

Bat Risk Assessment Survey of:

17 Charlton Grove
Cleaton
SR6 7QR

Prepared for:

Mr & Mrs Pascoe
17 Charlton Grove
Cleaton
SR6 7QR

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1.0 EXECUTIVE SUMMARY

- 1.0.1 Dendra Consulting Ltd was commissioned by Mr & Mrs. Pascoe to undertake a bat risk assessment survey of 17 Charlton Grove, a residential property in Cleadon, South Tyneside. The risk assessment survey was carried out in order to inform proposals for the construction of extensions to the property.
- 1.0.2 An external/internal building inspection survey was conducted 29th April 2022.
- 1.0.3 During the risk assessment survey no evidence of roosting bats was found, however potential access points were noted under the soffit on the side elevation of the main dwelling.
- 1.0.4 Under current industry guidance (Collins, 2016), the property has been assessed as having a low potential risk of supporting roosting bats.
- 1.0.5 It is recommended that the fascia board and soffit on the side elevation of the main dwelling are removed carefully by hand, under the supervision of a licensed bat ecologist.
- 1.0.6 In the event of signs of bats, such as droppings, being noted, the crevice will be considered a roost and the area will be immediately reconstructed on a like-for-like basis to ensure the continued ecological functionality of the roost. It may be necessary to carry out further survey work and apply for a European Protected Species Mitigation (EPSM) licence from Natural England to allow the proposed works to take place and further advice, where necessary, will be provided by the supervising ecologist.
- 1.0.7 Emergency procedures have been provided in the unlikely event of signs of bats are uncovered during the remainder of the proposed works.

2.0 INTRODUCTION

2.1 Purpose of Report

2.1.1 Dendra Consulting Ltd was commissioned by Mr & Mrs. Pascoe to undertake a bat risk assessment survey of 17 Charlton Grove, a residential property in Cleadon, South Tyneside. The risk assessment survey was carried out in order to inform proposals for the construction of extensions to the property. The scope of the report was to;

- Undertake a risk assessment survey of the site with regards to potential bat usage
- Assess the potential for the current proposals to affect bats
- Advise on any further survey work, if required
- Formulate an appropriate mitigation strategy, if required

2.2 Details of proposals

2.2.1 Proposed plans for the site include the demolition of the detached garage prior to the construction of a two storey side extension (south-west elevation) and single storey front and rear extensions (north-west and south-east elevations).

2.3 Survey Timing, Methodology & Personnel

2.3.1 An external/internal building inspection survey was conducted 29th April 2022 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 assess the site's suitability for bats, signs of bats and potential entry/exit points. The bat survey was conducted in accordance with best practice guidelines (Collins, 2016). The weather on the day of the visit was 12° C, dry and bright with a Force 1 wind.

2.4 Legislation

2.4.1 All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2019. 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

