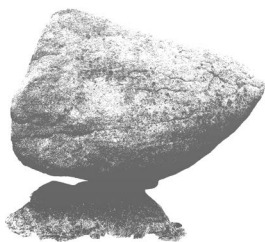


Preliminary Roost Assessment

The Garage at
41 Bury Old Road
Ainsworth
BL2 5PF

For
Alex Warren



Gritstone Ecology

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1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for Alex Warren. Stewart carried out a Preliminary Roost Assessment of the garage at 41 Bury Old Road, Ainsworth, on 20th August 2024. The survey was commissioned to inform a planning application at the property.

The building was previously surveyed in October 2020, and found to have negligible suitability.

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 garage and construction of a residential property.

1.5. Site context

The garage is within the curtilage of 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF, GR SD 75821 10325, approximately 4km east of Bolton Town Centre.

The site includes a detached garage & workshop, in a mature lawned garden, adjacent an area of pasture.

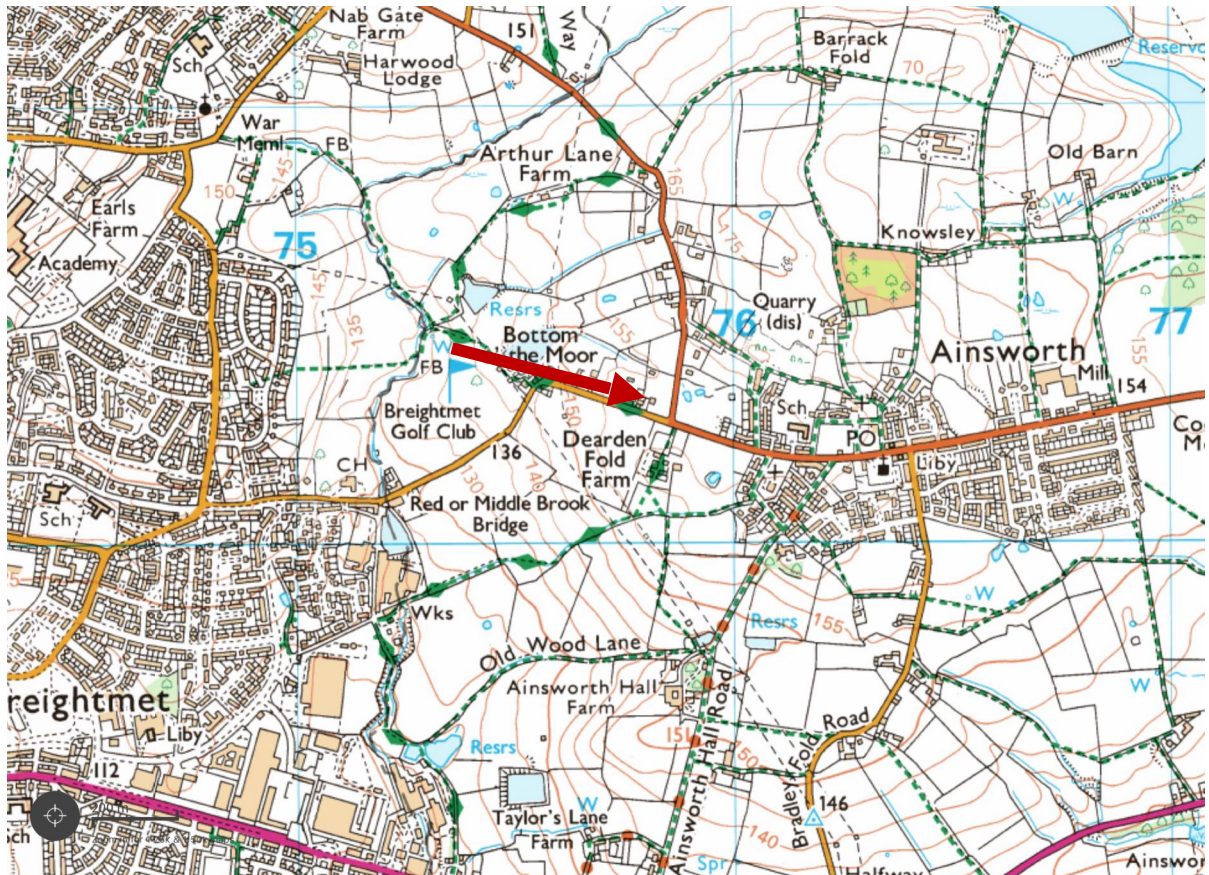
Habitat within 50m of the garage includes; busy roads, houses, mature gardens, trees, hedgerows, and open farmland.

Habitat within 500m includes, busy roads, houses, hedgerows, blocks of woodland, open farmland, reservoirs, ponds, and watercourses.

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



1.6. Site location



1.6a – 41 Bury Old Road – site location.



1.6b – 41 Bury Old Road – aerial photograph.



2. Methods

2.1. Survey timings

The survey was completed on 20th August 2024. Weather conditions during the survey were overcast, warm, and dry, with a temperature of 17°C.

2.2. Desk study

No desk study of the site was undertaken, prior to the preliminary roost assessment, and 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.

