

Preliminary Roost Assessment

17-19 Slade Lane
Longsight
Manchester
M13 0QJ

For
Khalid Din



Gritstone Ecology

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1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for Khalid Din. Stewart carried out a Preliminary Roost Assessment of 17-19 Slade Lane, Longsight, on 30th May 2025.

The site was surveyed previously on 3rd June 2019, prior to which no ecological surveys had been carried out.

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

1.4. Reason for survey

The development proposals are for the demolition of a semi-detached town house, and associated outbuildings, and the construction of residential properties on the same plot.

1.5. Site context

The site is on Slade Lane, Longsight, Manchester, M13 0QJ, GR SJ 87029 95179, approximately 2.5km southeast of Manchester City Centre.

The site is located between the A5079, a busy main road, and the Metrolink line. It includes 17 & 19 Slade Lane, adjoined semi-detached town houses; an open-sided steel shed which is used as a car park, and was previously used for servicing trucks; a small garden, and areas of concrete & compacted stone hardstanding.

Habitat within 50m of the site includes, dense urban housing, hardstanding, young trees, gardens, rail lines, and busy well-lit roads.

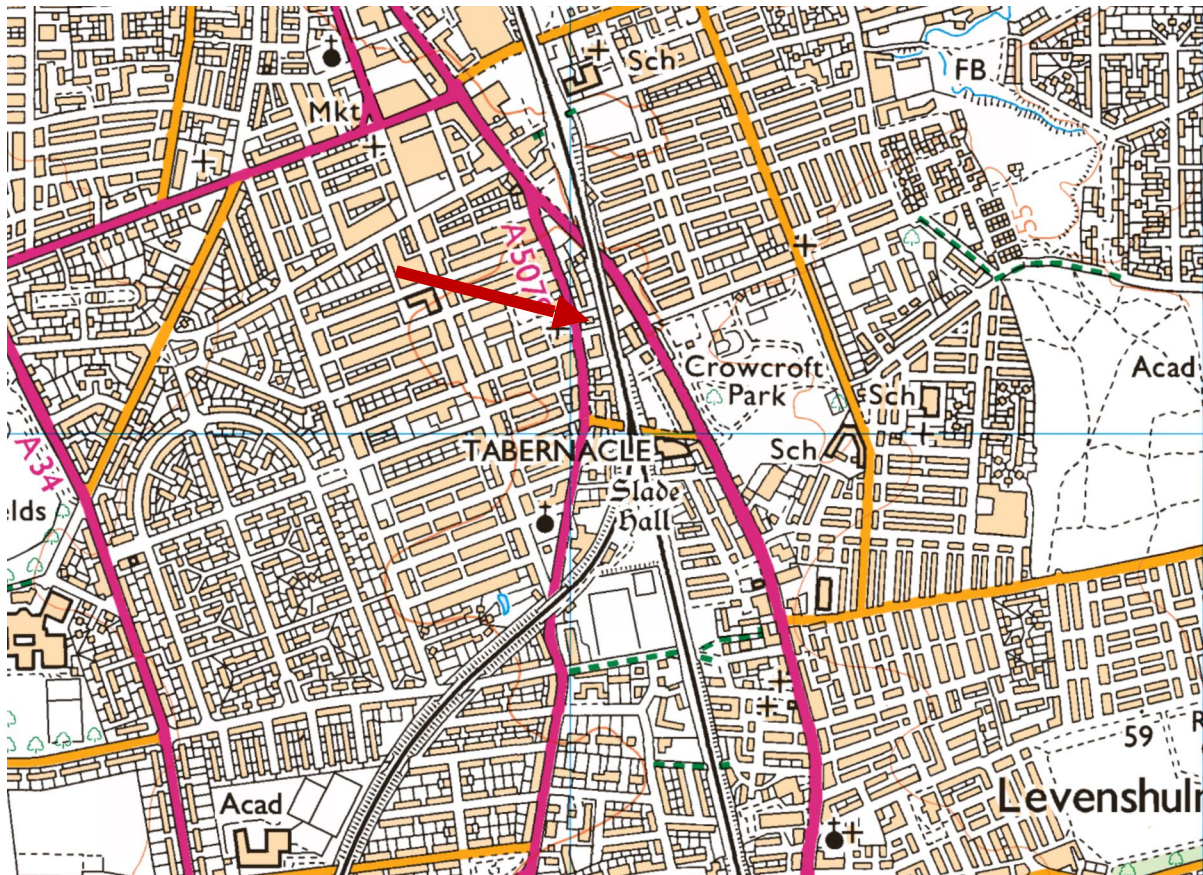
Habitat within 500m consists of dense urban housing, busy well-lit roads, occasional trees, and small areas of open green-space.

