

Linney Lane Motors, Shaw

Daytime Bat Survey

2024



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Client [Bellway Homes Ltd](#)
Project Title [Linney Lane Motors, Shaw](#)
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Executive Summary

Development Details

The client is proposing to demolish the existing building at Linney Lane Motors, Shaw, hereafter referred to as the 'site'.

This report describes the potential for the site to support roosting bats and assesses the potential impacts to bats resulting from the proposed development.

Ecological Interest

The site has negligible potential to support roosting bats. It is poorly-insulated and lacks suitable features.

Outcomes

No further survey is required. The proposed development is unlikely to result in any impacts to bats or their roosts.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited was commissioned in 2023 by Bellway Homes Ltd to carry out a Daytime Bat Survey of land at Linney Lane Motors, Shaw, hereafter referred to as the 'site'. The site is located at O.S. grid reference: SD 94385 09434 (see Figure 1).



Figure 1. Map showing the location of the site courtesy of © Google Maps

Description of Development

- 1.1.2 The site is proposed for demolition, as part of a wider residential development.

Relevant Planning History

- 1.1.3 No previous planning permission or surveys relevant to this site were identified.

1.2 Scope of Work

- 1.2.1 The Client commissioned Rachel Hacking Ecology to undertake an external and internal assessment of the site.

1.3 Aims of the Survey

1.3.1 The aims of the survey were to:

- Assess the potential of the site to support roosting bats;
- Identify the requirement for any further detailed surveys.



2. Methods

2.1 Daytime Bat Survey

- 2.1.1 The exterior of the site was surveyed from the ground using binoculars and a high-powered torch. Features offering potential access to roosting bats were recorded. Such features may include suitable gaps in roof coverings, gaps behind external cladding/facia and gaps in masonry.
- 2.1.2 Evidence indicating the presence of roosting bats was also searched for. This may include bat droppings on walls, windows or on the ground below roost entrances or staining from fur oil around roost entry points. Although, in the winter it is unlikely these listed features will be present.
- 2.1.3 The interior of the site was surveyed to identify any evidence indicating use by roosting bats. Such evidence may include bat droppings, feeding remains, urine splashes, live or dead bats and staining from fur oil on timbers.

2.2 Assessment Criteria

- 2.2.1 Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance^{1,2}.

2.3 Site Visit Information

Survey Details

- 2.3.1 The survey was undertaken on 18th January 2024 by Matthew Bottomley (Ecologist) and Sam Adshead (Junior Ecologist). Both surveyors are trained in undertaking similar daytime bat surveys.

Site Conditions

- 2.3.2 The weather at the time of the survey was dry and cold, with an average temperature of 2°C. The site conditions were appropriate for a full assessment to be undertaken.

¹ Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.

² Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

3. Results

3.1 Survey Constraints

3.1.1 The site was fully accessible and no constraints affected the survey.

3.2 Habitat Appraisal

3.2.1 The site is located in an urban area, surrounded by residential housing and commercial development.

3.2.2 Small patches of woodland and the River Beal are present within 300m, offering suitable bat foraging habitat.

3.3 External Survey

3.3.1 The site is a detached single-storey garage building which is comprised of brick with a corrugated metal hipped roof. A single storey lean-to is present on the western elevation of the building (see Photograph 1). The wooden window frames on the building are well sealed. All glass panes were covered by metal mesh with some partially smashed.



Photograph 1 showing the northern elevation of the building

- 3.3.2 Small gaps are present at the edges of the corrugated panels (see Photograph 2) but the roof covering appears intact.



Photograph 2 showing the roof edge

- 3.3.3 The soffit boards present on the lean-to section are made from wood. These are closely fitted (see Photograph 3).