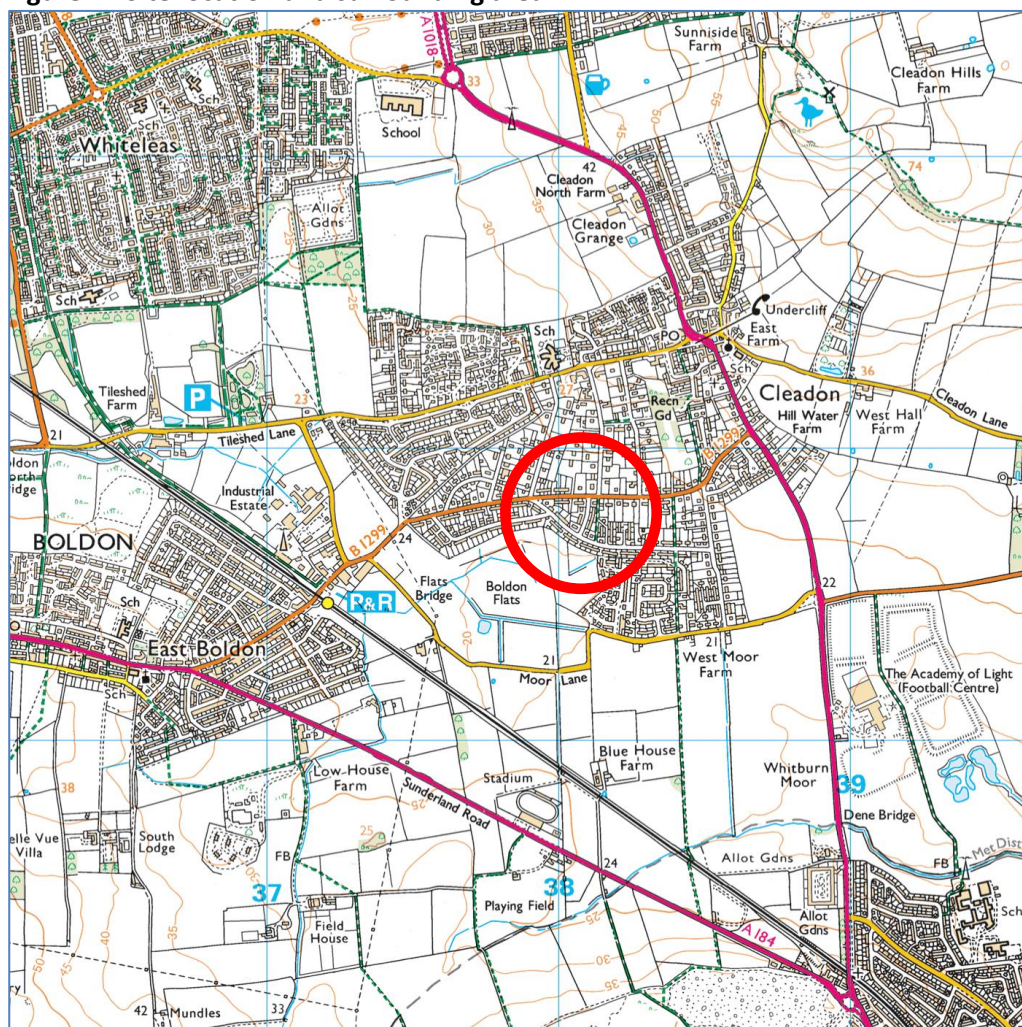
^[*]Disturbance of bats includes in particular any disturbance which is likely to:

- 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 REPORT FINDINGS

3.1 Site Location and Surrounding Area

3.1.1 The property is situated in a suburban location in the village of Cleadon in South Tyneside. The site centred grid reference for the property is NZ 38101 61741. The altitude is 22m AOD. The semi-detached dwelling is immediately bounded by gardens/hardstanding to the front and rear, a detached garage to the south-east and by an adjoining residential property to the north-east. Immediately beyond the site perimeter are further residential properties, mature gardens, amenity grassland and scattered trees in all directions. The wider landscape leads on to areas of mixed use agricultural land surrounding Cleadon Village. Boldon Pastures, an area of unimproved neutral grassland designated as a Site of Special Scientific Interest (SSSI), lies approximately 70m south-west of the site. The nearest named watercourse is Cut Throat Dene, with wooded banksides, lying approximately 1.2km south-east of the site. Overall, the site is connected to areas of moderate 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 data search was supplemented with the results from dusk activity surveys conducted by Dendra Consulting in the Cleadon area in 2019 and 2021. Seven roost records and fifty six field records were provided. The majority of records are for Common pipistrelle *Pipistrellus pipistrellus*, with several records for unidentified bat species also provided. The closest roost record is from 2015, for a single Common pipistrelle in a residential property located approximately 1km north-east of the site. The closest field records are from 2019, for several passes of solitary Common pipistrelles foraging and

commuting over residential gardens, located approximately 100m north-west of the site.

3.3 Status of Species with Potential to Occur in the Local 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

3.3.3 National level (Bat Conservation Trust)

- Common pipistrelle – Increasing

3.4 Site/Building Inspection

3.4.1 The site consists of a two storey semi-detached brick built dwelling with a hipped concrete tiled roof (Photographs 1 & 2). A single storey extension with a flat felt roof is present on the rear elevation and a detached garage with a pitched concrete tiled roof is located adjacent to the side elevation of the main dwelling. The hipped roof is generally good condition with only a small number of shallow gaps noted on the rear elevation where the tiles interlock (Photograph 3). Intact lead flashing is present at the base of the chimney stack. The guttering is supported on a wooden fascia/soffit, which for most sits flush against the supporting brickwork, apart from several gaps noted on the side (south-west) elevation (Photograph 4). These gaps were inspected with a high powered torch and could be seen to extend further into the soffit. The brickwork is in good condition with no mortar gaps noted. Two faces of hanging slates are present mid-storey on the front (north-west) elevation (Photograph 5). The majority of the slates and lead flashing above them are sealed tight, with only a small number of very minor gaps (<5mm) noted. The

doors and windows are all uPVC framed which are sealed well to the supporting brickwork.

