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Bat Risk Assessment Survey of:
44 Kirkstone Ave
Jarrow
NE32 4ER

Prepared for:
Jennifer McKenzie
44 Kirkstone Ave
Jarrow
NE32 4ER

Report Ref: McKenzie_KirkstoneAvenue_Bat1.1

Report prepared by	**Position**	**Date**
Shaun Morrison	Ecologist	27/02/2023
Report verified by	**Position**	**Date**
Barry Anderson MCIEEM MArborA	Director	27/02/2023

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1.0 EXECUTIVE SUMMARY

1.0.1 Dendra Consulting Ltd was commissioned by Jennifer McKenzie, to undertake a bat and nesting bird risk assessment survey of no, 44 Kirkstone Avenue, in Jarrow, South Tyneside. The survey was carried out in order to inform proposals for the construction of an extension to the property.

1.0.2 An external/internal building inspection and site survey conducted on 27th February 2023 did not find any bat roosting potential to be present within the building and no evidence of use by roosting bats was found. Under current industry guidance (Collins, 2016), the building has been assessed as having a negligible risk supporting roosting bats. Emergency procedures have been provided in section 5.1.2 in the unlikely event of roosting bats or evidence of bats is discovered during the works.

1.0.3 No evidence of current or previous nesting bird activity was noted in connection with the property.

1.0.4 General recommendations on biodiversity enhancement features in the form of an integrated bird nest box and an integrated bat box have been provided for consideration in the design of the new extension.

2.0 INTRODUCTION

2.1 Purpose of Report

2.1.1 Dendra Consulting Ltd was commissioned by Jennifer McKenzie, to undertake a bat and nesting bird risk assessment survey of no, 44 Kirkstone Avenue, in Jarrow, South Tyneside. The survey was carried out in order to inform proposals for the construction of an extension to the property. The scope of the report was to:

- Undertake a risk assessment of the site with regards to potential bat or nesting bird 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 comprise of the demolition of a single storey side extension, prior to the construction of a two-storey side extension with a hip roof that will tie in with the existing roof.

2.3 Survey timing, Methodology & Personnel

2.3.1 An external/internal building and site inspection survey was conducted on 27th February 2023 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, potential entry/exit points and evidence of current or previous nesting bird usage. The bat survey was conducted in accordance with best practice guidelines (Collins, 2016). The weather on the day of the visit was 6° C, 80% cloud, with a Force 1-2 wind.

2.4 Legislation

2.4.1 Bats

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

2.4.2 Nesting Birds

Nesting birds are protected by The Wildlife and Countryside Act 1981, as amended, and it is illegal to:

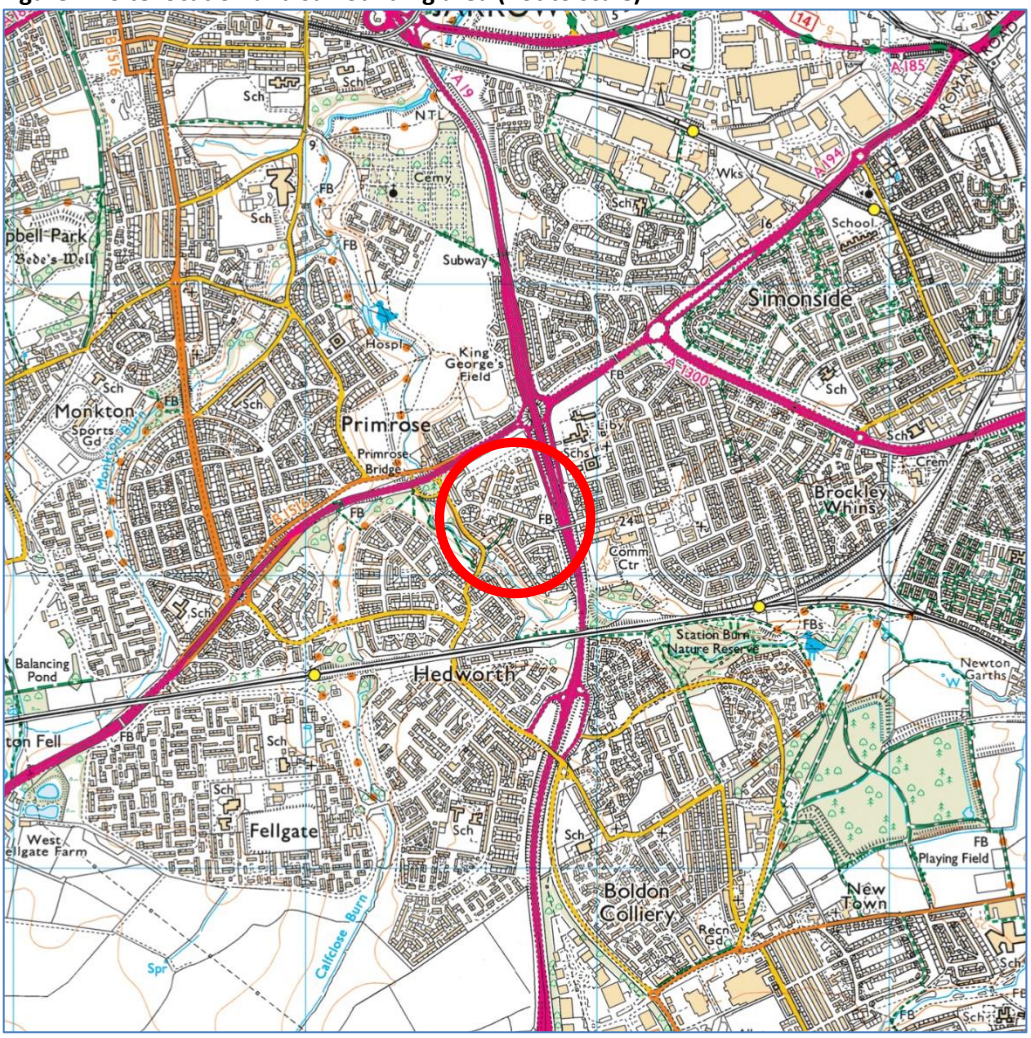
- Intentionally kill, injure or take any wild bird
- Intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
- Intentionally take or destroy the egg of any wild bird.

3.0 REPORT FINDINGS

3.1 Site Location and Surrounding Area

3.1.1 The site comprises of semi-detached dwelling, located approximately 2km south-west of Jarrow town centre, in South Tyneside. The site centred grid reference is NZ 33716 63188. The altitude is 17m AOD. The site is bounded by gardens to the north, south and west, and an adjoining dwelling to the east. Immediately beyond the site perimeter are further semi-detached dwellings to all aspects, with small areas of open green space with scattered trees, public footpaths and highways, leading on to medium density residential and commercial development in all directions. The nearest named watercourse is the River Don, with wooded banksides, located approximately 160m to the south-west. Overall, the site is immediately connected to areas of low to medium quality foraging habitat, with higher quality habitat found in relatively close proximity. Figure 1 below shows the site location and surrounding area.

Figure 1 - Site location and surrounding area (not to scale).



3.2 Pre-Existing Information

3.2.1 The Environmental Records Information Centre North East (ERIC NE), was contacted and any records held of bat roosts and activity within 2km of the site was requested. Where two and four figure grid references were provided, the location name field was used to filter out any records that were more than 2km away from the site boundary. A total of 23 roost records and 31 flight records were provided. There are no records from the site itself. In addition to several records for unidentified bat species, Common pipistrelle *Pipistrellus pipistrellus* was the only confirmed species within the data set.