The site was previously surveyed by Gritstone Ecology in October 2020. The building was assessed as having negligible suitability for use by roosting bats.

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 August, when bats are fully active, and external signs of use, such as droppings, are more likely to be evident, if present.



3. Results

3.1. External inspection



3.1a – The front of the garage.

The building is a single storey detached garage, which is in daily use. The building was renovated approximately 15 years ago, including the construction of a pitched roof, fitting of UPVC fascia boards, and external render.

The building is L-shaped, the western section of the roof is equally pitched and covered with slate roof tiles and ceramic ridge tiles; the western section is pitched and covered with corrugated steel panels. Roof pitches face north, south, east, and west; gables face north, south, and east. UPVC fascia are fitted at the eaves and gable ends

Walls are single layer concrete block, which is cement rendered, and white painted. The render is sealed against fascia boards at the eaves and gables. Window frames are UPVC, all glass is intact. Door frames are timber, steel roller shutter doors are fitted at the front of the building. Security lights are fitted at eaves height on all sides.

The building is well maintained, and in good condition. Roof tiles are tightly fitted with no damaged, missing, or slipped tiles. Ridge tiles are tightly fitted, and fixed in place with cement. End tiles at the verges are sealed with cement. There are no gaps between roofing materials. UPVC fascia boards are fixed tightly against walls with no suitable gaps. Walls are in good condition with no gaps or cracks, and no missing mortar.

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



3.2. Internal inspection



3.2a – Inside the garage.

The building is used as a garage and workshop and is in daily use. There are no roof voids. The western section of the roof has a timber rafter and purlin structure lined with a modern breathable membrane. The eastern section of the building has a timber rafter and purlin structure which is not lined, the underside of corrugated steel roof panels and light panels are exposed. Floors are concrete.

Walls are single layered concrete blockwork, there is no wall cavity or internal lining in the eastern section. The western section is lined with plasterboard, with a mineral wool insulated cavity. There are no cellars, or other enclosed spaces internally which are suitable for use by roosting bats.

Roof timbers are fixed tightly against the inside of the gable end walls with no suitable gaps, and fixed to the top of blockwork at the wall-plate. Timbers are dusty and cobwebbed. Roof lining in the western section is intact with no tears or gaps, and there are no holes or gaps in the roof which could give access to roosting bats. The building is well lit by natural light, and subject to daily disturbance.

3.3. Indications of use

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



3.4. Level of suitability

The building has negligible potential for use by roosting bats. This is as the building is well maintained, in good condition, and as the structure of the building offers no suitable roosting opportunities.

4. Evaluation

The building is set in an area which, in general, provides high quality habitat, for foraging, commuting and roosting bats, and bats are likely to be present locally.

The hedgerows, trees, pastures, and open land surrounding the site are likely to be used by foraging bats.

The building is well maintained, and in good condition. There are no features externally, which are suitable, or likely to be used by roosting bats; the building has no gaps which could give direct access to roosting bats in flight, and no evidence of use was found during the inspection.

The roof is covered with slate roof tiles with ceramic ridge tiles, and corrugated steel panels. Roofing materials are in good condition with no damaged or missing tiles or panels, ridge tiles are sealed with cement. End tiles at the gable end verges are sealed with cement. There are no gaps or crevices in the roof materials, or structure, which are suitable for use by crevice dwelling bats.

The building has no roof void, or other enclosed spaces, and is in daily use; the lack of any evidence of use inside the building, such as droppings or feeding remains, reduces the likelihood of a significant roost being present.

The walls constructed of a single layer of concrete blockwork. The walls are in good condition, with no cracks or missing mortar which could be used by crevice dwelling bats.

The roller shutter doors are occasionally left open. These could allow access for bats, however no indications of use by bats were present during the inspection, and roof timbers were dusty and cobwebbed.

Although field signs of bats do not always persist in buildings, the lack of any droppings, feeding remains, or other evidence of use by bats, reduces the likelihood of the presence of a significant roost.

Taking into account the habitat surrounding the site, and the features present, the garage is unlikely to be used by roosting bats and has negligible suitability for use.

The demolition of the building and construction of a new property within the same site is unlikely to impact on individual bats or bat habitat.

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 garage, and construction of a residential property.

The building has no features which are suitable, or likely to be used by roosting bats. The building has negligible suitability for use by roosting bats.

The proposed work is unlikely to impact on bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

The proposals are unlikely to impact on bats or bat habitat either during demolition, construction, or as a result of the continued use of the site.

6. Required actions

The building has a negligible suitability for use by roosting bats, no field signs of use by bats were found internally or externally during the inspection, and no further survey work is 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 south side of the garage.



2 – The north and east sides of the garage.





3 – Roof and ridge tiles are in good condition with no suitable gaps.



4 – Corrugated roof panels are fitted tightly with no gaps between panels.





5 – UPVC fascia are tightly fitted with no suitable gaps.



6 – The eastern section of the roof is lined with a modern breathable membrane.





7 – The western section of the roof is not lined.



8 – Roof timbers are sealed against concrete block walls with no gaps.

