PRELIMINARY ROOST ASSESSMENT

26 West Meadows Road, Cleadon, SR6 7TU



February 2024 – Version 1

Rachel Hepburn, ACIEEM
rachel@durhamecology.com
www.durhamecology.com

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Ecology surveys are carried out in good faith, to the relevant professional guidelines. Where variation from these guidelines is necessary, this is outlined in the report. Any comments regarding condition of buildings or trees are in relation to the use of the building/tree by bats and birds, and should not be considered as a building survey or arboricultural opinion on the condition of those features.

The client should be aware that the mitigation recommendations in ecology reports are often translated directly into planning conditions, and as such these should be studied closely and agreed with any contractors in advance of site works commencing.

It is the client's responsibility to commission, in writing, any additional survey effort/licence requirements detailed within this report with RH Ecological Services.

Mitigation recommendations should be clearly marked on the Architect's Plans or included in any Method Statements submitted with any planning or other consent.

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PRELIMINARY ROOST ASSESSMENT
26 WEST MEADOWS ROAD, CLEADON, SR6 7TU

Summary

No further survey work is recommended, based on the current planning proposals.

A Preliminary Roost Assessment for bats and birds at 26 West Meadows Road (NZ 38510 61608) was carried out to inform a planning application for extension works to the property. No planning application reference is currently available.

The building is deemed to have **moderate potential for roosting bats**, with Potential Roost Features (PRFs) noted. These PRFs can be retained during the current development proposals and the loft void where the roof tile PRFs lead to is unaffected/not broken into. No further survey work is recommended as long as no work is done around the front dormer windows or the loft void located towards the front of the building.

Bat records from within 2km have been received from ERIC North East[1]. The following bat species are recorded within 2km. Those in **bold** also hold roost records:

- **Common pipistrelle**.
- ***Myotis***.
- Nathusius pipistrelle.

There appears to be no records within 400 metres of the property.

There are three Designated [wildlife] Sites within 2km, the nearest being ~360 metres west from the development site. The property lies within the SSSI Impact Risk Zones, although no impacts are expected.

There are no areas of Priority Habitat on/adjacent to the site.

The property has gardens, partially laid to lawn with shrubs and trees present. No tree work is currently proposed. Storage of materials/machinery should be kept away from any trees' Root Protection Areas.

A Pollution Prevention Plan should be put in place during the construction phase.

There is potential for birds to nest on the building.

No signs of badger, owls, red squirrel or other protected species were noted on site. No signs of nesting birds was noted. Integrated features suitable for bats and birds are recommended to be incorporated into the proposed extension works.

Any potential impacts can be dealt with *via* Precautionary Working Methods, which are provided within this report (**appendix 1**).

This report is valid for 2 years.

An updated assessment will be required should work not commence by February 2026.

[1] www.ericnortheast.org.uk

1. Introduction and proposed works

The proposed works are for extensions to the property. No planning application reference is currently available.

The site location / aerial imagery is shown in **figure 1**. Proposed plans are shown in **figure 2.**



Figure 1. Site location - aerial view[2].

[2] Reproduced with permission from Google Earth (2024).

