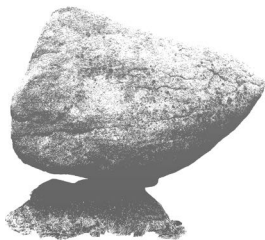


Preliminary Roost Assessment

60a Wood Road
Whalley Range
Manchester
M16 8BL

For
Northedge Architecture



Gritstone Ecology

Contents

- 1. Introduction2
- 2. Methods4
- 3. Results6
- 4. Evaluation8
- 5. Impact assessment9
- 6. Required actions9
- 7. References10
- 8. Appendix 1 – Photographs11



1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for Northedge Architecture. Stewart carried out a Preliminary Roost Assessment of 60a Wood Road - Whalley Range, on 21st November 2024.

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 15 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 the existing building, the construction of a number of residential dwellings, and associated landscaping works.

1.5. Site context

The site is located on Wood Road, Whalley Range, M16 8BL, GR SJ 82454 94854, approximately 3km south of Manchester City Centre. The building is in a residential area, and is surrounded by suburban houses and gardens, and busy roads.

The site includes a 1970's built former children's home, which was converted to residential apartments, and is currently occupied. The building has gardens to the front and rear, with mature trees, and areas of hard landscaping.

Habitat within 50m of the site includes; houses, gardens, mature trees, small areas of open green-space, and busy well-lit roads.

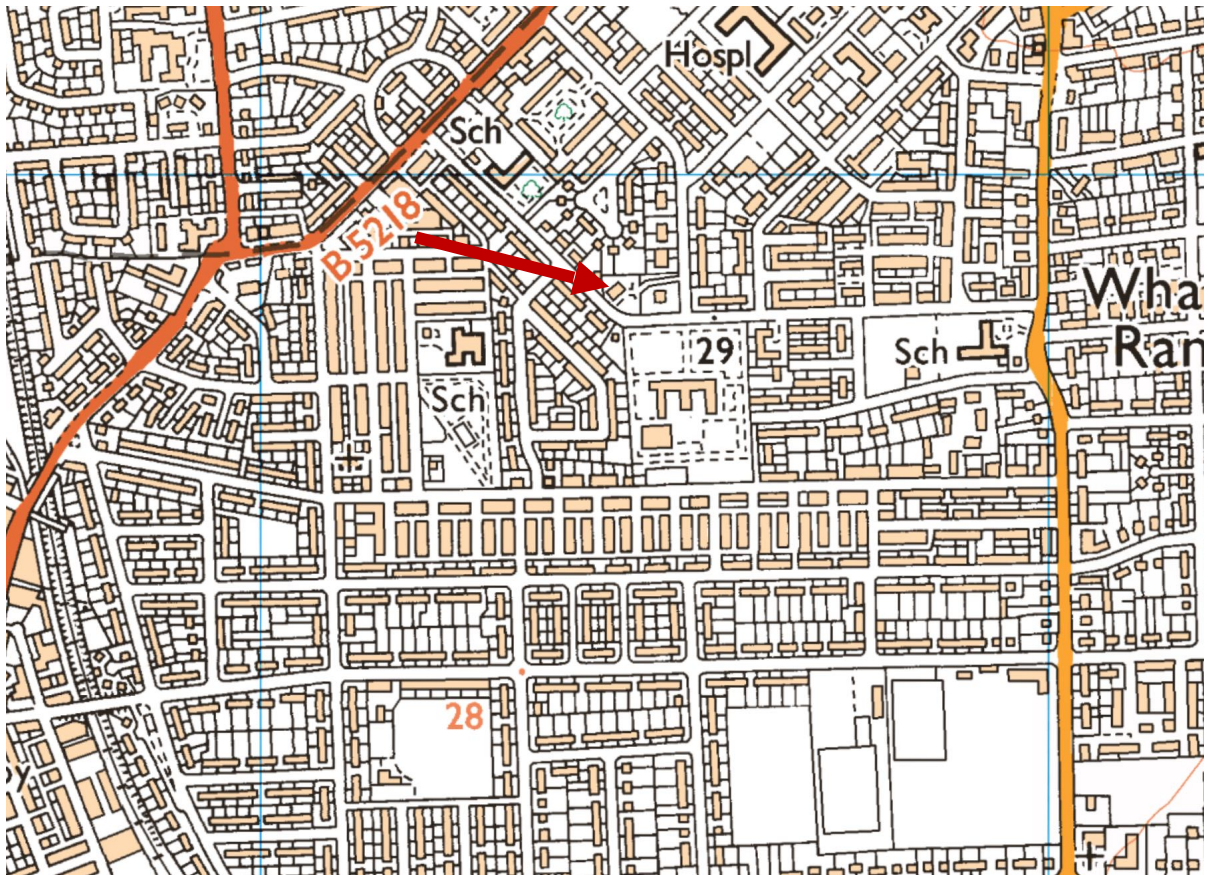
Habitat within 500m includes, housing and busy roads, linked back gardens, mature trees, and small areas of open green-space.

