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Bat Surveys of:
1 Ashleigh Villas
East Boldon
South Tyneside
NE36 0LA

Prepared for:
Gary Craig Architectural Services Ltd
10 Fulmar Walk
Sunderland
Tyne & Wear
SR6 7BW

Job Ref: GCAS_Ashleigh_Bat2.1

Report prepared by	**Position**	**Date**
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1.0 EXECUTIVE SUMMARY

1.0.1 Dendra Consulting Ltd was commissioned by Gary Craig Architectural Services Ltd, on behalf of Mr & Mrs Dryden to undertake bat surveys of 1 Ashleigh Villas in East Boldon, South Tyneside. The surveys were carried out in order to accompany a planning application for extensions to the property. This report was compiled using the results of building inspection, 1 nocturnal activity survey and roost records from Durham Bat Group.

1.0.2 A risk assessment survey of the property conducted on 25th June 2019 did not reveal any evidence of roosting bats at the site, however potential access points suitable of supporting crevice-dwelling bats were noted were noted at the walltop beneath the eaves and barge boards on the front and side elevations of the main property. In accordance with industry standard survey guidelines (Collins, 2016), one nocturnal activity survey was recommended and undertaken on 24th July 2019.

1.0.3 The nocturnal activity survey recorded moderate levels of bat activity in the surrounding area, however no bats were noted roosting within the property.

1.0.4 No significant impacts on roosting bats or wider bat populations are predicted.

1.0.5 Recommendations are currently confined to the provision of emergency procedures in the unlikely event that bats are encountered during the works.

2.0 INTRODUCTION

2.1 Purpose of Report

2.1.1 Dendra Consulting Ltd was commissioned by Gary Craig Architectural Services Ltd, on behalf of Mr & Mrs Dryden, to undertake bat surveys of 1 Ashleigh Villas in East Boldon, South Tyneside. The surveys were carried out in order to accompany a planning application for extensions to the property. A risk assessment survey of the property undertaken in June 2019 did not reveal any evidence of bats at the site, but concluded that the building carried a low risk of supporting roosting bats and therefore further nocturnal activity survey work was recommended to determine the presence or likely absence of bats.

2.2 Details of Proposals

2.2.1 The proposed works involve;

- The construction of a first floor rear extension
- The construction of a single storey side extension

2.3 Legal Status of Bats

2.3.1 All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2017. This law makes it illegal to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat[*]
- Damage or destroy a bat roost or resting place

[*]Disturbance of bats includes in particular any disturbance which is likely to:

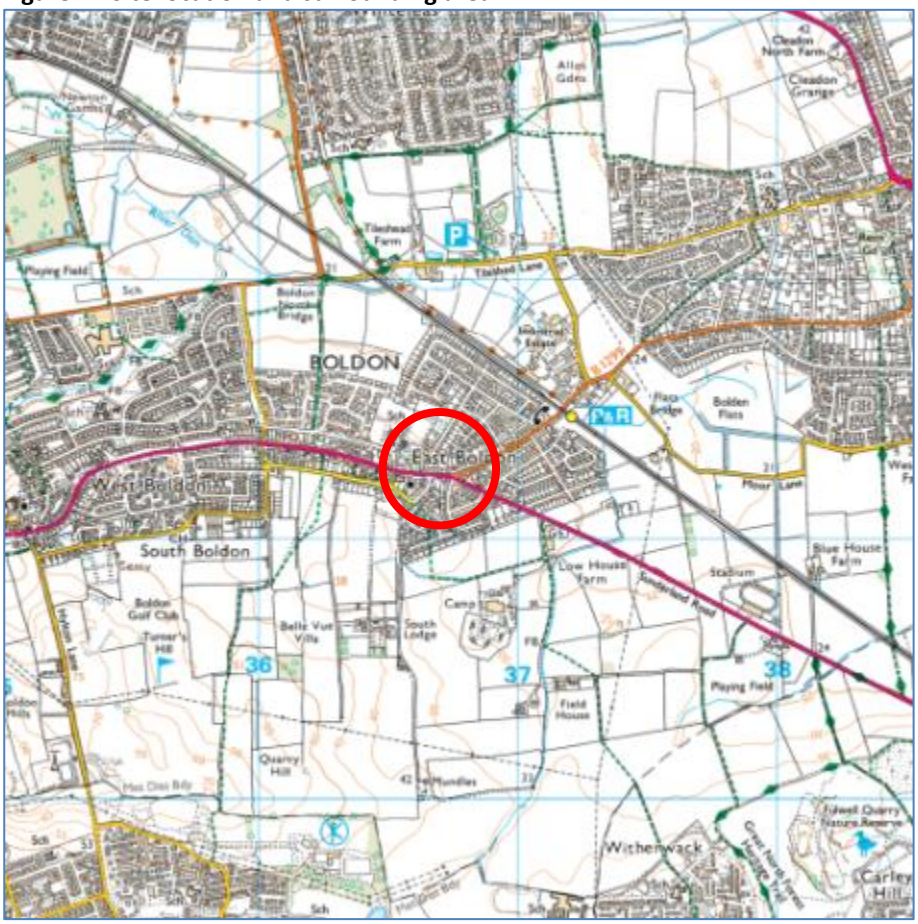
- Impair their ability
  - to survive, to breed or reproduce, or to rear or nurture their young; or
  - to hibernate or migrate
- Affect significantly the local distribution or abundance of the species to which they belong.

