

Bat Survey: Presence/Absence Survey and Enhancement Report

8-12 Silver Street

Bury

August 2026

Prepared for: Yanky Dym

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM



Executive Summary

- On 18th August 2026 Preliminary Roost Assessment of 8-12 Silver Street, Bury was undertaken to inform development works. The building was considered to have low suitability for bats given the presence of crevices and gaps in the roof structure.
- A single evening emergence survey was undertaken on 21st August 2026 to determine the presence or absence of a bat roost.
- No bats were seen emerging from the building and the survey work suggests the likely absence of a roost in the building.
- However, due to the presence of potential roost features and evident presence of bats in the locality, reasonable avoidance measures are proposed during works to the structure.
- The proposals provide the opportunity to retain the functionality of the site for roosting bats through the installation of bat roost boxes and recommendations for this have been made.



1 Introduction

1.1 Application Site

- 1.1.1. This report details bat presence/absence survey work at 8-12 Silver Street, Bury, Greater Manchester, BL9 0EX. National grid reference SD 80321076.
- 1.1.2. Yanky Dym commissioned Verity Webster Ltd to undertake the bat survey work to inform the planning application.

1.2 Objectives

- 1.2.1 The objectives of the Presence/Absence Surveys are to determine:
- Whether bats are currently using the building to roost and if so, how.
 - The species and number of bats present.
 - The status of any roost present.
 - How bats might be using the rest of the site (garden).
 - The potential impacts of the proposals on any roost present or on bats using the site.
 - How any impacts might be avoided, mitigated and / or ameliorated, including advice on European Protected Species Mitigation (EPSM) application if required.

1.3 Proposals

- 1.3.1 The proposals comprise the conversion and refurbishment of the building.

1.4 Ecologist

- 1.4.1 The Bat Emergence Survey work was lead and undertaken by Verity Webster. Verity is a licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).
- 1.4.2 Verity has worked as an ecological consultant for over 19 years. She has undertaken preliminary bat assessments and further bat emergence / activity surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes / method statements when necessary.



2 Site Location

- 2.0.1 The survey site lies in a built-up commercial area of Bury, approximately 180m south of A56 Peel way and 250m north of A58 Angouleme Way. Bury Bolton Street Railway station lies approximately 65m to the west. The River Irwell weaves south to north through the landscape approximately 540m to the west of the site and there is green space associated with the river corridor approximately 840m to the southwest. There is a small area of open green space and a waterbody approximately 340m to the southeast. Open countryside commences approximately 1.1km to the southwest at the closest point and 1.3km to the southeast beyond the River Roch that weave southwest to northeast.
- 2.0.2 Although the immediate surroundings are built-up, the structures provide potential roost space for bats and the nearby waterways and open space provides good potential foraging habitat. The survey site is considered to be in a location with moderate suitability for bats.

Figure 1: Ordnance survey map showing the location of the proposed development site.