3.2.2 The closest roost records to the site are;

- 69 Common pipistrelle from 2003, located approximately 386m south-west
- 68 Common pipistrelle from 2003, located approximately 395m south-east (possibly same location as above)
- 65 - 68 Common pipistrelle from the same location, surveyed in 2015, 2016 & 2018, located approximately 480m east
- 1 Common pipistrelle from 2013, located approximately 870m north-west
- 47 Pipistrelle species bats from 2008, located approximately 915m north-west

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 pipistrelle – Common

3.3.3 National level (Bat Conservation Trust)

- Common pipistrelle – Increasing

3.4 Site/Building Inspection

3.4.1 The property is a semi-detached two storey brick-built dwelling, with a hipped tiled roof. (Photographs 1 - 3). Two velux windows are present within the main roof. A single storey extension with a shallow pitched felt roof is present on the side (north-west) elevation (Photograph 4). The client confirmed that the property has very recently been re-roofed, to include new tiles, lining, verges, soffits and fascias. The tiles and verges of the main roof were intact, with no

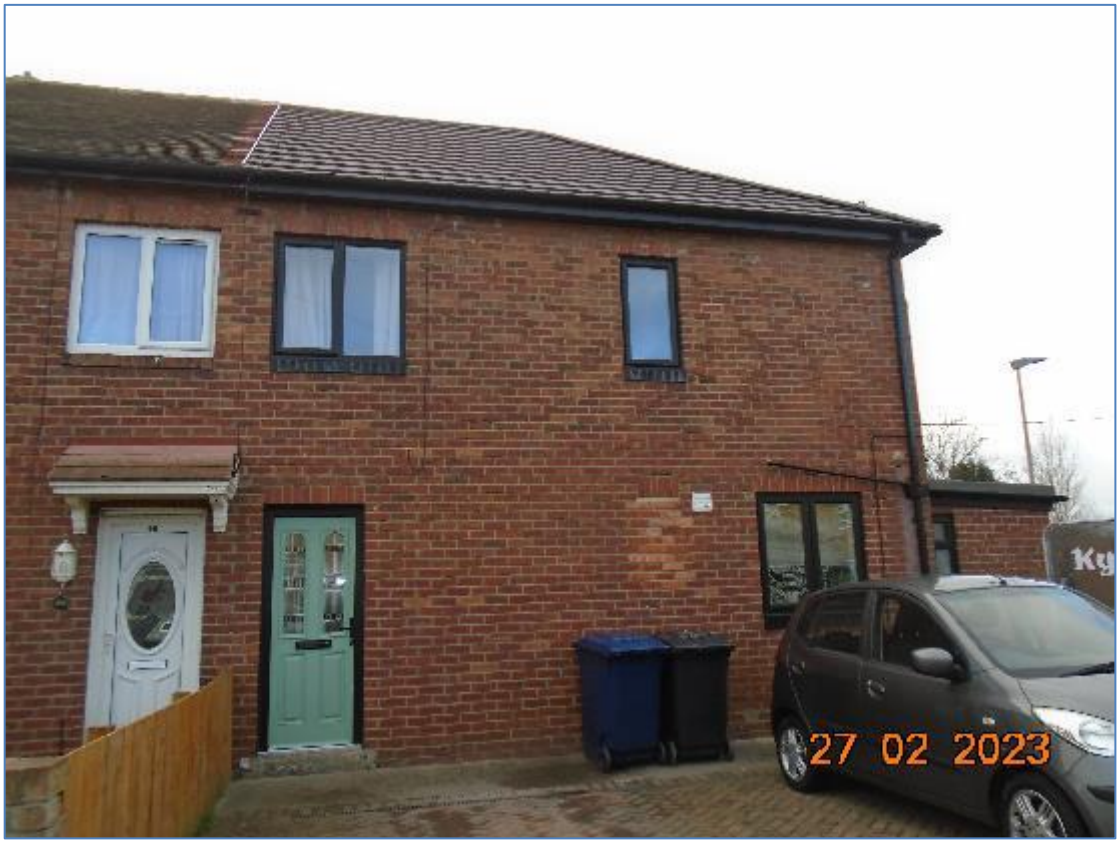
gaps noted. The uPVC soffits and fascias of the both the main dwelling and side extension site sits flush with the supporting walls (Photograph 5). The felt roof of the single storey side extension was intact with no ripped, missing or raised sections noted. The brickwork of the property is in generally good condition with no significant mortar gaps noted. The windows and doors are all uPVC framed and are sealed well to the supporting walls.