3.0 SURVEY & SITE ASSESSMENT

3.1 Site Location and Surrounding Area

3.1.1 The site is located in a suburban area, designated as a conservation area, to the west of East Boldon village in South Tyneside. The OS National Grid reference for the site is NZ366612. The approximate altitude is 37m AOD. The property is immediately bounded by further residential properties to the north, an adjoining property to the east and a single carriageway road to the south. Grange Park, a municipal open green space, with ornamental shrub planting and semi-mature broadleaved trees is located immediately adjacent to the western boundary of the site. The nearest named watercourse is the River Don which at its closest point lies approximately 630m to the north-east of the site. Overall, the site is connected to areas of good value foraging habitat capable of supporting a variety of bat species. Figure 1 shows the site location and surrounding area.

Figure 1 - Site location and surrounding area.



3.2 Pre-Existing Information

3.2.1 Durham Bat Group (DBG) was contacted, and any records held of bat roosts and activity within 2km of the site was requested. The records indicate the presence of Common pipistrelle (*Pipistrellus pipistrellus*), Natterer's bat (*Myotis nattereri*) and several unidentified bat species commuting and foraging within the search area. The closest roost record is from 2004 for an unknown number of an unidentified bat species reported in a bat box in a residential garden on Beckenham Avenue, within 450m north-east of the site.

3.3 Status of Species Recorded in the Search Area

3.3.1 Local level

There is insufficient data available to assess the status of bats in the local area. The county/regional status of the species likely to exist in the search area is therefore likely to provide the most reasonable assessment.

3.3.2 County/regional levels (North East England Nature Partnership)

- Common pipistrelles are found on modern housing estates and are ubiquitous throughout the whole of the DBAP area.
- Natterer's bats roost in trees and large roof spaces, where they can warm up before leaving; this is one of Durham's rarer species.

3.3.3 National level (Bat Conservation Trust)

- Natterer's bat - Increasing
- Common pipistrelle – Increasing (data to be treat with caution)

3.4 Site/Building Inspection

3.4.1 The property is a two storey semi-detached brick built dwelling with a multi-pitched slate roof (Photographs 1 & 2). A flat felt roofed single storey extension is present on the rear elevation (Photograph 3). The pitched slate roofs are in good condition with now missing or raised slates noted. Intact lead flashing is present in the roof valleys. Wooden barge boards are present on the front gable end, with a gap noted underneath the south-west corner

(Photograph 4). Several gaps were also noted between the walltop and overhanging eaves on the side elevation of the building (Photograph 5), and were inspected with a high powered torch, making the top course of brickwork visible, indicating potential access into the wall cavity. A small gap is present behind the wooden fascia board that runs along the rear elevation of the main property, but when inspected with a torch was found to be heavily cobwebbed over. The brickwork is in good condition with no mortar gaps noted. The doors and windows are uPVC framed, which are all well sealed to the supporting walls.