The habitat immediately surrounding the site is highly fragmented by light, noise, and other human activity, which is likely to limit the number of species, and number of bats present locally.

The site and surrounding area provide low quality foraging, commuting, and roosting opportunities for bats.



1.6. Site location



1.6a – 17-19 Slade Lane – site location.



1.6b – 17-19 Slade Lane – aerial photograph.



2. Methods

2.1. Survey timings

The survey was completed on 30th May 2025. Weather conditions during the survey were bright, warm, and dry, with a temperature of 20°C.

2.2. Desk study

No desk study of the site was undertaken, prior to the preliminary roost assessment. The site was surveyed previously in 2019. The 2019 report was reviewed prior to the survey visit.

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. 8x25 close focussing binoculars, 4m ladders, bat handling gloves, DNA sampling tubes.

2.6. Survey limitations

None. All accessible areas of the buildings were inspected in detail. The survey was completed in late May, when bats are active, and external signs of use, such as droppings, are more likely to be evident, if present.



3. Results

3.1. Building inspections



3.1a – The front of N° 17 & 19 Slade Lane.

N°17 Slade Lane is a pre-1950 three-storey semi-detached town house, which is currently occupied. It has a pitched roof covered with Marley concrete roof & ridge tiles; roof pitches face north, east, and west, gables face north and east. A single pitched roof to the east is covered with slate, a single pitched roof to the north is covered with Marley concrete tiles. Velux skylight windows are fitted into the east & west pitches.

Timber fascia boards are fitted at the eaves at the front of the building, UPVC fascia boards are fitted at the eaves and gables elsewhere. Walls are solid brick covered with a white painted cement render, lintels are flat arched brick, windowsills are painted stone. Window and door frames are UPVC, all glass is intact.

Internally the building is split into separate apartments, ceilings are vaulted, and there are no enclosed roof spaces. There is a cellar, which is used for storage, and accessed regularly.

The building is well maintained, and in good condition. Cement between ridge tiles is intact, with no viable gaps, there are no missing or damaged ridge tiles. Roof tiles are tightly fitted, with no gaps between tiles, and no missing or damaged tiles.

Fascia boards are fitted tightly against the walls with no viable gaps. Walls are in good condition, render is intact with no gaps, or suitable cracks. Window and door frames are sealed into the brickwork, with no suitable gaps.

There have been no changes to the building since the 2019 survey.



Nº19 Slade Lane is a pre-1950 three-storey semi-detached town house, which is not currently occupied, and has been empty and semi-derelict for a number of years. It has a pitched roof covered with slate roof tiles and ceramic ridge tiles; roof pitches face east, west, and south, gables face south and east. A single pitched roof to the east is covered with slate. Skylight windows are fitted into the west facing pitch. Wooden fascia boards are fitted at the eaves and gables. Lead flashing is fitted at the base of chimneys and where tiles are fixed to brickwork.

Walls are solid brick, covered with cement render at the front of the building, lintels are flat arched brick, windowsills are painted stone. Window and door frames are wooden, glass at the front of the building is intact, windows have been boarded to the rear.

Internally the building has been empty for a number of years, and is semi-derelict, floors and ceilings are missing in some areas. The roof void is boarded and was used as living space. There is a small roof void above this, and at the eaves on the west side.

The roof has a wooden rafter and purlin structure, lined with bitumen felt, and insulated with horsehair matting. Joints in roof timbers, and at the ridge board are filled with dusty cobwebs. Roof timbers, and roof lining are in good condition, with no gaps or tears. There are no gaps at the gable end; and there are no gaps which give direct access to the roof void from the outside.

The building is in poor condition. Cement between ridge tiles is intact, with no viable gaps, there are no missing or damaged ridge tiles. Roof tiles are tightly fitted, with no suitable gaps between tiles, and no missing or damaged tiles. Fascia boards are fitted tightly against the walls with no viable gaps. Walls are in good condition, render is intact with no gaps, or suitable cracks. Window and door frames are sealed into the brickwork, with no suitable gaps around frames.