3.4.2 Internally the entire roof void has been converted to create habitable space (Photograph 6).

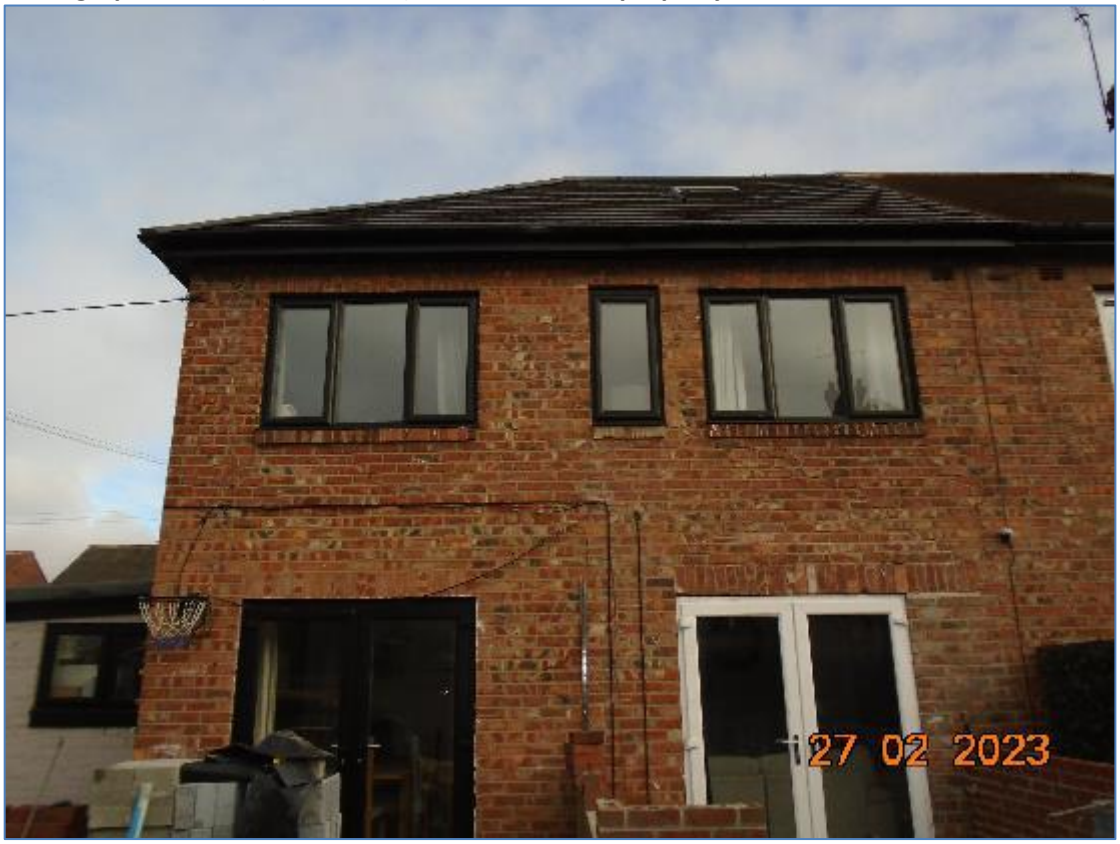
3.4.3 During the risk assessment survey of the site, no evidence of use by bats, such as droppings, fur-oil staining, scratch marks, feeding remains, squeaking noises, odour or live/dead bats were noted.

3.4.4 The risk assessment survey was conducted outside of the main bird breeding season of March to August (inclusive), however no evidence of previous nesting activity within the fabric of the building was identified.