3.4.2 The felt roof on the single storey rear extension is in good condition with no torn or raised sections of felt noted. The wooden fascia board on the west and north elevations sits almost flush with the supporting brickwork, with only very narrow cobwebbed gaps noted.

3.4.3 Internally a single roof void present in the main dwelling. The roof is supported on timber trusses, which are lightly cobwebbed (Photograph 6). Intact felt membrane lining is present as backing to the roof slates.

Photograph 1 - Front (south) elevation of 1 Ashleigh Villas.



Photograph 2 – Side elevation (west) elevation of 1 Ashleigh Villas.



Photograph 3 – Single storey extension on the rear elevation of the main property.



Photograph 4 – Gap behind the barge board on the front elevation gable.



Photograph 5 – Gaps at the walltop beneath the eaves on the side elevation.



Photograph 6 – Internal view of the roof structure.



3.5 Survey Timing, Methodology & Personnel

3.5.1 A daytime site visit was conducted on 25th June 2019 by Shaun Morrison, an experienced ecologist holding a Natural England Level 2 Bat Survey Class Licence (WML-CL18). The purpose of the visit was to carry out an external and internal inspection of the property in order to assess the site's suitability for bats, signs of bats and potential entry/exit points. The survey was conducted in accordance with best practice guidelines (Collins, 2016). The weather on the day of the visit was 14°C, calm and dry.

3.5.2 As a result of the risk assessment, the building was assessed as having a low risk of supporting roosting bats, and therefore one nocturnal activity survey of the building was recommended and conducted on 24th July 2019. This level of survey effort was deemed proportionate to the classification of the site (Collins, 2016).

3.5.3 The nocturnal activity survey was conducted by an experienced lead surveyor, holding a Natural England Level 2 Class Licence to survey bats of all species for scientific and/or educational purposes (WML-CL18). The lead surveyor was accompanied by an additional surveyor with previous experience of carrying out such surveys. A list of personnel, together with relevant Natural England Class Licence numbers, can be found in Figure 2. Weather conditions during the surveys are also summarised in Figure 2.

Figure 2 – Weather conditions and personnel during survey.

Date	Weather Conditions					Surveyors and Licence numbers (Lead surveyor in bold)
	Precipitation	Cloud cover (%)	Wind (Beaufort)	Start temp (°C)	End temp (°C)	
24/07/2019 (Dusk)	None	0-20	B0-1	22.1	18.8	**Shaun Morrison 2015-12715-CLS-CLS** Margaret Gourlay

3.6 Survey Results

3.6.1 Desk Study and Building Inspection

During the risk assessment survey no evidence of use by bats was found either internally or externally, however potential access gaps were noted at the walltop beneath the eaves and barge boards on the front and side elevations of the main property. In addition, the building lies in close proximity to good value bat foraging habitat, therefore under current industry guidance (Collins, 2016) the property was assessed as having a low potential risk to contain roosting bats.

3.6.2 Nocturnal Activity (Dusk) Survey – 24th July 2019

Moderate levels of bat activity were experienced during the survey, with the majority of activity consisting of single Common pipistrelles commuting from and to Grange Park. The first bat recorded was a single Common pipistrelle, which approached from Grange Park at 21:41 (19 minutes after sunset), then flew between the tree line and western side of the building before commuting over the site boundary towards the road. For the remainder of the survey a further 13 bat passes of Common pipistrelle commuting and feeding within the vicinity of the site were recorded, with some foraging taking place in the front garden of the property. The last activity occurred at 22:23 with a Common pipistrelle approaching from the north and feeding above the trees at the entrance to Grange Park, then flying south.

3.6.3 The results of the nocturnal bat activity survey is summarised in Figure 3 below, and a bat flight plan is provided as Appendix 1.

Figure 3 – Table summarising findings of nocturnal surveys.