There are gaps around window boarding to the rear which could allow access into the building.

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

There have been no changes to the building since the 2019 building inspection.





3.1a – The open sided steel shed to the rear of N°17.

There is an open sided steel shed to the rear of N°17, which was formerly used to service commercial vehicles, and is currently used as a car park. The shed has a steel frame, covered with corrugated steel panels. The building is open to the elements, and has no suitable crevices, or enclosed areas, which could be used by roosting bats.

3.2. Indications of use

No indications of use by bats were present during the survey, either internally, or externally. There have been no changes since the 2019 inspection.

3.3. Level of suitability

N°17 has negligible potential for use by roosting bats. This is as the house is well maintained, in good condition, and no suitable roosting opportunities were noted during the building inspection.

N°19 has low potential for use by roosting bats. This is as the house has no suitable roosting opportunities externally, and as few suitable features were noted during the building inspection.

The open-sided shed has negligible potential for use by roosting bats. This is as the materials, and type of building are unsuitable, and as no suitable roosting opportunities were noted during the building inspection.



4. Evaluation

The buildings are set in an area which in general provides low quality habitat for bats, and is surrounded by dense urban housing, and busy well-lit roads.

The area is fragmented by well-lit roads, traffic, noise, and other human activity. Fragmentation is likely to reduce the number of species present locally, and the number of individual bats.

Linked back gardens and scattered young trees create pockets of habitat suitable for foraging bats locally. However, there are no areas of open green space or high quality habitats close to the site which are likely to be used by foraging bats.

Railway lines and vegetated embankments can offer sheltered foraging and commuting habitats for bats. Particularly where the level of the line is below the surrounding land, as bats are sheltered from light, wind, and noise. The rail line to the rear of the site is elevated above the surrounding land, and sparsely vegetated. It does not provide suitable shelter for foraging bats, and does not link the site to higher quality habitats.

The buildings have few 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.

Nº19 has gaps around window boarding to the rear which could be used to access the inside of the building. The lack of any evidence of use inside the building, or roof void, such as droppings or feeding remains, reduces the likelihood of a significant roost being present. If bats were present inside the building, even in lower numbers, some evidence of use would be likely to persist.

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

Leadwork is tightly fixed against roof tiles and brickwork and offers no suitable roosting opportunities.

Window and door frames are fixed into the brickwork, gaps are filled with sealant, and offer no suitable roosting opportunities.

Fascia boards are tightly fixed against brickwork, with no suitable gaps, and offer no suitable roosting opportunities.

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 direct access, or shelter to roosting bats

There have been no changes to the buildings since the previous surveys in 2019. If bats were present, it is likely that some indications of use such as droppings would persist, as the buildings are un-disturbed.

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 were present in the building, the proposed demolition of the buildings would likely result in an offence being committed.

5. Impact assessment

The buildings are unlikely to be used by roosting bats, as the surrounding habitat is poor, as there are few suitable features present, and as no field signs of use by bats, were present internally, or externally.

The proposed demolition of the buildings, and construction of residential housing is unlikely, to directly impact on bats, or their roosts, during demolition, or construction.

The use of the new buildings, once work is complete, will not directly or indirectly impact on bat habitat. There will be no increase in disturbance resulting from the works.

Without mitigation, the works are unlikely to impact on bats or their roosting habitat.

6. Required actions

The buildings have **negligible suitability** for use by roosting bats, no field signs of use by bats were found internally or externally during the inspections in 2019 and 2025, and no further survey work is required.

This is as bats and their habitat are unlikely to be affected by the works, either during demolition, construction, or following completion.



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 buildings from Slade Lane.



2 – The north side of the building.





3 – The south side of the building.



4 – The rear of N°19.





5 – The rear of Nº19.



6 – The roof and ridge tiles of Nº17 are tightly fitted with no suitable gaps.





7 – The roof and ridge tiles of N°19 are tightly fitted with few gaps..



8 – End tiles at the verges are sealed with cement fascias are fitted tightly.





9 – Timber fascias are tightly fitted.



10 – UPVC window frames are tightly fitted.





11 – Timber window frames are tightly fitted with no gaps between frames and brickwork.



12 – The steel framed shed has no features suitable for roosting bats.





13 – Looking south across the site.



14 – The surrounding habitat is subject to disturbance from light, noise and human activity.