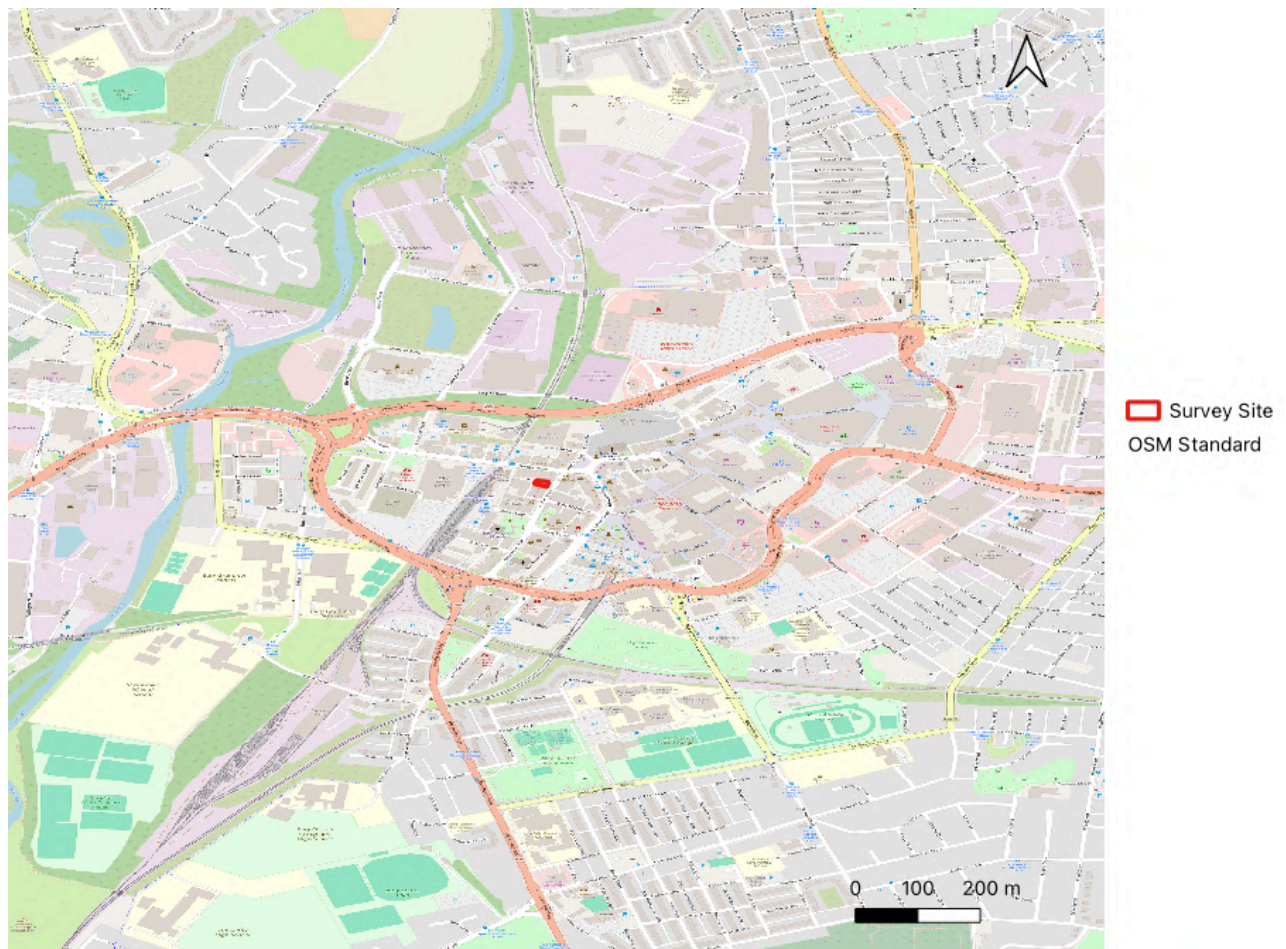




Figure 2: Aerial image showing the proposed development site and surrounding landscape.





3 The Survey Site

- 3.0.1 The survey site comprises an end-of terrace three storey building oriented east to west. Silver Street runs along the east of the site, and a small road long the north and west boundaries.
- 3.0.2 The building is composed of a complex of structures; On the east elevation the building is two-storey with a cross-pitched hipped roof supporting slates. This section has a loft space which was accessible at the time of survey. There is a dormer window on the east elevation visible from the loft void. There is an extension to the west which also supports a pitched roof and slates, which is boarded at the eaves. An extension separated by a glass roof has a south-sloped slate roof.
- 3.0.3 The accessible loft void has been made habitable and is used for storage. The roof is lined aside from at the eaves where it is possible to see that the slates are lined with bitumen felt.



The east elevation of the building



The west and north elevation of the building



4 Legislation

Full details of relevant legislation and planning policy can be found in Appendix A.

4.0 UK and EU Legislation

4.0.1 Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

4.0.2 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2018, it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

4.1 Planning Policy and Legislation

4.1.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

4.1.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

4.1.3 Chapter 15, Para 174 of NPPF states: *"The planning system 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....***
- 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"***.

