D Woodman Developments Limited

342 Slade Lane, Manchester, M19 2BX

Preliminary Roost Assessment Report

EPS GENERAL NOTES

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Author	Sam Bardi	**Technical reviewer**	Dr Rob Lawrence
Signature		Signature	
Date:	28/05/2026	Date:	28/05/2026
Project manager	Nick Carter	**Quality reviewer**	Lucy Brocklehurst
Signature		Signature	
Date:	28/05/2026	Date:	28/05/2026

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Executive Summary

Eps Ltd was commissioned by D Woodman Developments Limited in May 2026 to undertake a preliminary roost assessment at 342 Slade Lane, M19 2BX. The survey was required to assess the potential to support roosting bats ahead of the proposed demolition of the building and following residential development.

A visual inspection of the exterior and interior of the building was undertaken on the 28th May 2026 by Sam Bardi, acting as an accredited agent under licensed bat ecologist Nick Carter MCIEEM, 2018-33650-CLS-CLS, in accordance with the recommended building survey protocol (Collins, 2023).

Table 1 below provides a summary of the findings of the roost assessment for The Building at the site.

Table 1. Summary of findings for The Building

The Building	
Was evidence of roosting bats found during the internal or external assessment of The Building?	No evidence of bats was recorded during the internal and external inspections and no bat droppings or feeding remains were found.
What level of suitability for roosting bats has been assigned to the structures?	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, 2023).
What (if any) further surveys have been recommended to inform the planning application for The Building?	As the building has Negligible bat roost potential, no further surveys pertaining to bats are required.

1. Introduction

1.1 Background

1.1.1 Eps was commissioned by D Woodman Developments Limited ("the Applicant") in May 2026 to undertake a Preliminary Roost Assessment 'PRA' at 342 Slade Lane, Manchester, M19 2BX (known henceforth as 'the Site') to identify the suitability of the building for and any evidence of roosting bats and to provide advice in relation to a planning application for the Proposed Development as detailed below.

1.1.2 This report details the findings of the preliminary roost assessment. Methodologies employed are described including site surveys and evaluation, and the need for further surveys and/or mitigation measures are included where appropriate.

1.1.3 This report has been prepared by Sam Bardi, acting as an accredited agent under Nick Carter BSc (Hons). Nick holds a Level 2 bat licence (2018-33650-CLS-CLS.) and is a Full Member of the Chartered Institute of Ecology and Environmental Management ('CIEEM') and is therefore subject to CIEEM's Code of Professional Conduct.

1.1.4 Bats are a protected species; full details of that protection, including types of offences and policy position are provided in Appendix 2.

1.2 Site and local area

1.2.1 The Site consists of a brick-built former garage/workshop with a pitched corrugated steel roof.

1.2.2 The site is located within a residential area of Greater Manchester, bounded by Monica Grove to the North, Auckland Road to the South, with a surrounding mixture of residential and commercial building within the wider area.

1.3 Development Proposals

1.3.1 The proposals involve the demotion of the existing garage/workshop and the construction of 5 new residential dwellings, associated landscaping and parking.

1.3.2 The proposals detailed above will be referred to throughout this report as the 'Proposed Development'.

2. Methodology

2.1 Desk Study

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 for bats and EPS licences pertaining to bats within 1 km of the site in May 2026. Information obtained from MAGIC is included in the report as appropriate

2.2 Preliminary Roost Assessment

2.2.1 The PRA was carried out on 28th May 2026 by Sam Bardi, and the survey followed Collins, J, (ed) 2023, Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).

2.2.2 The building was assessed internally and externally to check for evidence of roosting bats (i.e. staining at entry points, droppings etc.) and for areas of the building that may be used as entry points to a roosting feature (i.e. gaps in soffit boarding), or indeed as roosting features in their own right (i.e. missing mortar in brickwork). All external areas of the building were accessible to survey.

