Michelle

We visited the above sites yesterday (2nd October, 2013) and have the following comments to make.

COLLYHURST MAISONETTES, WINSCOMBE DRIVE, COLLYHURST

The Ecology Unit carried out an appraisal on the maisonettes in March 2012 and suggested that a further appraisal be carried out if demolition had not taken place within 12 months. The buildings were brick-built three/four-storey maisonettes in a built-up residential area of central Manchester. The maisonettes were of relatively modern (1960s?) construction. All of the maisonettes appeared to be empty and boarded up. The buildings had pitched roofs with tiles and some gaps that could give access to bats, and there were apparent roof voids. There were deep timber soffit boards, under which there may be some limited potential for bat roosting. The area is densely populated, well-lit and busy, close to a busy main road. There has been several similar demolitions in close proximity of the maisonettes, causing much disturbance and no bats were found during these demolitions. No signs of bats were recorded on the exterior of any of the buildings. There are many other buildings and/or structures nearby that could be used by bats. The buildings do not fulfil any of the criteria necessary for inclusion in a 'high-risk' category for use by bats as defined by the Bat Conservation Trust Bat Survey Good Practice Guidelines.

Given the above we consider that the maisonettes have a low potential to support a significant bat roost. No further level of survey is required prior to commencing work on the maisonettes.

COLLYHURST YOUTH CENTRE, TEIGNMOUTH STREET

The building is a brick-built double storey building situated next to a primary school with an open playing field to the rear. The building has concrete roof tiles and boxed eaves. The building appeared to be a fairly new build and had no obvious visible gaps in the eaves or between the roof tiles. The building had a lot of exterior lighting. No signs of bats were recorded on the exterior of the building. The building was assessed as having a

low potential to support roosting bats and no further level of survey is required prior to works commencing.

It is of note however, that bats can turn up in the most unlikely places, we would therefore advise that if bats are found, or suspected at any time in either of the above buildings , then works should cease immediately and advice sought from a suitably qualified bat worker.

Kind Regards

Mandy

Mandy Elford BSc (Hons) MCIEEM

Ecologist

Greater Manchester Ecology Unit

Council Offices, Wellington Road, Ashton-under-Lyne

Tameside OL6 6DL

Tel: 0161 342 2250

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