4.1.4 Para 179 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and*



*plan for the enhancement of
natural capital at a catchment or landscape scale across local authority boundaries.”*

- 4.1.5 Para 180 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

a) “Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity.”

- 4.1.6 Para 175 states that “when determining planning applications, local authorities should apply the following principles:

a) if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused”

- 4.1.7 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.



5 Survey Methodology

- 5.0.1 The Bat Surveys were undertaken in accordance with current accepted guidance: Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

5.1 Preliminary Roost Assessment

- 5.0.1 An internal and external inspection of the outbuilding was undertaken during daylight on 18th August 2026 to determine the suitability for bats and establish, if possible, whether bats are using the building or have been in the past.
- 5.0.2 All accessible parts of the building were inspected to look for bats and signs of the presence of bats, including:
- Droppings.
 - Feeding remains including moth and butterfly wings.
 - Staining from urine or oils near crevices or holes or on timber (such as roof beams), walls, chimney breasts etc.
 - Scratch marks on walls and timber.
 - Squeaking or chattering calls.
- 5.0.3 The systematic search inside the building included inspection of beams, floors, surfaces of stored materials, loose roof insulation or felt covering, junctions between roof timbers and timbers and the walls, and crevices within brickwork. Potential access into the building was also inspected by searching for holes in insulation and any light penetration into the interior from the outside.
- 5.0.4 The assessment outside the building included inspection of all walls, windows, window sills, fascias, soffits, eaves and tiles, including a search for any crevices under tiles, under lifted lead flashing or lifted roofing felt, missing mortar, gaps in the ridge or gable end of the roofs, crevices in brickwork or under flaking paintwork or render, gaps in cladding or hanging tiles and any other potential bat roost opportunities.
- 5.0.5 Equipment: During the survey, a strong torch with directional beam was used to inspect the buildings.
- 5.0.6 As a result of the external preliminary roost assessment, the structures on site was characterised as having 'none', 'negligible', 'low', 'medium' or 'high' suitability for bats. It may also be possible to confirm the presence of a roost.
- 5.0.7 Buildings or structures typically characterised as having suitability at the following levels:
- **None:** No habitat features on site likely to be used by any roosting bats at any time of year.
 - **Negligible suitability:** No obvious habitat features likely to be used by roosting bats. Modern or newly-built well-sealed structures may fall into this category. Structures that are metal clad with metal internal beams might have negligible potential if there are no favourable roosting spaces. Structures may also be unfavourable due to the level of disrepair, being subject to poor weather conditions.



- **Low suitability:** Structures will have sub-optimal roost features with limited potential for roosting bats. Features may be used by single bats opportunistically, but do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.
- **Medium suitability:** Structures may have a few features with potential for bats, that provide enough space, shelter, protection and other suitable conditions, or several features with limited potential for bats. It may also be that a potentially suitable structure is situated in an area with habitat that has an only low potential for foraging and commuting bats.
- **High suitability:** Structures support at least one or more features that provide opportunities for roosting bats such that they might be used regularly, for longer periods by larger numbers of bats. These may be external features, such as lifted weatherboard or crevices in brick or stonework, or internal, such as large loft spaces with potential access. Barns, with open doorways and windows with wooden rafters and beams, may fall into this category. If a structure is close to good habitats, such as a waterway, marshland or woodland, this also increases the potential for roosting bats.
- **Confirmed roost presence:** It is evident as a result of signs from inspection, such as droppings, or sight of bats, that a roost exists within the building. It is not always possible to ascertain the presence or absence of a roost even if some signs, such as droppings or feeding remains are found.

