
DAYTIME BAT SURVEY

474 BOLTON ROAD, BURY,
GREATER MANCHESTER

December 2021



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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Ltd was commissioned in 2021 by [] to undertake a daytime bat survey at 474 Bolton Road, Bury, Greater Manchester (O.S. grid reference: SD 78576 10022). The proposed development site currently comprises a detached residential dwelling and a garden to the rear. The site is surrounded by other residential properties on all sides.

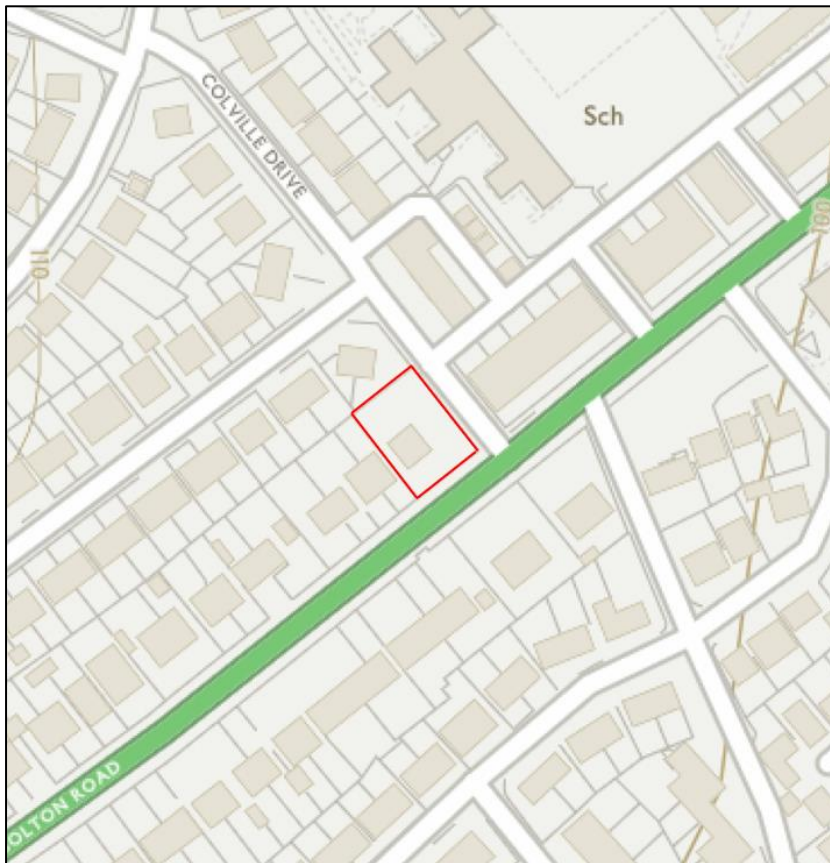


Figure 1 showing the location of the site on Bolton Road

Description of Development

- 1.2 The site will be the subject of a planning application for extensions on all sides of the current residential property.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

Legal Context

1.4 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.

2.0 METHODOLOGY

Daytime Bat Survey

- 2.1 A daytime bat survey of the site was undertaken to search for, and to assess the potential for, a bat roost within the building.
- 2.2 An external survey was carried out, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. An internal survey was also carried out, with particular focus on gaps in walls, cracks in roof beams, and any evidence of bat activity, such as bat droppings, in the internal spaces.
- 2.3 A pair of close-focussing binoculars and a high-powered torch were used to search for evidence of bats externally.

Personnel and Seasonal Timing

- 2.4 Kate Reed (Senior Ecologist) carried out the daytime bat survey on the 2nd December 2021. Kate is an experienced ecologist, fully trained in protected species surveys. The weather at the time of the survey was cold and dry.

Survey Constraints

- 2.5 Daytime bat surveys can be conducted at any time of the year. The property was fully accessible.

3.0 RESULTS

Site Description

- 3.1 The property at 474 Bolton Road is a detached residential property constructed from brick and has a pitched, tiled roof. The property is currently lived in and has mature gardens to the front side and rear.