Trees and small areas of open green-space locally, and linked back gardens, potentially provide pockets of low quality foraging opportunities for bats. However, the area in general is fragmented by busy well-lit roads, noise, traffic, and other human activity.

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



1.6. Site location



1.6a – 60a Wood Road – site location.



1.6b – 60a Wood Road – aerial photograph.



2. Methods

2.1. Survey timings

The building inspection was completed on 21st November 2024. Weather conditions during the survey were bright, cold, and dry, with a temperature of -2°C.

2.2. Desk study

No formal desk study of the site was undertaken, prior to the preliminary roost assessment. However, previous ecological survey reports from the site were assessed prior to the site visit.

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 Ordnance 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.

Additionally a camera drone was used to inspect the roof in detail.

2.6. Survey limitations

None. All accessible areas of the building were inspected in detail. The survey was completed in November, when bats are less active, and external signs of use, such as droppings, are less likely to be present.



3. Results

3.1. External inspection



3.1a – The front of the building.

Nº60a Wood Road, Whalley Range, is a former children's home, which was converted to residential apartments, and is currently occupied and in use. It has a pitched roof, covered with Marley concrete roof tiles and vented mechanically-fixed ridge tiles. Ground floor extensions have single pitched roofs covered with Marley concrete tiles.

Roof pitches face northeast, northwest, southeast, and southwest; gables face northwest, northeast, and southeast. Lead flashing is fitted at the base of chimneys, and where roof tiles abut brickwork. Timber fascia boards and boxed soffits are fitted at the eaves.

Walls are brick with an insulating cavity, discreet steel lintels are fitted, sills are wooden; window and door frames are wooden, all glass is intact.

The building is well maintained, and in reasonable condition. Ridge tiles are fixed tightly, there are no damaged or missing ridge tiles. There are no damaged, slipped, or missing roof tiles. Roof tiles are tightly fitted, with no gaps between tiles. End tiles at the verges are fitted with UPVC dry-verge covers.

The majority of fascia boards and boxed soffits are fitted tightly against the walls gaps are filled with sealant. Walls are in good condition, with no missing mortar or cracks.

There are small areas of damaged fascia boards to the rear of the building, and a gap beneath lead flashing at the side of the building, which are potentially suitable for use by roosting bats.



3.2. Internal inspection



3.2a – The roof void.

The building has a single roof void, which is not used for storage, and is only accessed infrequently for essential maintenance work.

The roof has a trussed timber structure, lined with bitumen felt, and insulated with mineral wool between the ceiling joists. The roof lining is in good condition with no tears, or gaps.

The wall cavity was inspected at the wall plate using an endoscope. There are no gaps at the wall-plate; and there are no gaps which give direct access to the roof void from the outside. Boxed soffits open into the roof void and were inspected from above.

