Preliminary Roost Assessment

77 Manley Road

Whalley Range

Manchester

M16 8WF

For

Simon Stott



Gritstone ecology

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1 Introduction

1.1 Purpose of the report

The report is written by Stewart Bradshaw, for Simon Stott. Stewart carried out a Preliminary Roost Assessment of 77 Manley Road, Whalley Range, on 25th May 2018. The survey report will be used to provide supporting information for a planning application, at the property.

1.2 Survey aims

The aim of the survey was to determine the actual or potential presence of bats and the need for further survey or mitigation.

1.3 Surveyor details

Stewart is licenced to disturb, take and handle all species of bats in all counties of England under licence number 2015-15615-CLS-CLS. He has 10 years' experience in ecological consultancy, including the planning and preparation of bat surveys, and mitigation licences.

1.4 Proposed development

The development proposals are for the extension of the house, conversion of the roof void to living space, and renovation of the interior.

1.5 Site context

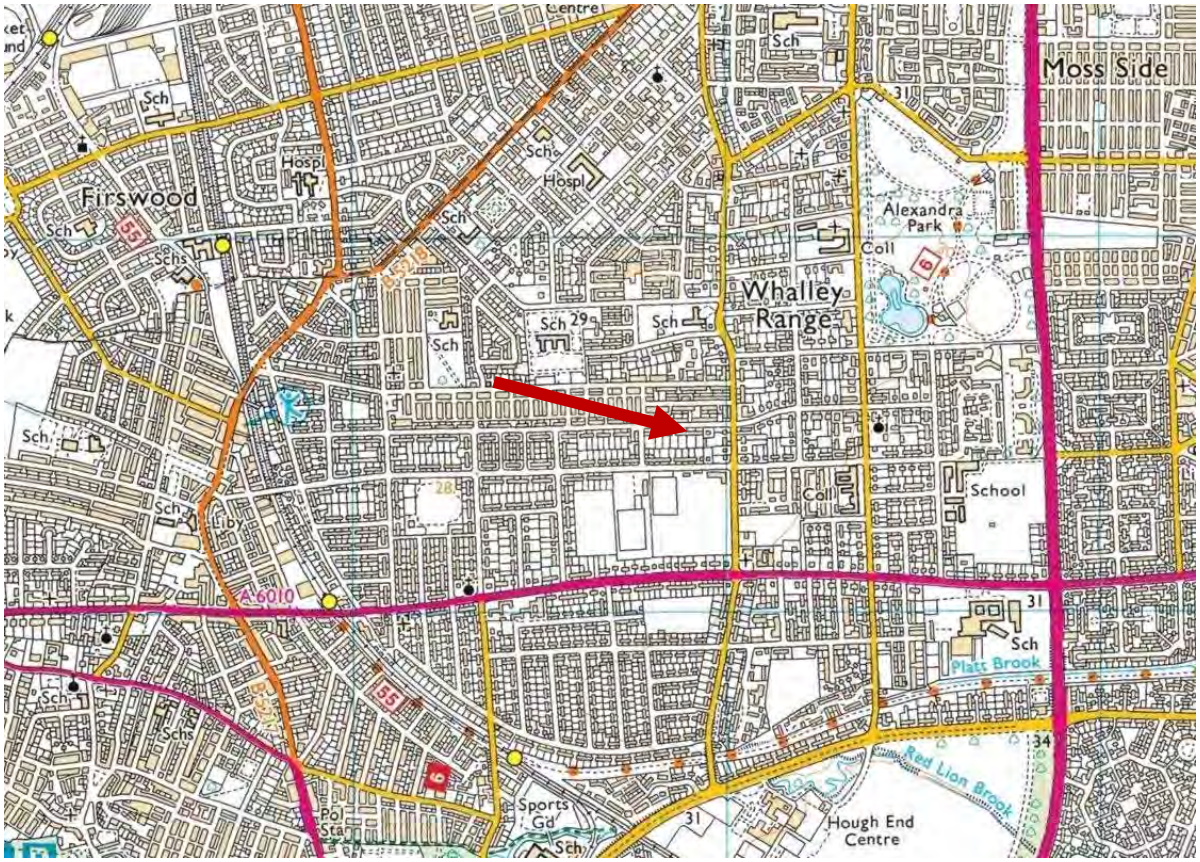
The house is located on Manley Road, Whalley Range, M16 8WF, GR SJ 82842 94478, approximately 3km south of Manchester City Centre.

The site includes a semi-detached house, with lawned gardens to the front and rear. Habitat within 50m of the house includes; houses, mature gardens, trees, and busy well-lit roads. Habitat within 500m includes, housing and busy roads, linked back gardens, and areas of open green-space.

