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To <m.langwallner@manchester.gov.uk>
cc "Mandy Elford" <mandy.elford@tameside.gov.uk>
bcc
Subject Bat reports

Michelle

Summary reports below. Note the recommendations for Chapman Place, the only building identified with moderate bat roosting potential.

Eccleshall Street

The buildings themselves do support some features that could support roosting bats. However although we did not carry out internal inspections of these buildings we have carried out bat activity surveys in the area in previous years. Bat activity generally was very low and given the urban nature of the site, the lack of bat feeding habitat nearby and relatively recent disturbance of the surrounding area and of the buildings themselves then overall we would assess the buildings as having only low potential to support bats.

Conclusion – Low potential for bats

Recommendation – the houses can be demolished without the need for any further survey or special precautions as regards bats. Bats can turn up in unlikely places. If bats are found at any time then work must cease immediately and advice sought from a suitable qualified person.

Delamere Park building

Although this building is in an area of very good bat feeding habitat and feeding bats have been recorded nearby the building itself does not support good bat roosting potential and no signs of bats were recorded during the inspection.

Conclusion – Low potential for bats

Recommendation - the building can be demolished without the need for any further survey or special precautions as regards bats. bats can turn up in unlikely places. If bats are found at any time then work must cease immediately and advice sought from a suitable qualified person.

Smedley Lane (park pavilion)

This building is located within excellent bat feeding habitat and bats, including bat roosts, have been recorded with 150m. However the building itself supports little in the way of bat roosting potential.

Conclusion – Low potential for bats

Recommendation - the building can be demolished without the need for any further survey or special precautions as regards bats. Bats can turn up in unlikely places in buildings, particularly in areas of good bat feeding habitat. If bats are found at any time then work must cease immediately and advice sought from a suitable qualified person.

Queens Park pavilion building

This building is located within excellent bat feeding habitat and bats, including bat roosts, have been recorded with 150m. However the building itself supports little in the way of bat roosting potential and no signs of bats were recorded during inspection.

Conclusion – Low potential for bats

Recommendation - the building can be demolished without the need for any further survey or special precautions as regards bats. Bats can turn up in unlikely places. If bats are found at any time then work must cease immediately and advice sought from a suitable qualified person.

Chapman Place / Chapman Street

The building is located in excellent bat feeding habitat, bats have been recorded nearby and the building itself does support some features that could be used by bats. Although the building inspection did not record any signs of bats the inspection was carried out at a time of year when bats are inactive and can be difficult to detect.

Conclusion – the building has moderate potential to support bats

Recommendation – ideally a bat activity survey should be undertaken prior to any demolition commencing. This will need to be undertaken at an appropriate time of year (April to September inclusive). If for overriding reasons the building has to be demolished before April then the possible presence of bats should be borne in mind. Work should cease immediately if bats are found or suspected at any time and advice sought from a suitably qualified person.

Scout Drive

Reasonable habitat nearby, particularly to the west, and bats have been recorded within 50m of the building. However the building itself has few features that could be used by bats and no signs of bats were recorded associated with the building itself.

Conclusion – Low potential for bats

Recommendation - the building can be demolished without the need for any further survey or special precautions as regards bats. Bats can turn up in unlikely places. If bats are found at any time then work must cease immediately and advice sought from a suitable qualified person.

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