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- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

www.pennineecological.co.uk

Joe Lyon
8 Kingsway, Worsley, Manchester, M28 7FD

Date: February 5th 2026

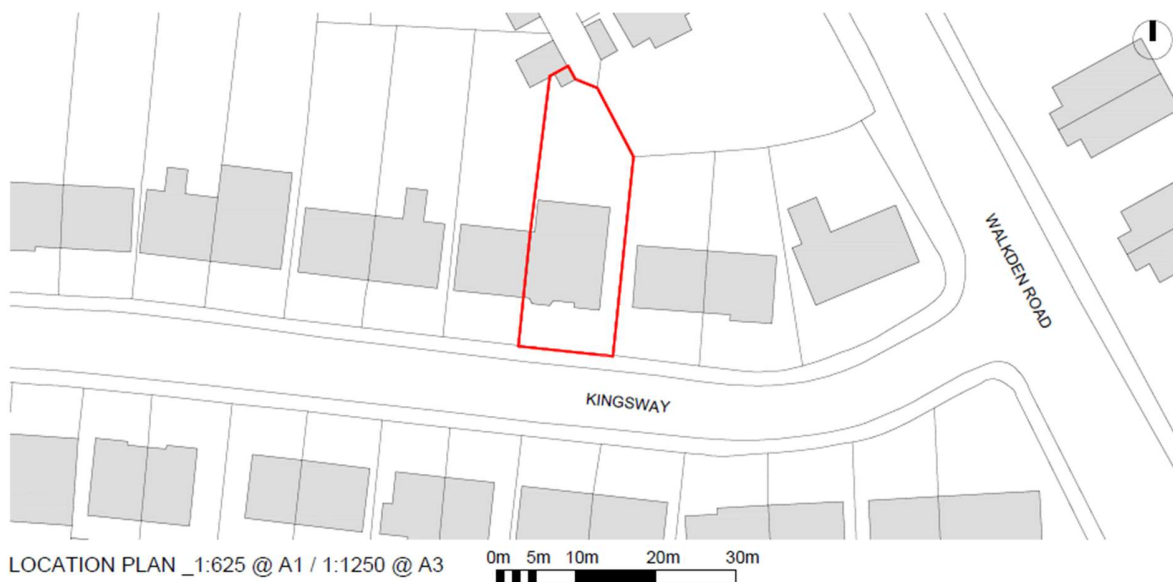
For the attention of: Joe Lyon:

Dear Joe,

Re: Preliminary Bat Roost Assessment (PRA): 8 Kingsway, Worsley, Salford. M28 7FD.

PENNINE ecological have been commissioned to undertake a PRA at the above property. The purpose of this study is to address any potential issues in relation to bats resulting from extension works to the property.

The PRA was undertaken on February 4th 2026. The sites grid reference is SD 7399 0183. The site location is shown below and on the aerial photograph on the following page;



PENNINE ecological (Bolton Office): 24 The Highgrove, Heaton, Bolton, BL1 5PX
PENNINE ecological (Bolton Office): 62 Markland Hill Lane, Heaton, Bolton, BL1 5NU
PENNINE ecological (Preston Office): 1 Moss Cottage, North Road, Bretherton, Nr. Leyland PR26 9AY
PENNINE ecological (Glossop Office): 1a Turnlee Road. Glossop, SK13 6JS





Google Earth image.

1. Desk Top Study:

A desk top consultation study with the Greater Manchester Local Record Centre (GMLRC) was not undertaken for this study. However, searches for statutory sites and bat licence records were undertaken as follows;

Statutory Designated Sites:

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no statutory designated sites within 500m of the site.

Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ's):

The site falls within a distant SSSI Impact Risk Zone (IRZ's). However the nature / size and scale of the development does not require notification to Natural England.

Non-Statutory Designated Sites

Based on the GMLRC Map App. <https://gmlrc.org/mapapp/> there are no Sites of Biological Importance (SBI's) within 500m of the site.

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

At the time of checking EPSML records appear to have been removed from the Magic map or the site is being updated. The nearest EPSML is therefore unknown.

Surveyor Experience:

The surveys and assessment were undertaken by Robert Leatham, a highly experienced ecological consultant and surveyor with approximately 30 years' experience in a wide range of ecological survey and assessment.