5.2 Bat Emergence Surveys and Assessment of Activity

- 5.2.1 Following the Preliminary Roost Assessment was undertaken Verity Webster Limited on 18th August 2026. The building was considered to have low suitability for bats, given the presence of services under roof slates and under the fascia on the west elevation of the building.
- 5.2.2 A single emergence survey is considered sufficient to determine the presence or absence of a bat roost.
- 5.2.3 The emergence survey was undertaken on 21st August from 15 minutes before sunset to 1.5 hours after sunset. Two surveyors were positioned to observe all elevations of the house. Nightfox Whisker Night Vision Binoculars and Nightfox Swift 2 were also used to determine emergence of bats.
- 5.2.4 Batbox Duet detectors and Echo Meter Touch detectors were used by the surveyors so that any calls heard that could not be identified were recorded for later analysis.
- 5.2.5 The time, activity (emergence, foraging, commuting) and species of bats (where possible) were recorded when observed. Notes were made of the activity of bats elsewhere on site as well as around the building. The number of bat passes were recorded to provide an indication of bat activity level within the site.



5.1 Survey Reasoning and Limitations

- 5.1.1 The survey work was undertaken in August 2026. August is an acceptable month in which to undertake bat survey work. At this time of year bats are expected to be present in summer roost sites, but there is a possibility some roost sites will have dispersed, especially maternity roosts.
- 5.1.2 Maternity roosts are not expected at this site. Evidence of use of bats over the current and prior seasons may be found internally, where droppings and feeding remains would be protected from the weather.
- 5.1.3 It was not possible to fully inspect the roof structure from the ground due to the height of the building. This limitation further prompted the need for an evening survey to determine more fully the presence or absence of a bat roost.



6 Findings: Preliminary Roost Assessment

6.0.1 The building inspection and bat roost assessment was undertaken in daylight on 18th August 2026.

The Building

6.0.2 Externally, the walls of the building are in good condition with no visible crevices. There is a gap beneath a fascia on the west elevation there are also crevices in the gable beneath the slates on the north elevation and, whilst the areas of the roof structure that are visible appear to be in relatively good condition, there are small numbers of slipped or lifted slates. There are also potential crevices under the weatherboard on the dormer window on the east elevation, although this was difficult to clearly see. These crevices provide potential access for species such as pipistrelle bats, which are crevice-roosting and may favour the gap between the slates and the lining within which to roost.

6.0.3 No evidence of bats was found internally or externally.

6.0.4 The building is in an urban setting, which reduces the likelihood of use by bats, but pipistrelle species, which favour roosting in crevices externally in buildings are well-adapted to the urban environment. Although not in immediate proximity, there are areas of green space relatively close, including waterways, which provide good foraging habitat and are also likely to act as habitat corridors, facilitating movement of bats through the landscape. **Overall, the building is considered to have low suitability for bats.**



Showing a gap under the fascia on the west elevation



Showing crevices under slates and under lead flashing on the west elevation



Showing the well-fitted slates on the north elevation of the western end of the building



Showing the generally well-fitted slates on the western end of the building. Newer slate show some small crevices



Showing the sealed upper floor



Showing the accessible eaves in the attic space



7 Findings: Presence / Absence Surveys and Activity Assessment

7.1 Survey Findings: Evening Emergence on 21st August 2026

Surveyors: Verity Webster BSc MSc CEcol MCIEEM (bat licence Class 2), Erica Booth (single seasons' bat survey experience)

Weather: 15°C, 100% cloud, dry, humidity 77%. Wind 8mph northeast

Sunset: 20:24

Time on site: 20:15– 22:00

Findings

- 7.1.1 A single bat species was recorded during the survey; common pipistrelle (*Pipistrellus pipistrellus*).
- 7.1.2 The first bat was recorded at 20:47, 23 minutes after sunset, commuting south to north along the road to the west of the building. This suggests the bat emerged from a roost within close proximity to the survey site.
- 7.1.3 Another bat was recorded commuting south to north at 20:51 to the west of the building. At 20:55 a single bat was recorded flying east to west over the building.
- 7.1.4 No other bat activity was recorded. No bats were recorded emerging from the building.



Figure 3: Showing the survey site and the location of the surveyors.





An image of the north and west elevation of the garage from a Night Vision Aid



An image of the east elevation from a Night Vision Aid



8 Appraisal and Assessment of Impact

- 8.0.1 The survey work undertaken indicates the likely absence of a bat roost within the building at 8-12 Silver Street.
- 8.0.2 Bat activity on site was low. However, it is possible, due to the presence of potential roost features, that itinerant bats may utilise the structure from time to time. For this reason, Reasonable Avoidance Measures are proposed to reduce the risk of harm to bats to negligible during works on site.
- 8.0.3 The proposals provide the opportunity to retain the ecological functionality of the site for bats and recommendations for this have been made.