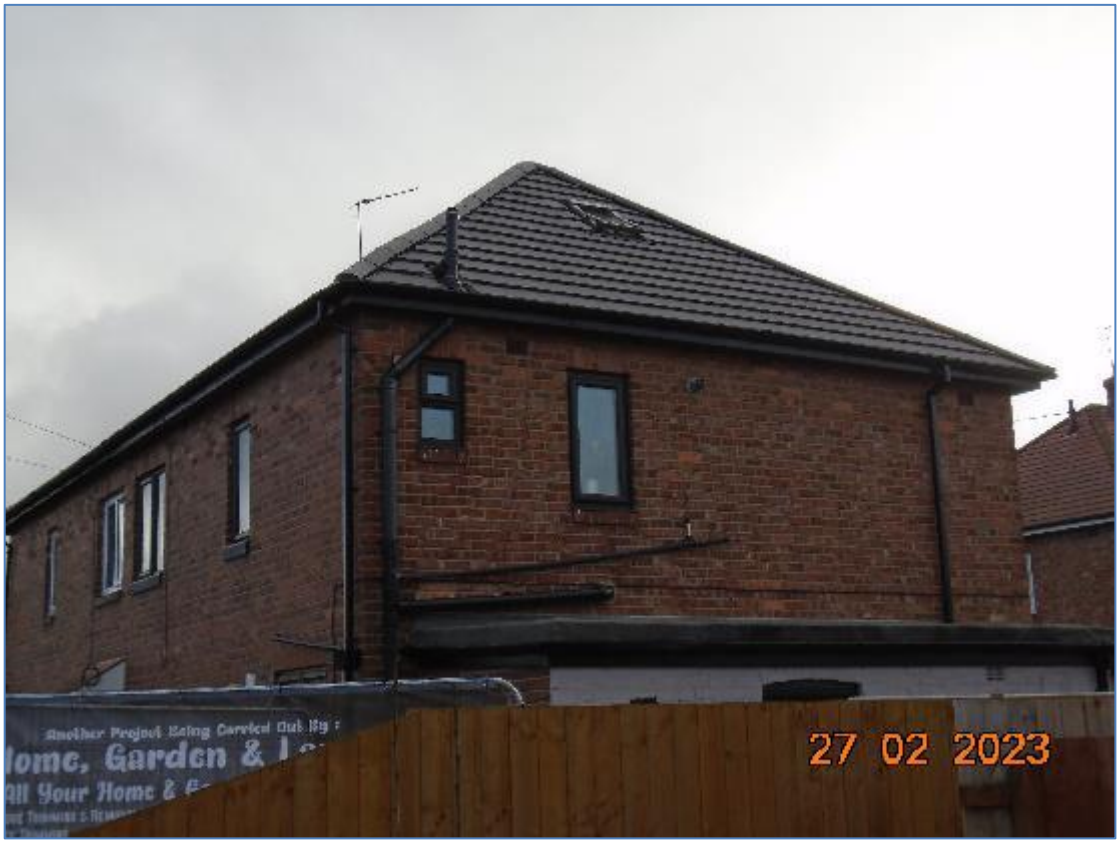
Photograph 1 – Front (north-east) elevation of the property.