2.2.3 The internal assessment involved a rigorous search of the inside of the building for evidence of roosting bats as well as an assessment of suitable roosting features and the internal abiotic factors (i.e. light levels, temperature etc.) to determine its suitability to support roosting bats.

2.2.4 The assessment of the suitability of the building to support roosting bats is based on Table 4.1 of the Good Practice Guidelines (Collins, 2023).

2.3 Limitations

2.3.1 This report is based solely on the Site conditions on 28th May 2026 and provides a 'snapshot' of site conditions at that time only.

2.3.2 A full external and internal assessment of the building was completed. Survey work undertaken is considered in-line with that recommended within the Bat Survey Guidelines (Collins, 2023). As such, we consider that a robust assessment of the bat roost potential for the site has been made.

2.3.3 The details of this report will remain valid for a period of 12 months from the date of the survey after which the validity of this assessment should be reviewed to determine whether further updates are necessary. Note that the recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals on which this report was based.

3. Survey Results and Recommendations

3.1 Baseline and Assessment of Impacts & Effects - Desk Study

3.1.1 There are no statutory or non-statutory sites designated for bats within 1km of the Site.

3.1.2 MAGIC returned no EPS license pertaining to bats within 1 km of the Site. The nearest is summarised below in Table 2.

Table 2. EPS licences

Bat Licence Dates	Licensable Activity	Distance/Direction from site
2016-22910-EPS-MIT	Destruction of a Common Pipistrelle roost	1.5km North

3.2 Assessment of Impacts & Effects – Roosting Bats

3.2.1 The building is comprised of brick-built walls with roller-shutter doors and a single skin corrugated roof.

3.2.2 Table 3 below, describes The Building at the Site in relation to its suitability to support roosting bats. The table should be read in conjunction with the photos that are included in Appendix 3.

Table 3. EPS Suitability for bats

Description/features	Present during survey	Notes
External Inspection		
Lifted/warped/missing roof tiles	No	
Missing mortar	No	
Lifted lead flashing	No	
Gaps around lintels (doors and windows)	Yes	
Gaps in hanging tiles/cladding	No	
Gaps at soffits/eaves/bargeboards	No	
Internal Inspection		
Light ingress to roof void	No	

Roof lining	Yes	
Roof timbers	Yes	
Small/medium/large void	Large	
Cobwebbing	Yes	
Temperature	Low	
Flight space	Open	
Evidence of bats found		**No**
Suitability		**Negligible**

3.2.3 No evidence of current or historic use of the building by roosting bats was recorded during the building inspection. As the building has been assessed as having negligible bat roost potential, no further surveys are required.

4. Recommendations

4.1 Bats

4.1.1 Whilst no roosts were recorded, 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.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.

Department for Communities and Local Government, 2021. National Planning Policy Framework, London: Department for Communities and Local Government.