9 Summary and Mitigation

- 9.0.1 Survey work undertaken in August 2026 has confirmed the likely absence of a bat roost within the building at 8-12 Silver Street, Bury.
- 9.0.2 The proposals to undertake renovation works, including repair of the roof are unlikely to impact bats or their roosts in the locality.
- 9.0.3 However, given the presence of bats in the area, the risk of itinerant bats utilising the potential roost features in the roof of the garage cannot be ruled out. Therefore, Reasonable Avoidance Measures are proposed during works.
- 9.0.4 The proposals provide the opportunity to retain and enhance opportunities for roosting and foraging bats on site.

9.1 Reasonable Avoidance Measures

Mitigation During Works

- A toolbox talk on bats in buildings is provided to site workers prior to the start of works to the roof of the garage. The toolbox talk will detail the potential for bats, the legislation covering bats, where they might be found, health and safety around bats, and how to minimise harm.
- Works to the roof are undertaken with care, using 'soft demolition', with roof slates and materials removed by hand and checked for the presence of bats prior to being discarded. If any bats are discovered during works, an ecologist must be contacted for advice.

Post-Development Mitigation

- Any lighting installed externally, especially to the north and west of the building must be of low-pressure or high-pressure sodium with glass glazing, or alternatively LED. This will reduce the UV output, which attracts insects.
- Lighting should be directional, installed with baffles and should be directed to avoid light shine into the night sky and rooftops/eaves.
- Lights with movement sensors should be on a short timer to minimise light-time.



9.2 Maintenance of existing functionality and enhancement

9.2.1 To maintain and enhance the functionality of the site for bats, provision of bat roost boxes is recommended.

9.2.2 It is proposed that:

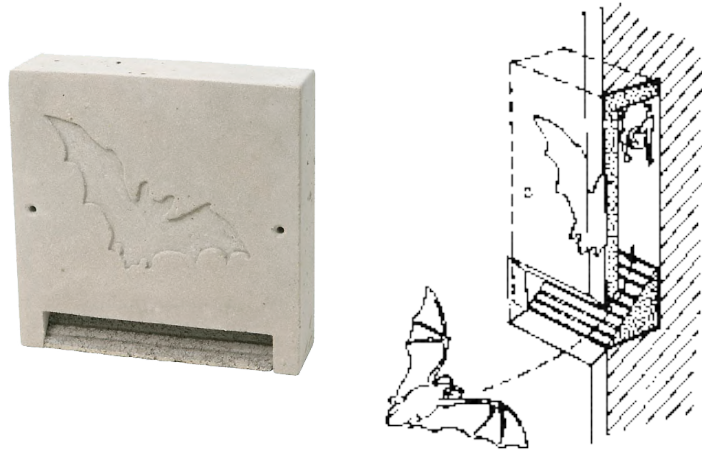
- Two crevice-roost sites for roosting bats are integrated into the newly refurbished structure.
- These could be in the form of bat roost slates, to allow bats to enter a space in the roof, between the slates and the lining. See Appendix B. However, it is imperative that Bitumen 1F roofing felt (not breathable roofing membrane) is used beneath these spaces as bats get caught in the fibre of some breathable roofing membranes.
- Alternatively, bat boxes could be attached externally to the building, or integrated into the stonework – see the examples below. There are many alternatives at NHBS.com.



Bat Boxes

1FE Schwegler bat access panel

This box is durable and does not require cleaning.



Ibstock Enclosed Bat Box 'C'

This box is durable and does not require cleaning.

Beaumaris Woodstone Bat Box

This box is durable and does not require cleaning.