Key skills include the following;

- Extended Phase 1 Habitat Survey and National Vegetation Classification Survey.
- Highly proficient field botanist, including some difficult plant groups.
- Mammal surveys including surveys for badger, water vole*, otter*, brown hare and preliminary bat roost assessment surveys.

*Over 400km of river reaches surveyed in England for the National Rivers Authority / Environment Agency.

- Extensive experience in great crested newt (GCN) survey, evaluation, licensing and mitigation. Natural England Class Licence WML-CL08 held. Over 25 Great Crested Newt development licences held (*Natural England / Defra licences*).
- ¹Contributor to English Nature (*Natural England*) research papers in respect of great crested newt licensing and mitigation issues.
- Several Great Crested Newt Conservation Licences (*Natural England*) held, including extensive work at Hic Bibi Local Nature Reserve, Coppull, safeguarding a high population of Great Crested Newts.
- Bats: Accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT)). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only. Extensive experience of preliminary bat roost assessments and assistance with bat activity surveys.
- Ecological Evaluation and Impact Assessments in association with large scale commercial development and civil engineering.

¹ *English Nature (2004) *An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt (Triturus cristatus)*. English Nature Research Report 576. PENNINE Ecological were contributors to this study.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts² are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Section 15, Paragraph 186 of the National Policy Planning Framework (as revised in December 2023) states:

186. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Use of Buildings by Bats:

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

² The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to “a breeding site or resting place of such an animal” and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation

Up to ten bat species have been regularly recorded in Greater Manchester most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Greater Manchester is reflected throughout the UK.

3. Survey Methodology

A daytime survey was conducted on 4th January 2026. The property was inspected internally and externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

Internal inspections of the loft spaces within the property were also undertaken to obtain information about the roof structure and to see if there was any superficial evidence of bats using the loft or internal spaces (e.g. bat droppings on the floor).

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Robert Leatham, who is an experienced ecologist and accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only.

Constraints:

There were no constraints to the survey, all external and internal areas were fully accessible. All loft spaces were fully accessible.

4. Bat Survey Results:

The property is of Accrington brick construction with concrete roof tiles. The property has wooden fascias / overhanging eaves on all elevations, these are all tight fitting to the brickwork with no gaps or potential points of ingress for bats. An extension to the rear of the property has a soffit on the northern elevation which is sealed tight to the brickwork. A fascia on the eastern elevation of the extension has minor gaps but is unaffected by the proposed work.

The roof is of concrete tile construction laid on rafters and purlins with a bitumen roof lining present. All roof tiles are in good condition with no gaps, cracks or missing tiles.

There was no evidence of bats (e.g. droppings) in the loft space or any other area of the property.

Habitat Assessment:

The property is located in a sub urban residential area with mature gardens between Walkden and Worsley. The busy East Lancashire Road (A580) dual carriageway is approximately 90m to the south. Areas of woodland along a railway line are also present to the south within 40m of the site, providing high quality foraging habitat. In the wider landscape there is extensive high quality foraging habitat particularly to the south associated with Worsley Golf Club. However this is separated from the site by the busy well-lit A580. The site is also located on a well-lit residential road.

Overall the immediate habitat is considered to be of moderate value for foraging bats, albeit immediate street lighting reduces this value. The wider habitats particularly to the south are considered to be of high value for foraging bats but are separated from the site by the busy A580.

Preliminary Roost Assessment:

Based on the survey findings the bat roost potential associated with this property is considered to be **Negligible**.

5. Recommendations:

The property has been categorised as **Negligible potential** for crevice dwelling bats.

No further surveys are required.

Enhancing the site for Bats:

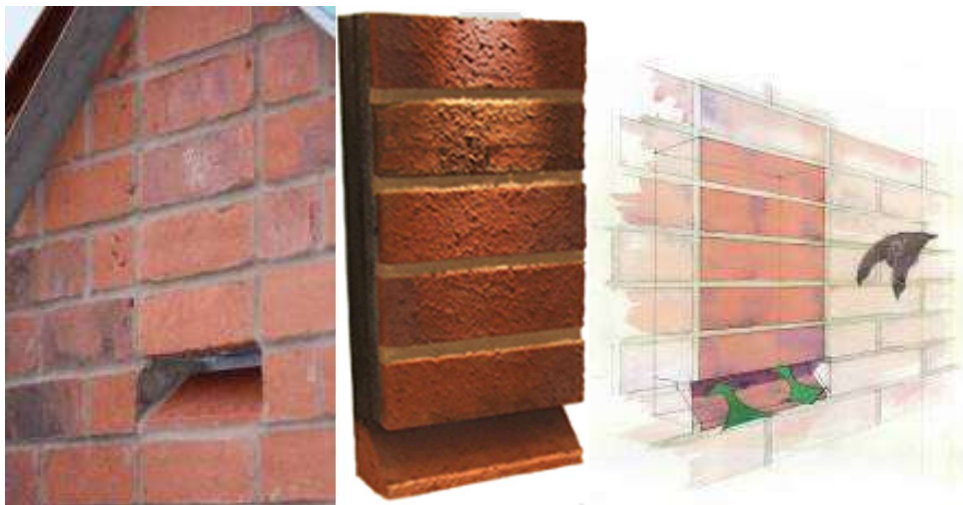
Notwithstanding the absence of features suitable for roosting bats, the proposed work should include measures for enhancement, in accordance with local and national planning policy.

It is recommended that an artificial bat roost is provided as follows;

Integrated artificial bat roosts:

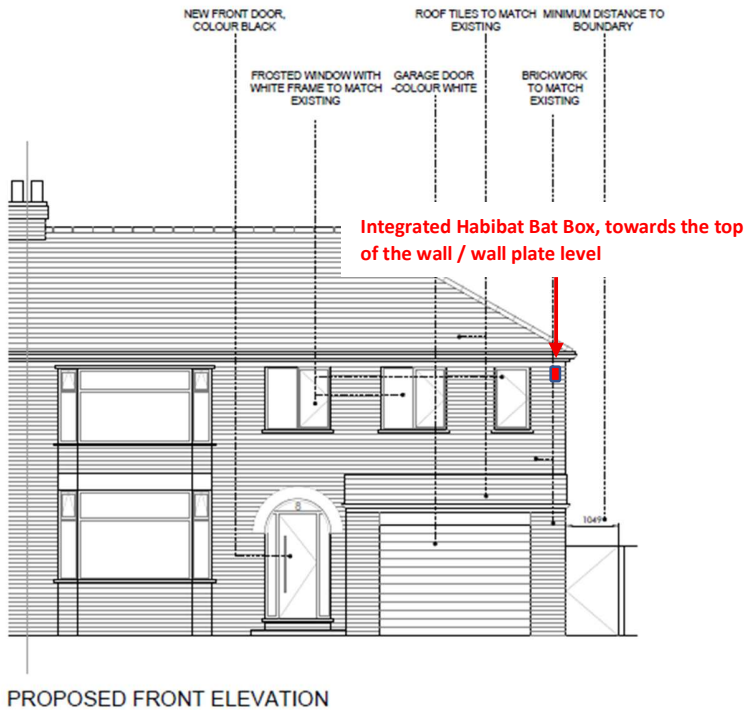
It is recommended that **one** integrated artificial roost is provided towards the top of the wall on the new rear southern elevation of the extension (see location details on following page). Full instructions in relation to installation and positioning are provided via the link below.

In particular, the Habitat Bat Box is recommended and is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings.



<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-integrated.html>

Location of integrated Habitat artificial Bat Box on rear southern elevation.



If you require clarification on any issue, please contact me at the above address.

Yours Faithfully

Robert N. Leatham

Robert N. Leatham, B.Sc. (Hons), P. Dip Countryside Management.
(see photographs on the following pages).

Site Photographs: February 4th 2026



Cluttered loft space showing roof structure.



Rear elevation showing main roof and tight sealed concrete tiles.



Cluttered loft space showing roof structure.



Rear elevation showing main roof and tight sealed concrete tiles.



Rear elevation showing extension and tight sealed concrete tiles.



East side elevation showing fascia with minor gaps at low level.



Rear elevation showing soffits tight sealed against brickwork.



East side elevation with overhanging eaves sealed tight to brickwork.



Front southern elevation with overhanging eaves sealed tight to brickwork.



Side east elevation of garage with tight sealed fascias.



Front southern elevation, general view.