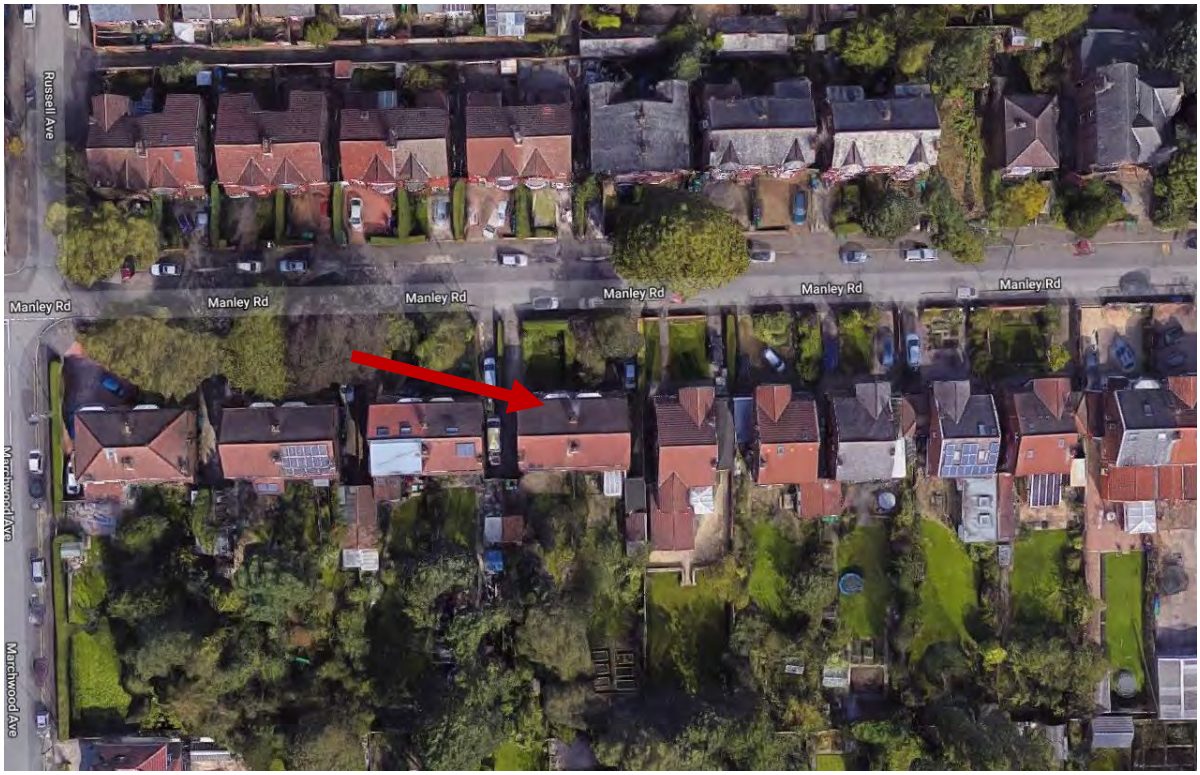
Although linked back gardens potentially provide foraging opportunities for bats, the area as a whole is fragmented by busy well-lit roads; and the site and surrounding area provide low quality habitat for bats.



1.6 Site location



1.6a – 77 Manley Road – site location.



1.6b – 77 Manley Road – aerial photograph.

2 Methods

2.1 Survey timings

The survey was undertaken on 25th May 2018. Weather conditions during the survey were cloudy, and warm with occasional light showers, and a temperature of 17°C.

2.2 Desk study

No desk study of the site was undertaken, prior to the preliminary roost assessment, and no other ecological surveys have been carried out in relation to the proposals.

The development has a small footprint, and impacts beyond the site boundary are unlikely. A site-specific investigation was considered more suitable.

2.3 Habitat assessment

The habitat on site and in the surrounding area was assessed using Ordinance Survey mapping, and aerial photography. Habitat features on site, and those in the surrounding area were assessed for their suitability for use by bats during the site visit.

2.4 Building inspection

A systematic search of the exterior of the building was made to identify potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and or squeaking noises. Bat specimens and droppings are the most reliable type of evidence; the other types are not always the result of bat activity. Sometimes bats leave no visible sign of their presence on the outside of a building (even when they do wet weather can wash evidence away.)

The search included (where present) the ground beneath potential access points, windowsills, window panes, walls, behind peeling paintwork and lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascia's, lead flashing, gaps under felt, under tiles / slates and in existing bats boxes. Gaps in brickwork and stonework were searched (where present). All evidence of use by bats, or features with the potential to be used by bats was recorded and photographed.