- 3.4.2 Internally a roof void is present in the main dwelling (Photograph 6). The roof timbers are heavily cobwebbed and intact felt membrane is present as a lining to the roof tiles. Clean fibreglass insulation and loft boards are present over the joists.
- 3.4.3 The detached garage is constructed of single skin brick with a pitched concrete tile roof. The pitched roof is in good condition with no mortar gaps, missing, broken or raised tiles noted. The brickwork is also in good condition with no mortar gaps noted. A close fitting wooden fascia board is present on both side elevations. Internally no roof void is present, therefore the roof timbers and intact felt membrane could be inspected with a torch from ground level (Photograph 7).
- 3.4.4 During the internal/external risk assessment survey, no evidence of use by bats, such as droppings, fur-oil staining, scratch marks, feeding remains, squeaking noises, odour or live/dead bats were noted.

Photograph 1 – Front (north-west) elevation of the property.



Photograph 2 – Side (south-west) and rear (south-east) elevations of the property.



Photograph 3 – Shallow gaps under the rear elevation roof tiles.



Photograph 4 – Soffit gap on the side (south-west) elevation.



Photograph 5 – Close fitting slate hanging tiles on the front elevation.



Photograph 6 – Internal view of the roof structure of the main dwelling.



Photograph 7 – Internal view of the roof structure of the detached garage.



4.0 RISK ASSESSMENT

4.1 Limitations

4.1.1 Throughout the year bats are known to roost deep in cracks, crevices and cavity walls, making roosts difficult to identify during a visual assessment. Furthermore, bats may move between several roosts depending on metabolic and social requirements (English Nature, 2004) and therefore may not be resident at a particular roost at the time of survey. Bat roosts remain protected throughout the year, including periods during which they are not occupied. A lack of evidence should not be considered conclusive proof of an absence of roosting bats.

4.1.2 The information and conclusions contained in this report remain valid for a period of two years from the date of the survey. Any changes to the development proposals or the site boundary may require the report recommendations to be reviewed and re-assessed.

4.2 Results

4.2.1 Overall, the site is connected to areas of moderate quality foraging habitat.

4.2.2 Proposed plans for the site include the demolition of the detached garage prior to the construction of a two storey side extension (south-west elevation) and single storey front and rear extensions (north-west and south-east elevations).

4.2.3 No evidence of use by roosting bats was found during the internal/external inspection survey, however several potential bat access points were identified behind the soffit on the side elevation of the main dwelling. Under current industry guidance (Collins, 2016), the property has been assessed as having a low potential risk of supporting roosting bats.

5.0 RECOMMENDATIONS

5.1 Bats - Further Survey Work

5.1.1 Under current industry guidance (Collins, 2016), the property has been assessed as holding a low potential risk of supporting roosting bats. When a structure has been classified as having a low suitability for bats, the project ecologist can make a professional judgement on how to proceed, using the evidence available. In this case, due to the low number of potential access points found, the following precautionary working method approach is recommended during the construction phase of the project;

- A toolbox talk will be provided to all site operatives involved in the works, to include information regarding the legal protection afforded to bats, the precautionary methods of working and advice on identification of bat species that could be present and procedures to follow should these species be discovered during the works
- Once scaffolding or a stable work platform has been erected, the supervising ecologist will undertake a visual search of all the potential roost features identified during the risk assessment survey
- The supervising ecologist will be present while the fascia board and soffit on the side elevation of dwelling are removed slowly and carefully by hand
- The ecologist will then undertake a check of the exposed surfaces for signs of roosting bats, prior to the works proceeding
- In the unlikely event of evidence of bats, such as droppings etc. being noted, the works will stop and the crevice will be considered a roost. Where possible the area will be reconstructed on a like-for-like basis to ensure the continued ecological functionality of the roost and therefore compliance with current wildlife legislation
- If evidence of bats is found it will be necessary to carry out further survey work in the period of May to August, and apply for a European Protected Species Mitigation (EPSM) licence from Natural England to

allow the proposed works to take place and further advice, where necessary, will be provided by the supervising ecologist

- This level of supervision is deemed appropriate to the potential risk level assigned to the site

5.1.2 As a measure of good working practice, the following information should be supplied to contractors undertaking the remaining construction works:

- In the highly unlikely event that bats are found all works will stop and the consultant will be contacted immediately – Barry Anderson 07900894160/0191 3719636
- Where the consultant ecologist is unavailable, general advice can be sought from the Bat Conservation Trust National Bat Helpline, on 0345 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 from their GP
- A European Protected Species Mitigation (EPSM) licence may be required for the works to continue if bats are found

6.0 REFERENCES

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Report end