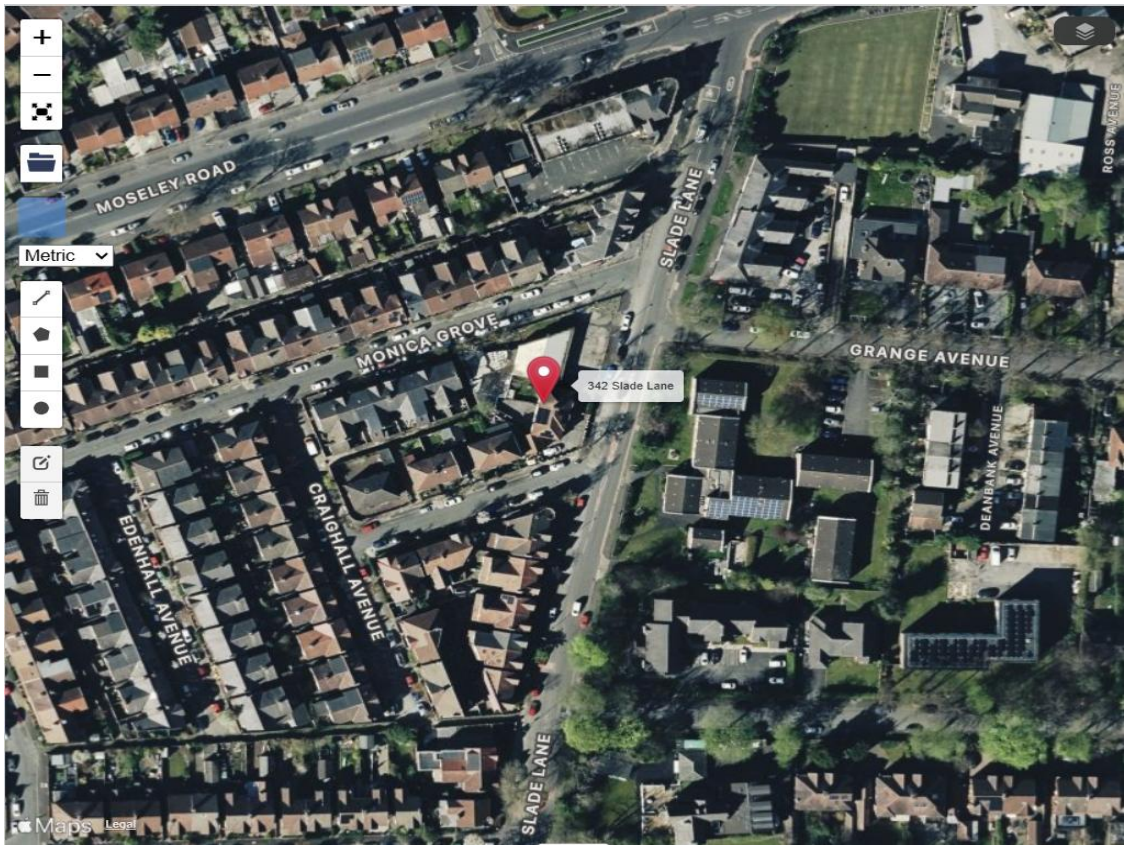
HMSO, 1981. The Wildlife and Countryside Act 1981 (as amended). London: Her Majesty's Stationary Office.

HMSO, 2006. The Natural Environment and Rural Communities Act. London: Her Majesty's Stationary Office.

HMSO, 2017. The Conservation of Habitats and Species Regulations 2017 (as amended). London: Her Majesty's Stationary Office.

HMSO, 2019. The Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019. London: Her Majesty's Stationary Office.

Appendix 1 – Site Location Plan



Appendix 2. Legislation and Relevant Planning Policy

Bats

Bats are European Protected Species (EPS) and are protected under both European and UK legislation comprising The Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981) and the Conservation of Habitats and Species Regulation 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HMSO, 2017) (HMSO, 2019).

Offences under the legislation which are potentially relevant to this development include:

- The deliberate capture, injury or killing of a bat;
- The deliberate disturbance of a bat, particularly disturbance which is likely to; impair their ability to survive, to breed or reproduce, or to rear or nurture their young, to hibernate or migrate, or to affect significantly the local distribution or abundance of the species; and
- The damage/destruction of, or obstruction of access to a breeding site or resting place (even if unoccupied) – referred to within this report as a 'roost'.

Several species of bats are also listed as Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 (HMSO, 2006). This legislation requires planning authorities to consider biodiversity when undertaking their duties.

Full legislative text should be referred to as above text is a summary only. Please refer to the online legislation for the most recent legislative updates.

The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now that the UK has left the European Union.

National Planning Policy Framework 2024

Planning policies which are relevant to the proposed development are;

- section 187 states that planning policies and decisions should contribute to and enhance the natural end local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure

- Section 192 of the NPPF states that to protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

- Plans should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

- Section 193a and 193c (respectively) of the NPPF state:

  “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.

  “Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.”

Appendix 3. Site Photographs



1. Front of building



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



3. Roof structure



4. Garage/Workshop area



5. Garage/Workshop area



6. Consistent heavy cobwebbing around possible ingress points



7. Upper floor