealing exposed joists with no insulation. This area was checked with an endoscope and found to be of limited visibility due to the

internal geometry. No clear light ingress or bat evidence was noted, but it remains suitable if external access is possible and discreet.

TN2 - The outbuilding (B2) presents three external PRFs. These include a linear gap running along the eastern barge board that was inspected using a torch; although no bats or signs were noted, the feature is suitable for solitary roosting. A second PRF is located in the form of gaps between vertical timber cladding next to the main door, which leads into a narrow void between the cladding and underlying structure. While the void was partially inspected from both interior and exterior vantage points, it was not fully visible and presents potential for use by individual bats. The third PRF identified is a gap along the soffit box on the north-facing eaves. This feature may offer access into the internal void of the building and remains suitable for transient or temporary roosting behaviour.

TN3 - The small timber-framed shed (B3) hosts two external PRFs. Both are in the form of displaced horizontal timber boards at ground level, providing open access into the interior of the building. The gaps at these lower junctions are sheltered, protected from rain ingress, and fully accessible to small bats. Although basic in structure, these features meet the criteria for PRFs suitable for individual day or night roosts. The overall site, when considered cumulatively, offers moderate potential for roosting bats based on the number, variety, and distribution of the identified features.

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.