A systematic search of the inside of the building was undertaken to identify potential or actual bat access points and roosting places, and to locate evidence of bats. Bat specimens (live or dead) and droppings are the most reliable type of evidence. Other evidence can include urine splashes, fur-oil staining, feeding remains, squeaking noises, bat fly (Nycteribiid) pupal cases (Hutson 1984) or odour.

Areas inspected include;

Within rooms

- floors and surfaces
- behind wooden panelling
- in lintels above doors and windows
- behind window shutters and curtains
- behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded up windows
- inside cupboards and in chimneys accessible from fireplaces.

Within roof spaces



- the tops of gable end and dividing walls
- the top of chimney breasts
- ridge and hip beams and other structural timbers
- mortise and tenon joints
- all beams
- the junction of roof timbers, especially where ridge and hip beams meet
- behind purlins
- between tiles and the roof lining (where accessible)
- under flat felt roofs.

The areas listed above were inspected (where present), any additional areas with potential for use were also inspected.

2.5 Equipment

The equipment listed below was available for use during the surveys and was used where required.

Clulite CB2 1,000,000 candlepower torch. Rigid Seesnake CA-300 digital endoscope with 0.9m cable reach with 17mm and 6mm imaging heads. Digital camera with 50x zoom. 10x42 close focussing binoculars, 4m ladders, bat handling gloves, and DNA sampling tubes.

2.6 Survey limitations

None, all accessible areas of the house were searched in detail.



3 Results

3.1 External inspection



3.1a – The front of the house.

N°77 Manley Road is a semi-detached house. It has an equally pitched roof, covered with clay tiles, and ceramic ridge tiles; roof pitches face north, and south, the gable end faces west. There are single pitched roofs at the front of the house above the porch, to the rear of the house above windows; and a flat leaded roof above a bay window at the front of the house.

Lead flashing is fitted: at the base of chimneys, and where roof tiles meet brickwork. There are wooden fascia boards fitted at the eaves and gable end.

Walls are brick with an insulating cavity, lintels are a mixture of flat-arched brickwork & concrete, sills are a mixture of brick, tile, and concrete; window and door frames are wooden, all glass is intact. The wall between ground floor and first floor bay windows is covered with a white painted cement render.

The building is well maintained, and in good condition. Cement between ridge tiles is intact, with no viable gaps, there is a single missing roof tile on the rear single pitched roof, with no gap leading into the roof void, the remaining tiles are tightly fitted, with no gaps between tiles.

Walls are in good condition, with no missing mortar, or cracks; render is intact. Leadwork is tightly fitted against tiles and sealed into the walls; there are no suitable gaps beneath leadwork.

There are few features externally which are suitable or likely be used by roosting bats, and no evidence of use by bats was present during the inspection.

3.2 Internal inspection



3.2a – The roof void.

The house has a single roof void, which is only accessed for maintenance. The roof has a wooden rafter and purlin structure, insulated with mineral wool between ceiling joists. The roof is un-lined and the underside of tiles and torching is exposed.

The roof timbers are filled with dusty cobwebs; torching on the underside of tiles is largely intact with no gaps between tiles; there are no gaps at the wall-plate; and there are no gaps which give direct access to the roof void from the outside.

3.3 Evidence of use

No evidence of use by bats was present during the survey, either internally, or externally.

3.4 Level of potential

The building has **negligible potential** for use by roosting bats. This is as the house is well maintained, in reasonable condition, and as no suitable roosting opportunities were noted during the building inspection.

4 Evaluation

The building is set in an area which, in general, provides low quality habitat, for foraging, commuting and roosting bats, although bats are likely to be present locally.

Gardens, to the rear of the house, and in the surrounding area could be used by foraging bats. However, the area is heavily fragmented by well-lit, busy roads, and the presence of large numbers of bats is unlikely.

The house is well maintained, and in good condition. There are no features externally, which are suitable, or likely to be used by roosting bats; the roof void has no gaps which could give direct access to roosting bats, and no evidence of use was found during the inspection.

The roof void is not used for storage and is only accessed for essential maintenance works; the lack of any evidence of use inside the roof void, such as droppings or feeding remains, reduces the likelihood of a significant roost being present.

If loft dwelling species of bats were present, it is likely that some evidence of their presence would persist, as the loft is undisturbed. The lack of any evidence of use suggests that roosting bats are likely absent.

The lack of a roof lining, intact cement torching on the underside of tiles, and cobwebs around the roof timbers, reduce the likelihood of the presence of crevice dwelling species.

The walls are brick with an insulating cavity. The walls are in good condition, with no cracks, or missing mortar which could be used by crevice dwelling bats.