The building has no cellar, and there are no other enclosed spaces which are suitable to be used by roosting bats.

3.3. Indications of use

No indications of use by bats were present during the building inspection, either internally, or externally.

3.4. Level of suitability

The building has **low suitability** for use by roosting bats. This is as there are areas of damaged fascia boards and soffits, and gaps beneath lead flashing, which are potentially suitable for use by roosting bats.



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.

Small areas of open green-space, trees, and linked back gardens locally provide foraging opportunities for bats, in an area which is fragmented by light and noise disturbance.

Buildings immediately adjacent to good quality habitat are more likely to be used by roosting bats than those further away. There is no high quality habitat nearby, although gardens and mature trees are likely to provide isolated areas of foraging habitat.

The area in general 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.

The building is well maintained, and in generally good condition. However, there are areas of damaged soffits and fascia boards which could be used by roosting bats.

The roof is in good condition and the roof has no features, 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 lack of any indications of use inside the roof void, such as bat droppings or feeding remains, reduces the likelihood of a significant roost being present. If bats were present inside the roof void, even in lower numbers, some evidence of use would be likely to persist.

Roof and ridge tiles are in good condition; ridge tiles are vented and mechanically fixed. There are no gaps between roofing materials which could be used by roosting bats.

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

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

The small gaps between brickwork, roof timbers, and roofing materials, in the roof void were inspected in detail using an endoscope. No droppings were found, and no suitable gaps were present which could give access, or shelter to roosting bats.

The majority of fascia boards and boxed soffits at the eaves are fixed tightly against brickwork, with no suitable gaps; wall cavities and boxed soffits open into the roof void, and were inspected from above.

There is a small section of damaged fascia board on a single storey roof to the rear of the building, and a gap beneath lead flashing to the side of the building, which could allow access to the small cavity between roof tiles and roofing felt.

Taking into account the habitat surrounding the site, and the features present, the building has limited suitability to be used by roosting bats and has **low suitability** for use.

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 were roosting in the building, the proposed demolition works would likely impact bats or bat roosts.

5. Impact assessment

The development proposals are for the demolition of the existing building, the construction of a number of residential dwellings, and associated landscaping works.

The building has a number of features which are suitable to be used by roosting bats and has low suitability for use.

If bats are present, in areas of the building which cannot be fully inspected, such as beneath, roof tiles, behind cladding or soffits, and in wall cavities, the demolition of the building could, kill or injure bats (if present) and destroy a roosting place.

Once completed the new building is unlikely to provide any increase in levels of disturbance for bats locally.

6. Required actions

The building has a low number of external features which are potentially suitable for use by roosting bats, including gaps beneath damaged fascia boards, which could lead into wall cavities, or the small crevices between roofing materials. These are features which cannot be fully inspected without a destructive search, and the presence of roosting bats, in these areas, cannot be ruled out.

The building has a **low suitability** for use by roosting bats. A single dusk emergence survey is recommended during the active season for bats (May to August).

The survey is necessary to determine the presence or absence of bats in the building. If bats are confirmed to be roosting in the building, then further surveys will be required, to determine the number and species of bats present, and the type of roost.

If a bat roost is identified in the building, then a European Protected Species Licence issued by Natural England will be required prior to the start of the works.

If no bats are recorded roosting in the building, no further actions are required, with regard to bats.



7. References

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

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th 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 building.



2 – The rear of the building with damaged fascia indicated.





3 – Damaged fascia boards and soffits.



4 – Gaps behind lead flashing.





5 – Lead flashing and dry verge covers are damaged and could give access to roosting bats.



6 – Roof and ridge tiles are in good condition with no viable gaps.





7 – Ridge tiles are mechanically fixed and vented.



8 – Fascia boards and boxed soffits are in good condition with no suitable gaps.





9 – Lead flashing is in good condition with no viable gaps.



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





11 – Window and door frames are tightly fixed into brickwork with no viable gaps.



12 – The building has a single roof void.

