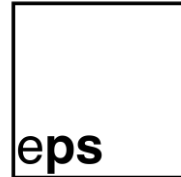


342 Slade Lane, Manchester, M19 2BX
Preliminary Bat Roost Assessment
Bricktorian Properties Ltd



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March 2023



342 Slade Lane, Manchester
Preliminary Bat Roost Assessment

EPS Ltd

Report to: Javed Shah

Report Title: 342 Slade Lane, Manchester – Preliminary Bat Roost Assessment

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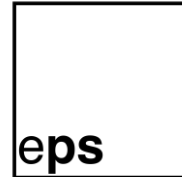
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Preliminary Bat Roost Assessment

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342 Slade Lane, Manchester
Preliminary Bat Roost Assessment

Summary

Eps Ltd was commissioned by Javed Shah in March 2023 to undertake a preliminary bat roost assessment of the garage at 342 Slade Lane, Manchester to assess the potential to support roosting bats ahead of the proposed demolition of the building to a residential dwelling.

The Proposed Development involves the demolition of the existing garage/workshop and erection of 5 new residential dwellinghouses, associated boundary treatment and car parking.

No evidence of bats was recorded during the internal and external building inspections undertaken on the 24th February 2023.

Based on the building inspection findings the property was assessed as displaying negligible Bat Roost Potential (BRP). All survey work was undertaken in accordance with best practice guidelines (Collins, 2016).

No further survey is required so long as the work is undertaken within 12 months of the survey.



342 Slade Lane, Manchester
Preliminary Bat Roost Assessment

1. Introduction

- 1.1.1 Eps Ltd was commissioned by Javed Shah to undertake bat survey work at 342 Slade Lane, Manchester, M19 2BX (Ordnance Survey Grid Reference: SJ 86824 93960).
- 1.1.2 Survey work was undertaken to inform proposals for the demolition of the existing garage/workshop into 5 new residential dwellinghouses, associated boundary treatment and car parking.
- 1.1.3 This report details the findings of internal and external visual assessment of the buildings. Methodologies employed are described, including site surveys and evaluation, and the need for further surveys and/or mitigation measures are discussed where appropriate.



2. Methodology

2.1 Data Consultation

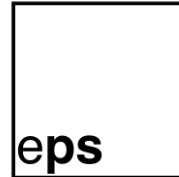
- 2.1.1 Natural England's Multi Agency Geographical Information for the Countryside (MAGIC) website (www.magic.gov.uk) was consulted for information on statutory designated sites of nature conservation interest within 1 km of the site in May 2020.
- 2.1.2 Information obtained from MAGIC is included in the report as appropriate.

2.2 Visual Assessment

- 2.2.1 Visual inspection of the interior and exterior of the buildings was undertaken on the 24th February 2023 by Nick Carter (Level 2 bat licence: 2018-33650-CLS-CLS, MCIEEM) in accordance with the recommended building survey protocol (Collins, 2016). Close focusing binoculars were used to examine the building's exterior for features, which may provide roosting opportunity for bats, such as gaps under fascia boards, gaps within external stonework and enclosed roof voids. If present, potential bat access points including cracks and slipped tiles would be noted, as well as any evidence of roosting bats, including live or dead bats, and staining due to fur oils or droppings.
- 2.2.2 An individual building may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently, it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows: negligible, low, moderate, high, confirmed (Collins, 2016).
- 2.2.3 The survey area was also assessed for its suitability for foraging and commuting bats.

2.3 Limitations

- 2.3.1 Full access was possible both internally and externally. Survey work undertaken is considered in-line with that recommended within the Bat Survey Guidelines (Collins, 2016). As such, we consider that a robust assessment of the bat roost potential for the site has been made.



3. Findings

3.1 General Site Description

- 3.1.1 The proposed development site consists of a brick-built garage/workshop with a pitched corrugated steel roof. The site is located in a residential area of Greater Manchester bounded by Monica Grove to the north, Auckland Road to the south and beyond that the area is a mix of residential and commercial buildings.

3.2 Data Consultation

- 3.2.1 The MAGIC website returned no designated statutory sites within 1km of the development. The nearest statutory designated site is Highfield Country Park Local Nature Reserve. (Table 1).

Site Name/ Designation	Description from Citation	Approx. Distance and Direction from Site
Statutory		
Highfield Country Park LNR	Highfield Park comprises of different types of grassland, marshy grassland, scrub, wet woodland, ponds, relict hedges and plantation woodland. Fallowfield Brook also runs through the site.	1.2 km north-east

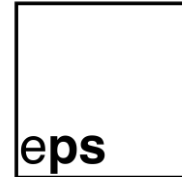
- 3.2.2 The proposed development will not have an impact upon the listed statutory designated site.

- 3.2.3 MAGIC returned one EPS license pertaining to bats within 1 km of the Site.
(Table 2.)

Bat licence dates	Licensable Activity	Distance/Direction from Site
2016-22910- EPS-MIT	Destruction of a Common Pipistrelle resting place	1.7 km north-east

3.3 Internal and External Visual Inspection

- 3.3.1 The building, until recently vacated was used as commercial garage. The structure is brick-built with a pitched corrugated steel roof (Appendix 1). There are 2 service bays to the front with roller-shutter doors leading to the open work shop are adjacent to this is the former office space. To the rear of the property is single storey lean-to structure with block walls and a single skin corrugated, pitched roof.



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3.3.2 The results of the building inspection are presented below in Table 2, with further photographs provided in Appendix 1.

Table 4. Building inspection results

Building	Description/features	Potential interest to roosting bats
B1	<u>External</u> Brick built garage/workshop with roller-shutter doors Single-skin corrugated pitched roof. <u>Internal</u> Open roof void to work shop with no evidence of roosting bats.	Overall: Negligible Negligible Negligible

4. Assessment & Mitigation

4.1 Legislation

- 4.1.1 All species of bat occurring within the UK are protected by UK legislation (Wildlife & Countryside Act 1981 and the Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019). Under regulation 41, bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).
- 4.1.2 All UK bats are also included on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). However, their protection is limited to certain offences. Under the 1981 Act (as amended) it is an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.
- 4.1.3 Barbastelle (*Barbastella barbastellus*), Bechstein's (*Myotis bechsteinii*), brown long-eared, greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*), noctule and soprano pipistrelle bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.



4.2 Assessment

Bats

- 4.2.1 The proposed plans are for the demolition of the existing garage/workshop and erection of 5 new residential dwellinghouses, associated boundary treatment and car parking.
- 4.2.2 No evidence of current or historic use of the buildings by roosting bats was recorded during the building inspection. Consequently, no further bat surveys are recommended providing works on the building commence within 12 months.
- 4.2.3 Whilst no roosts were recorded in the building, it should be appreciated that almost any structure may be used by individual bats, in a transient manner, from time to time. Bats require very limited cavity space and only very small roost entry gaps and can be found not only in roof voids, but also under roof-tiles, within wall cavities or within any structure that provides close shelter. Should bats be discovered on site at any time, works should be halted in the immediate area and an appropriately trained, qualified and licensed bat ecologist should be consulted.

5. References

Collins, J. (eds.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*. The Bat Conservation Trust, London.

National Planning Policy Framework. (2012).
<https://www.gov.uk/government/uploads/system/uploads/attachment.../2116950.pdf>

Appendix 1. Site Images



1. Brick built garage/workshop in suburban location.

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2. Bricked up northern aspect to Monica Grove offering no points of potential ingress.

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3. Roof structure.



4. Service bay area.