The small gaps between brickwork, roof timbers, and tiles, in the roof voids were inspected in detail using an endoscope. These areas were dusty and cobwebbed. No droppings were found, and no suitable gaps were present which could give access, or shelter to roosting bats.

The building has **negligible potential** for use by roosting bats.

4.1 Legal and planning context

All species of bats in the UK and their roosts are legally protected by UK and European legislation. The UK the legal protection is summarised as follows:

You will be committing a criminal offence if you:

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

*In a court, ‘deliberately’ will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action would most likely have).

If bats or bat roosts are present in the building, the proposed loft conversion, extension, and refurbishment of the building would likely result in an offence being committed.



5 Impact assessment

The proposals are for an extension to the house, conversion of the roof void to liveable space, and internal changes to the layout, and refurbishment.

The work will involve the removal and replacement of roof and ridge tiles, and the fitting of roof lining, construction of the extension, and internal works.

The building has no features which are suitable, or likely to be used by roosting bats. The building has **negligible potential** to be used by roosting bats.

The proposed work is unlikely to impact on bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

The proposals are unlikely to impact on bats or bat habitat either during construction, or as a result of the continued use of the house.

6 Required actions

The building has a **negligible potential** for use by roosting bats, no field signs of use by bats were found internally or externally during the inspection, and no further survey work is required.



7 References

Department for Communities and Local Government (2012). National Planning Policy Framework.

Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (3rd ed.) The Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). The Bat Workers Manual. (3rd ed.) JNCC



8 Appendix 1 – Photographs



1 – The front of the house.



2 – The rear of the house, and single pitched roof.



3 – The west gable of the house.



4 – Fascia boards are tightly fitted against the walls.



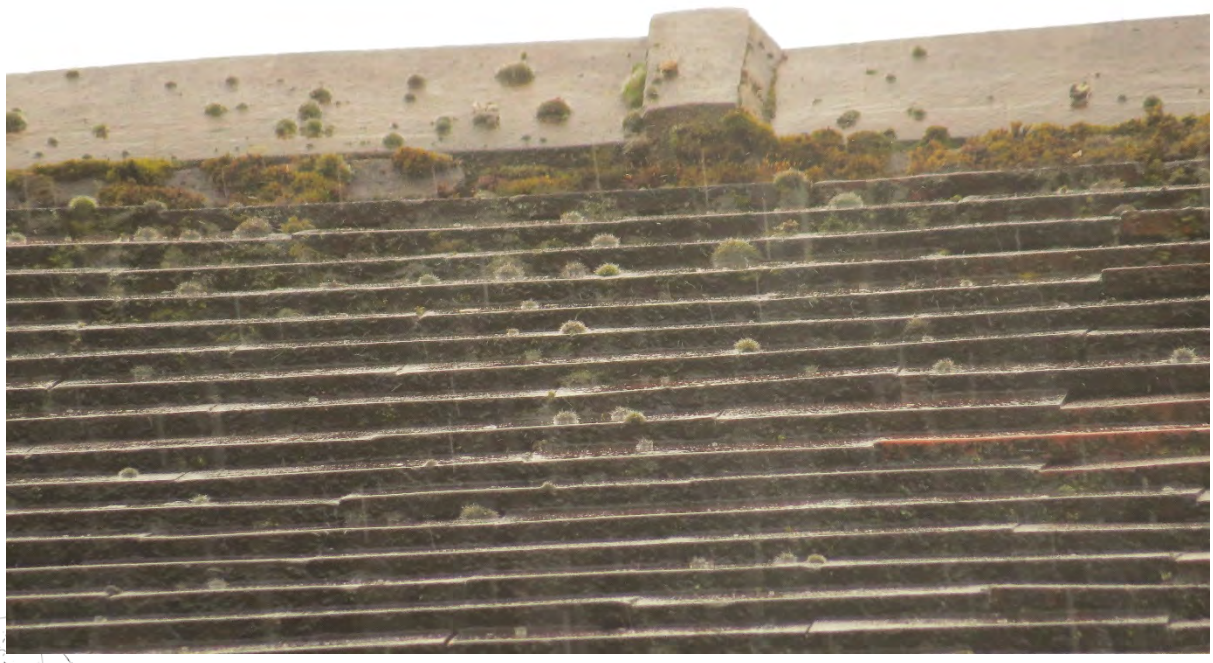
5 – Brickwork is in good condition with no cracks or missing mortar.



6 – Leadwork is tight with no suitable gaps.



7 – Window and door frames are tightly sealed into brickwork with no suitable gaps.



8 – Ridge and roof tiles are tightly fitted.



9 - The house has a single roof void.



10 – The roof is not lined, and the cement torching is partially intact.



11 – Roof timbers are dusty and cobwebbed.



12 – Linked gardens and trees to the rear.