All bat boxes are available from NHBS Ltd





10 References

- BING maps (Accessed 2026) <http://www.bing.com/mapspreview>
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6
- Google maps (Accessed 2026) <https://www.google.co.uk/maps>
- MAGIC Map (Accessed 2026) <http://www.magic.gov.uk/MagicMap.aspx>. DEFRA.
- Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2*. Chartered Institute of Ecology and Environmental Management, Ampfield.



• APPENDIX A: Wildlife Legislation and Planning Policy

UK AND EU LEGISLATION

1.1. KEY LEGISLATION

1.1.1. Key legislation regarding the protection of bats:

- o Wildlife and Countryside Act 1981 (as amended)
- o The Countryside and Rights of Way Act (CROW), 2000
- o The Natural Environment and Rural Communities Act (NERC, 2006)
- o Conservation of Habitats and Species Regulations 2017 (as amended)

1.2. WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

1.2.1. The Wildlife and Countryside Act 1981 is UK legislation.

1.2.2. Bats are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) 1981. Under Section 9 of this legislation it is an offence to:

- Kill, injure or take a bat.
- Possess, a live or dead bat.
- Intentionally or recklessly damage or destroy any structure or place which any bat uses as shelter or protection.
- Intentionally or recklessly disturb a bat whilst it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a bat uses as shelter or protection.
- Sell, offer or expose for sale any live or dead bat.

1.3. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

1.3.1. Schedule 12 of the Countryside and Rights of Way (CROW) Act 2000, amended by the Wildlife and Countryside Act 1981 by removing the need to prove intent to damage a roost / harm (etc) a bat or other species listed on Schedule 1 by adding the words 'or recklessly' after 'intentionally' into the wording in Section 9 of the WCA 1981. The CROW act also strengthened the penalties for offences to bats and other species listed on Schedule 5.

1.4. CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

1.4.1. The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales.

1.4.2. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The regulations came into force on 30 October 1994.

1.4.3. The Regulations provide for the designation and protection of European Sites and European Protected Species, including bats.



1.4.4. Under the Regulations, competent authorities (ie any government department or public body) have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

1.4.5. With regard to European Protected Species (including bats), the Regulations make it an offence to:

- Deliberately capture;
- Kill;
- Disturb or;
- Trade in animals listed in Schedule 2, which include all UK bat species.

1.5. European Protected Species (EPS) Licenses and the Three Tests

1.5.1. These actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserve public health and safety). For such a licence to be granted the appropriate authority would have to be satisfied that an application has met the three tests, which are:

- 1)- The licence may be granted "to preserve public health or public safety or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment"
- 2)- There must be "no satisfactory alternative"
- 3)- The proposal "will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range"

1.6. NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006 (PLANNING SYSTEM)

Planning Authorities: A Duty to Conserve Biodiversity

1.6.1. Under this legislation, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site *before* they make a decision on the planning permission.

1.6.2. Part 2, Section 40 confers on the planning authorities a duty to conserve biodiversity and states:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of biodiversity"

Species of Principal Importance

1.6.3. Part 3, Section 41 requires the Secretary of State to "*publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of **principle importance** for the purpose of conserving biodiversity*".

1.6.4. This requirement leads to production of a list of species and habitats of Principal Importance. This list includes all UK bats.



PLANNING POLICY

1.7. NATIONAL PLANNING POLICY FRAMEWORK

1.7.1. Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

1.7.2. The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 174 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- b) **protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....***
- e) **minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"**.*

1.7.3. Para 179 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

1.7.4. Para 180 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

- c) **"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and***
- d) **Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity."***

1.7.5. Para 175 states that *"when determining planning applications, local authorities should apply the following principles:*

- b) **if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused"***



1.7.6. The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.

1.8. ODPM CIRCULAR 06/2005: BIODIVERSITY AND GEOLOGICAL CONSERVATION

1.8.1. This document, to be read in conjunction with NPPF provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It makes it clear that it is the intention of the government that local authorities and developers consider protected species at the earliest possible stage in the planning process. Any planning application that is likely to affect protected species should come with details of the surveys which have been undertaken and should include, if necessary, recommendations for mitigation. Applications which do not include sufficient data should be rejected.



• APPENDIX B: Bat Access Slate