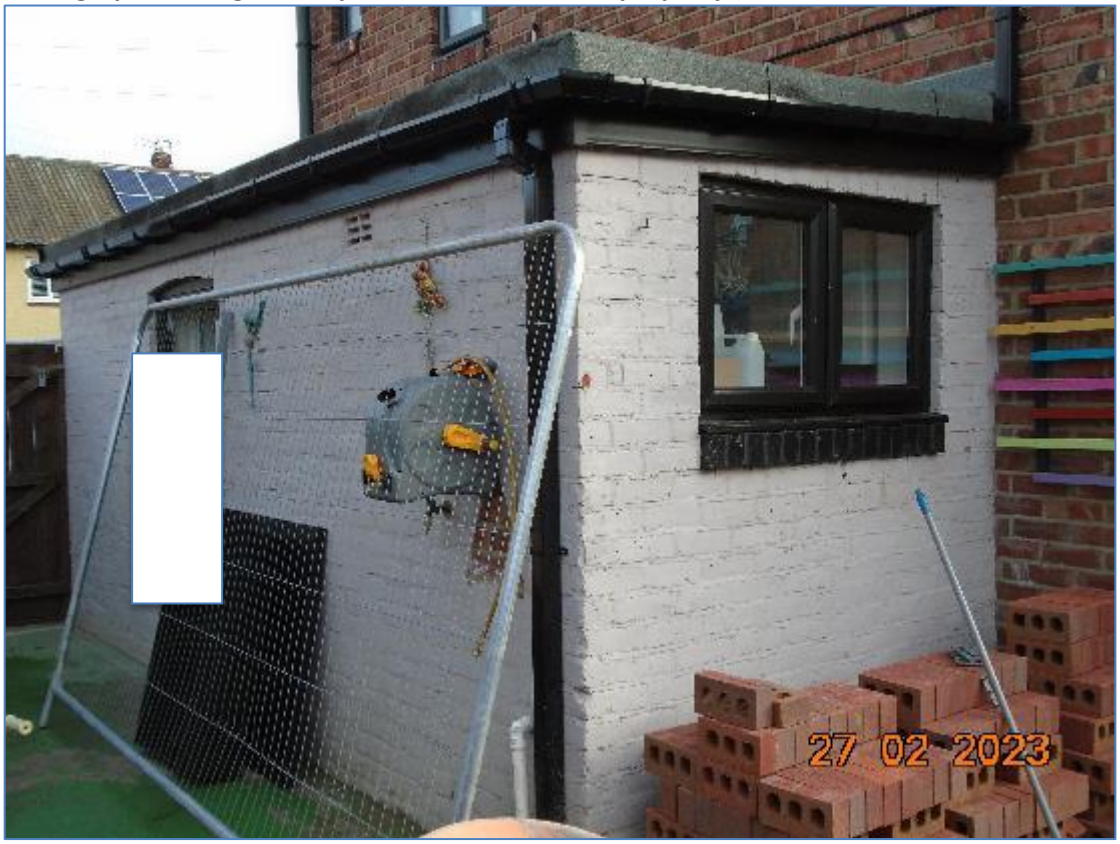
Photograph 2 – Rear (south-west) elevation of the property.



Photograph 3 – Side (north-west) elevation of the property.