Date	Number of Surveyors	Sunset or Sunrise time	Start time	End time	Species recorded	Emergence/ Re-entry
24/07/2019	2	21:23	21:08	22:30	Common pipistrelle	None

4.0 INTERPRETATION AND EVALUATION OF SURVEY RESULTS

4.1 Presence/absence

4.1.1 No bats were noted emerging from or entering the property during the nocturnal activity survey and therefore it is considered highly unlikely that bats roost within the site.

4.2 Population Assessment

4.2.1 No bats were found to be roosting within the property during the nocturnal survey visit, and therefore a population assessment is not applicable.

4.3 Site Status Assessment

4.3.1 No bats were found to be roosting within the property during the nocturnal survey visit. The site therefore holds very little conservation value for bat species.

4.4 Constraints

4.4.1 The risk assessment visit and resulting nocturnal activity survey were undertaken following the methodology set out in *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, 2016), by experienced and competent surveyors, during good weather conditions, and therefore the conclusions within this report are supported by robust data.

5.0 IMPACT ASSESSMENT

5.1 Short Term Impacts: Disturbance

5.1.1 No roost has been found at the site and therefore no impacts of this nature are predicted.

5.2 Long-Term Impacts: Roost Modification

5.2.1 No roost has been found at the site and therefore no impacts of this nature are predicted.

5.3 Long-Term Impacts: Roost Loss

5.3.1 No roost has been found at the site and therefore no impacts of this nature are predicted.

5.4 Long Term Impacts: Fragmentation and Isolation

5.4.1 The scale of the proposed works will ensure that there will be no fragmentation of bat habitat and no isolation of bat populations. No impacts of this nature are predicted.

5.5 Post Development Interference Impacts

5.5.1 The proposals are for the modification of an existing dwelling house and will not alter the way in which the building is used. No increase in lighting or general human disturbance is predicted, therefore no impacts of this nature are predicted.

5.6 Predicted Scale of Impacts

5.6.1 No significant impacts predicted.

6.0 MITIGATION & COMPENSATION

6.1 Summary of Mitigation Strategy

6.1.1 In this instance no significant impacts are predicted and no offence is likely. However, bats are highly mobile creatures capable of utilising many roosting sites throughout the year. Therefore emergency procedures in the event that bats are encountered during works, are provided in section 7.0.

7.0 EMERGENCY PROCEDURES

If bats, or evidence of bats, are found at any stage during works the following procedures will be adopted:

- All works will stop.
- Dendra Consulting will be contacted immediately: 0191 371 9636 or 07900 894160. If Dendra cannot be reached, the Bat Conservation Trust will be contacted on their emergency helpline 0845 1300 228.
- If the roost is still intact, or can be repaired, this should be done immediately with bats left *in situ*.
- Any injured bats, and bats which cannot be returned to the roost and may be vulnerable to inclement weather and/or predation, should be collected using gloved hands and placed into a suitable container with breathing holes. Anyone bitten by a bat should seek immediate medical attention.

In all cases where bats are found, the Senior Nature Conservation Organisation (SNCO) must be informed: In this instance the appropriate body is Natural England. Telephone: 0300 060 2219.

8.0 REFERENCES

Bat Conservation Trust & Joint Nature Conservation Committee (2017). *National Bat Monitoring Programme Annual Report 2017*. BCT & JNCC: London.

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. Bat Conservation Trust. London. ISBN-13 978-1-872745-96-1.

Mitchell-Jones A. J., (2004). *Bat Mitigation Guidelines*. English Nature.