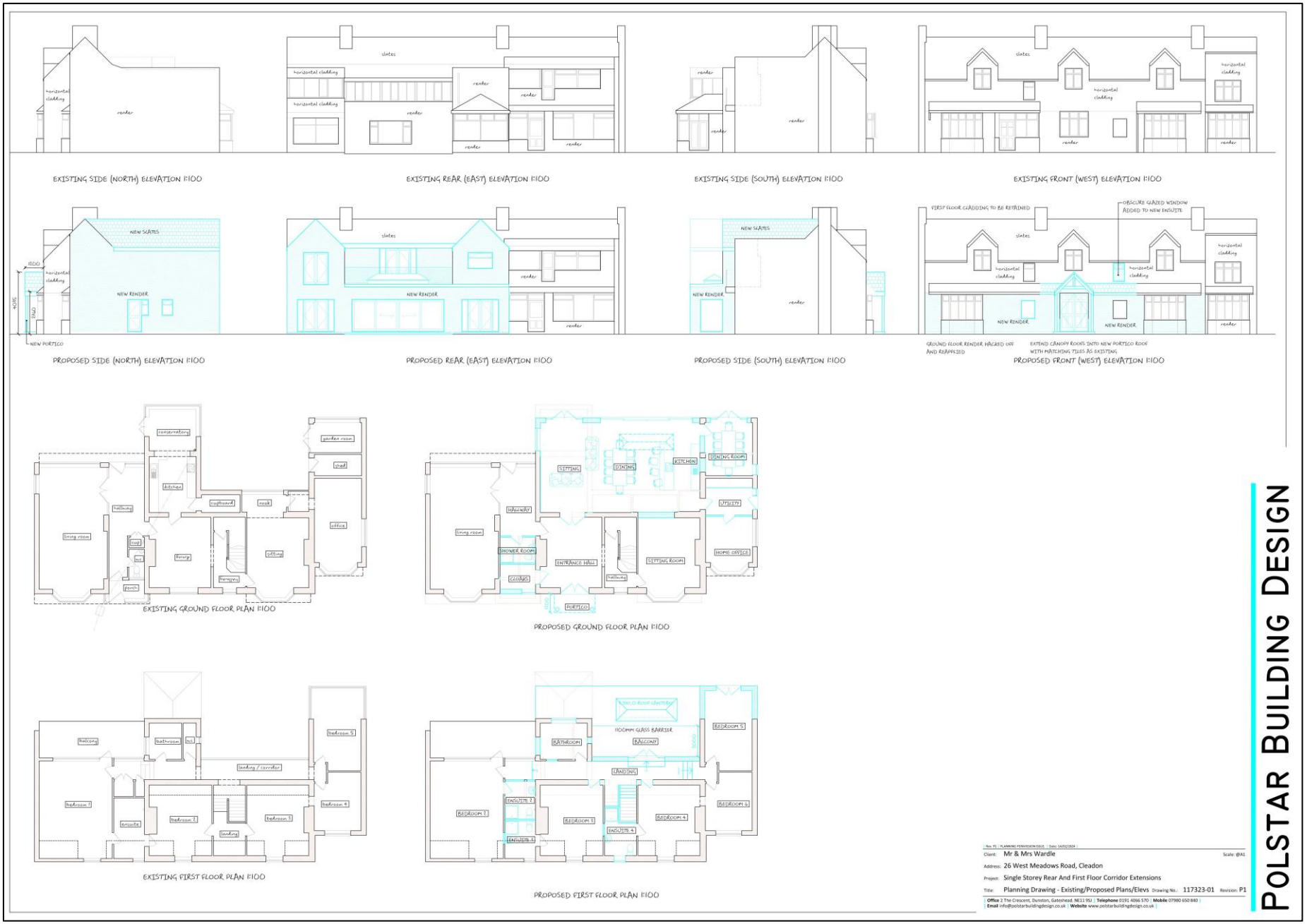


Figure 2. Development plans.

2. Relevant legislation

The applicable legislation and policies with regard to bats and birds are:

- Conservation of Habitats and Species Regulations (2017).
- Countryside and Rights of Way Act (2000).
- Directive79/409/EEC on the Conservation of Wild Birds – 'The Birds Directive'
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora – 'The Habitats Directive'.
- National Planning Policy Framework (NPPF).
- Natura 2000.
- Natural Environment and Rural Communities Act (2006).
- The Environment Act (2021).
- Wildlife and Countryside Act (1981).

Further details can be found in **appendix 2**.

3. Methodology

3.1 Desktop survey

The area was surveyed using Ordnance Survey Explorer maps (1:25,000 scale) and Google Earth Pro with habitat features of value to bats such as watercourses, woodland and hedgerows noted.

Bat data records have been received from ERIC North East[3].

Natural England's 'Magic on the Map' website was accessed for details of the citations for the designated sites and EPS licensing. The JNCC website[4] and Natural England websites provided further information on site designations.