Photograph 3 showing the soffit and fascia on the lean-to

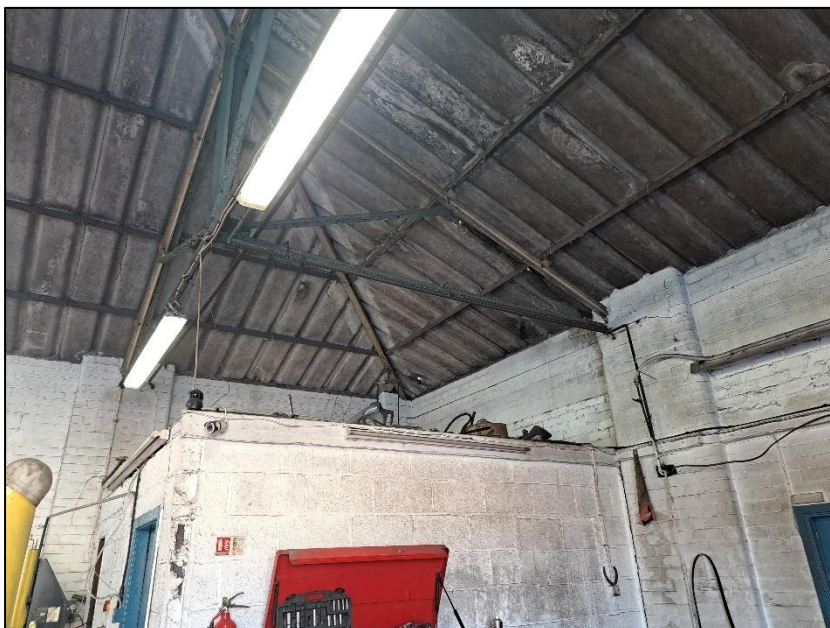
3.3.4 The external brickwork is intact, apart from one small hole on the lean-to section (see Photograph 4).



Photograph 4 showing the hole in the brickwork

3.4 Internal Survey

3.4.1 The roof of the main building consists of concrete panels supported by a steel frame (see Photograph 5).



Photograph 5 showing the internal roof

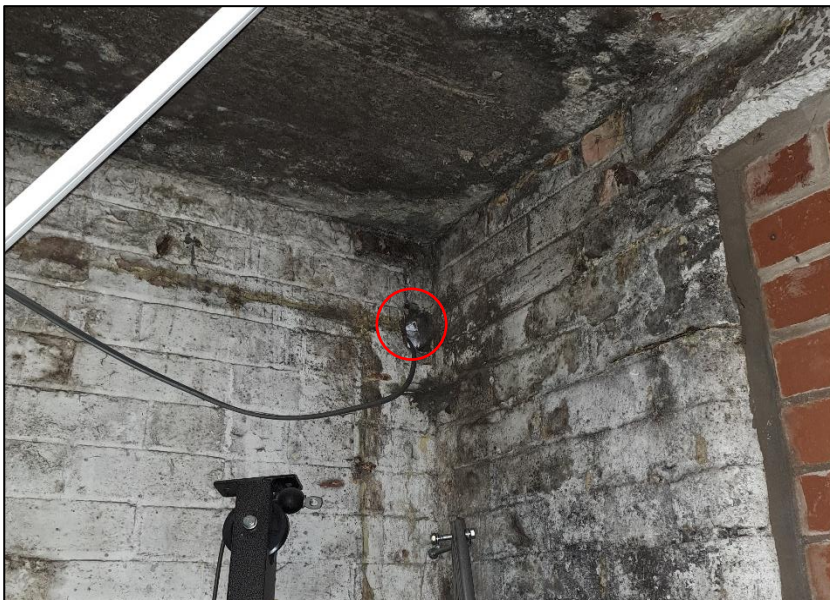
3.4.2 The internal space is used as a garage and is well-lit by windows (see Photograph 6).



Photograph 6 showing the internal space of the building

3.4.3 The internal space of the lean-to is cold and lacks any potential roosting features. One small gap in the wall leading to the outside was present (see Photograph 7).

3.4.4 No signs of bat activity were found within either internal space.



Photograph 7 showing the small hole present in the wall of the lean-to

3.4.5 No trees were present on site.

4. Assessment

4.1 Development Context

4.1.1 The following assessment assumes the demolition of the existing building.

4.2 Interpretation of Results

4.2.1 No evidence of use by bats was recorded during the survey. There are potential access points at the roof edges, but the site is poorly-insulated and is assessed as offering negligible suitability for roosting bats.

4.3 Potential Impacts

4.3.1 The proposed development is unlikely to result in any impacts to bats or their roosts.



5. Recommendations

5.1 Further Surveys

5.1.1 No further surveys are required.

General Precautions

5.1.2 It is not generally possible to prove the absence of roosting bats. Bats can roost in suitable features opportunistically and are not always identified during surveys. It is recommended that roof coverings are removed with due caution. Should a bat/bats be identified at any time, work should stop in that area and a suitably qualified ecologist contacted to attend site and advise how to proceed.

5.1.3 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2023) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 180 and 180, shown below:

- 180. Planning policies and decisions 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 (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - 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;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 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.

Legislation

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.