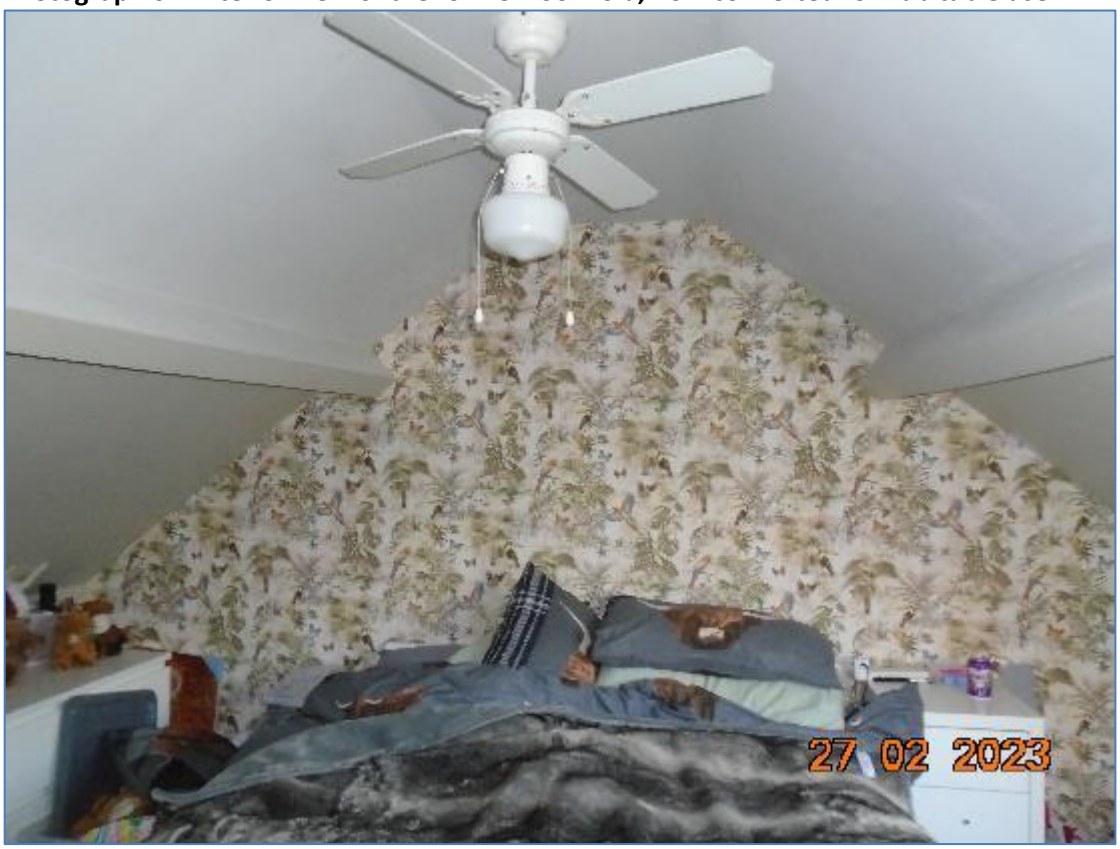


Photograph 4 – Single storey side extension to the property (north-west elevation).



Photograph 5 – Close fitting fascia boards on the single storey side extension.

Photograph 6 – Interior view of the former roof void, now converted for habitable use.



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 immediately connected to areas of low to medium quality foraging habitat, with higher quality habitat found in relatively close proximity.

4.2.2 Proposed plans for the site comprise of the demolition of a single storey side extension, prior to the construction of a two-storey side extension with a hip roof that will tie in with the existing roof.

4.2.3 During the risk assessment survey no bat roosting potential was identified within the building.

4.2.4 No evidence of use by roosting bats was found and therefore under current industry guidance (Collins, 2016), the building has been assessed as having a negligible risk supporting roosting bats.

4.2.5 No evidence of current or previous nesting bird activity was identified, and no potential nesting opportunities were noted.

5.0 RECOMMENDATIONS

5.1 Bats

5.1.1 Under current industry guidelines the building has been assessed as having a negligible risk supporting roosting bats and therefore no further survey work is currently recommended. No restrictions on the timing of the works are deemed necessary with regards to bats.

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

- In the highly unlikely event that bats, or evidence of bats is 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.

5.2 Biodiversity Enhancement

5.2.1 No obligatory compensatory features are required for the proposed works, however, to enhance the biodiversity value of the site and the local area, the

following general recommendations have been made, should the client wish to incorporate into the design of the proposed extension;

- The installation of 1 integrated Swift brick, such as the Manthorpe (https://www.nhbs.com/manthorpe-swift-brick), or similar, on the building will enhance nesting opportunities for a range of bird species in the local area. The bricks should be sited high, ideally 4- 5 metres, and if possible, avoid locations which receive long periods of direct sunlight throughout the day. An ideal place is below the overhang of the verge and barge board, facing between north and east
- The installation of 1 integrated bat box such as the Habibat Access Box (http://www.habibat.co.uk/integrated-bat-boxes), Schwegler bat tube (https://www.nhbs.com/1fr-schwegler-bat-tube), Ibstock bat box, Vivara pro (https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box?bkfno=252139), or similar, will enhance the opportunities for roosting bats in the local area. The box can be integrated flush into the existing fabric of the new building and be finished to match the surrounding wall. The box should be installed 5 to 7 metres above ground, and the placement above windows and doors should be avoided. A position near the eaves or gable apex of the south, south-east or south-west elevation of the property would be preferable

6.0 REFERENCES

Bat Conservation Trust (2022). *The National Bat Monitoring Programme Annual Report 2021*. Bat Conservation Trust, London.
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