External Assessment

- 3.2 The external brick work is complete and intact (see Photograph 1), with only small sections of recessed mortar occurs on the front elevation of the property, the spaces are too shallow and exposed to offer suitable bat roosting opportunities. The property has uPVC windows and doors throughout, these are flush to the surrounding brickwork, with the exception of some of the bay windows, where small gaps occur between the uPVC boarding and the brickwork, these do not appear to lead to any significant cavities or present suitable roosting opportunities for bats (see Photograph 2). The brick chimney stack is complete and sealed with lead flashing where the brickwork meets the roof tiles.



Photograph 1 showing the rear of the building



Photograph 2 showing the small gap on the bay windows

- 3.3 The roof of property is part hipped and part pitched, covered with slated tiles. The ridge tiles are all intact and mortared (see Photograph 3). The roof tiles are generally in good condition al complete and intact, a small number of tiles are lifted on the front facing elevation of the property, the resulting gaps are considered too shallow to provide roosting opportunities or access to the internal space. A large single skylight is present on the eastern elevation, this is all complete and intact and well-sealed within the roof structure.



Photograph 3 showing the roof at the front of the property

- 3.4 The edges of the roof are sealed with uPVC soffit and bargeboards and mortar on the gable ends of the pitched sections these are all complete, intact and lie flush to the brickwork (see Photograph 4). Some of the panels show signs of weather damage, with

the panels becoming slightly distorted in places, these do not provide potential access to the internal space or provide any cavities suitable for roosting bats. The mortar on the gable ends is all complete and intact with only one area of damage occurring (see Photograph 5), the cavity is shallow and not suitable for roosting bats, nor does it provide access to the internal space.



Photograph 4 showing the uPVC soffit and bargeboards



Photograph 5 showing the area of the damage on the mortared sections of the roof

Internal Assessment

- 3.5 The ground floor and first floor rooms of the house are finished spaces and do not provide any suitable roosting habitat for bats.

- 3.6 A single roof void occurs on the property this too is partly boarded out as a finished storage space, while the space under the eaves is used for the boiler and water tank. The storage space is plastered throughout and well-lit by the skylight (see Photograph 6), on evidence of bat activity was found within the finished section of the roof. The spaces under the eaves are accessed through doors on each wall (see Photograph 7). The wooden roof frame is exposed here, it is all in good condition within no cracks or crevice that could be used bat bats for roosting. The roof is lined within traditional roof felt which has only one small tear otherwise is in good condition. Only minimal amounts of daylight could be seen entering the property suggesting it is well-sealed. The space is dusty and cold with no evidence of bat activity or cavities suitable for roosting found within the void.



Photograph 6 showing the section of roof void used for storage



Photograph 7 showing the space under the eaves

4.0 SUMMARY AND RECOMMENDATIONS

- 4.1 The property at 474 Bolton Road, Bury was the subject of the daytime bat survey. The building was fully accessible internally and externally. The building on site is a occupied residential property which is in a good material condition with no access points to the internal space or cavities suitable for roosting bats located on the external features of the building. The internal space is finished throughout including a large section of the roof. The crawl spaces under the eaves are well-sealed and in good condition. No evidence of bat activity was found within the building. The building is considered to offer **negligible potential** to support a bat roost.
- 4.2 It is the opinion of the author of this report that the development can proceed without the need for further survey work (e.g., bat activity surveys) or bat mitigation due to the negligible potential of the building to support bats. However, if the work is delayed by longer than two years from the date of this survey, a further bat survey will be required to update the findings.
- 4.3 It should be noted that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces, such as in gaps between panels. The development work should be undertaken with care, for example with roof tiles lifted rather than dragged.
- 4.4 If during development works a bat (or an accumulation of bat droppings) is discovered at any time, work is to temporarily cease whilst an experienced bat ecologist is contacted for guidance and assistance. This can be Rachel Hacking Ecology (0161 465 8971) who undertook the initial survey, any licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0845 1300 228).
- 4.5 No evidence of other protected species, such as nesting birds, were found within the building. It is recommended that vegetation removal take place outside of the bird nesting season (generally March-August). If vegetation is removed during the nesting season, it is recommended that a nesting bird survey be undertaken prior to removal.

5.0 REFERENCES

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