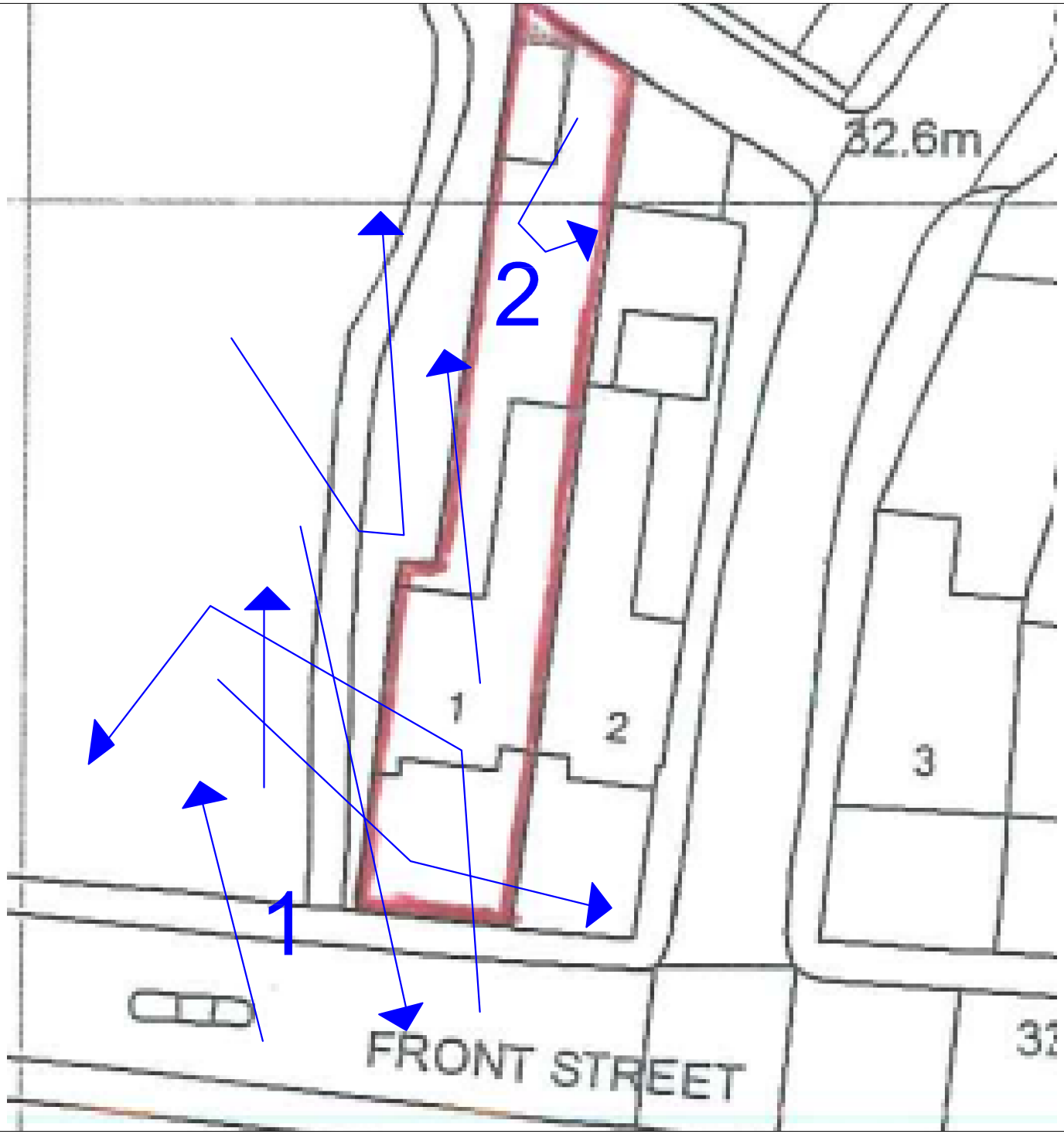
National Planning Policy Framework (2019).
Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf
Viewed 25th June 2019

North East England Nature Partnership
Available at:
http://neenp.org.uk/natural-environment/biodiversity-priorities/
Viewed 25th June 2019

The Conservation of Habitats and Species Regulations (2017)
Available at:
http://www.legislation.gov.uk/uksi/2017/1012/contents/made
Viewed 25th June 2019

9.0 APPENDICES

Appendix 1: Bat activity plan 24/07/2019.



Appendix 1
Bat Activity Plan
24/07/2019

Key

Surveyor location 1

Flight line

Foraging area

Project Details
1 Ashleigh Villas
East Boldon
South Tyneside
NE36 0LA

Prepared for:
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Report ref: GCAS_Ashleigh_Bat2.1

Date: 29/07/2019

Scale: Not to scale

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