Application No 085008

Martin Prescott Environmental Services

Woodland Management, Ecological Surveying, Wildlife Events...

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11.2.2008

Bat Survey of Houses at 16 Saxon Street, Miles Platting 9th February 2008 Surveyor- Martin Prescott

RECD - 4 APR 2008

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

1. Introduction

1.1 Reason for Survey

In order to obtain planning permission to separate two attached buildings a bat survey was requested.

1.2 The Site

The site was at 16 Saxon Street, Miles Platting, Manchester. M40 7BY
The buildings were situated amongst housing and amenity grassland with occasional trees.

1.3 The Buildings

The buildings consisted of two attached houses, a mid- and an end-terrace.
It is proposed to separate the two houses by a few feet, creating a detached house from the end terrace.

2. Method

2.1 Risk Assessment, Possible Hazards

The required access to the site was relatively easy and posed no hazards other than those normally encountered when surveying basically sound buildings.
However, the end terrace was newly built and not complete.
The floor of the attic was not compete and care was taken.

2.2 Daylight Survey, 9th February 2008

A daylight survey was carried out in order to assess the site and search for potential roosting sites and sign of bat occupation.

As the connection between two houses will be severed both roof voids are likely to be disturbed, so both roof voids were searched.

All possible roosting areas in the buildings were searched for bats, their prey remains, droppings and urine stains.
This survey was carried out at during a at a season when bats were unlikely to be active, therefore any droppings outside would be unlikely to be evident.

Areas searched were:

2.2.1 Outside, the ground and other surfaces underneath the eaves around the perimeter of the buildings likely to catch bat droppings, the eaves and roof for potential bat access gaps.
2.2.2 Inside the roof voids of the houses, on the floor and walls where droppings may collect.

No trees were likely to be affected by the development.

2.4 Equipment

The equipment used consisted of a hand held torch, short-focus binoculars and ladders.

3. Results

3.1 Possible Roost Sites

The buildings were easy to search.

The houses were of brick with pitched tile roofs.

The end terrace was newly built and not complete.
The floor of the attic was not compete and care was taken.
The attic was not insulated and the roof was felt-lined.

The roof void was clear of clutter and easily searched.
The floors of the roof void was uninsulated and the roof was felt lined.
There were several rat droppings on the floor of the attic.

The roof was in reasonable condition and the were gaps suitable for bat access at gaps at the eaves.

No signs of bat occupation were found.

The mid-terrace was occupied.
The roof was felted tile and the loft was insulated.
It was uncluttered and easily searched.
There were gaps at the eaves suitable for bat access.

No signs of bat occupation were found.

3.3 Alternative Roost Sites

There were many houses close by with similar bat roost potential.

3.4 Possible Foraging Sites

The immediate area was poorly vegetated.
There were well scattered young trees and an urban park a few hundred metres away.
The area was considered to be of low foraging value for bats.

4. Conclusions

4.1 It is extremely unlikely that either of these houses has been used as a bat roost.

4.2 The immediate area was considered to be of low value for foraging bats.

5. Recommendations

5.1 The work can proceed with minimal risk to roosting bats, however, if work has not commenced within a period of 15 months, then a repeat survey is recommended.

5.2 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, Natural England (01942 820364) or myself (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

Martin Prescott