[3] www.ericnortheast.org.uk
[4] http://jncc.defra.gov.uk

3.2 Daylight assessment

The daylight visit for the 'Preliminary Roost Assessment' was carried out **9th February 2024**. This was conducted according to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2012) and the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2023) on Preliminary Roost Assessment.

The weather was 6ºC and lightly raining.

The surveyor assessed the building for signs of bats and birds. The building was thoroughly checked both internally and externally for any signs of bats; including live or dead bats, droppings, feeding remains, clawing or scuff/grease/urine marks at roost entrances, and potential roost features such as cavities or gaps in roofing tiles, soffits, loose mortar *etc*. The surveyor used a headtorch, powerful compact torch, binoculars (42x8) and inspection camera (endoscope).

3.3 Surveyor

The daylight site visit and report were compiled by Rachel Hepburn, an experienced ecologist and an associate member of the CIEEM since 2013 with over 17 years' experience in ecological surveying. She holds Natural England Licences for bat surveys (2015-12969-CLS-CLS) and great crested newt surveys (2016-19907-CLS-CLS).

4. Site description

The property is located at the southern end of the residential area of Cleadon in South Tyneside. The property is located on a housing estate where most of the properties have large green gardens with mature trees present.

Grassland agricultural fields lie beyond the housing, approximately 115 metres east.

A large waterbody can be seen on aerial imagery, located approximately 565 metres south west at Boldon Flatts.



Figure 3. Surrounding area[5].

[5] Reproduced with permission from Google Earth (2024).

5. Desktop survey

5.1 Designated Sites

Designated [wildlife] Sites were checked on 'MAGiC on the Map'[6]. There are 6 within 2km:

Designated Site	Proximity
Boldon Pastures Site of Special Scientific Interest (SSSI)	~360 metres west
Cleadon Hill SSSI	~1.3km north east
Cleadon Hills Local Nature Reserve (LNR)	
Fulwell and Carley Hill Quarries SSSI	~1.49km south
Fullwell Quarry LNR	
Tile Sheds LNR	~1.64km north west

Boldon Pastures SSSI comprises unimproved neutral grassland formerly subject to ridge and furrow cultivation, with associated hedgebanks and drainage channels. Such sites are now rare, few in this district having survived the agricultural intensification and urban development of recent decades.

Cleadon Hill SSSI and LNR is of interest for its Magnesian Limestone species-rich grassland communities which are associated in the main with shallow soils, rock outcrops and old earthworks on the flanks of the hill. Of particular note is the presence of sea plantain (*Plantago maritima*), a herb which also occurs in coastal and montane grasslands. To the south of the site dense gorse/hawthorn scrub provides nesting cover for yellow-hammer, linnet and common whitethroat. Dry-stone walls surrounding the grassland are inhabited by several species of molluscs of which *Pyramidula rupestris* is the most notable.

The disused quarries at **Fulwell and Carley Hill Quarries SSSI and Fulwell Quarry LNR** are of national geological importance showing the greatest variety and most spectacular development of dolomites and dedolomites in the Late Permian Concretionary Limestone Formation. Associated areas of semi-natural Magnesian Limestone grassland are fragments of an important vegetation type which was previously more widespread within the region. Herb-rich grasslands have colonised soils on Magnesian Limestone bedrock and quarry spoil. The rich variety of plants, including orchids, provide refuge and a food source for a diverse invertebrate fauna, including, a variety of butterflies. Species of particular local significance include the woodlouse- hunting spider (*Dysdera crocata*), Mother Shipton moth (*Callistege mi*) and a snail (*Cernuella virgata*) whilst a fly, (*Herina lugubris*) is rare nationally.

Tilesheds LNR is named after the former brick and tile works that used the natural clay deposits from here as their raw material. Throughout the 1990s the Local Nature Reserve was created by the excavation of a pond and marsh, and the layin***g*** of a substantial network of paths. Thousands of native trees and shrubs were also planted. The pond now teems with life such as water boatmen, frogs, toads, newts and dragonflies. There are also breeding swans, coots and moorhens.

[6] magic.defra.gov.uk

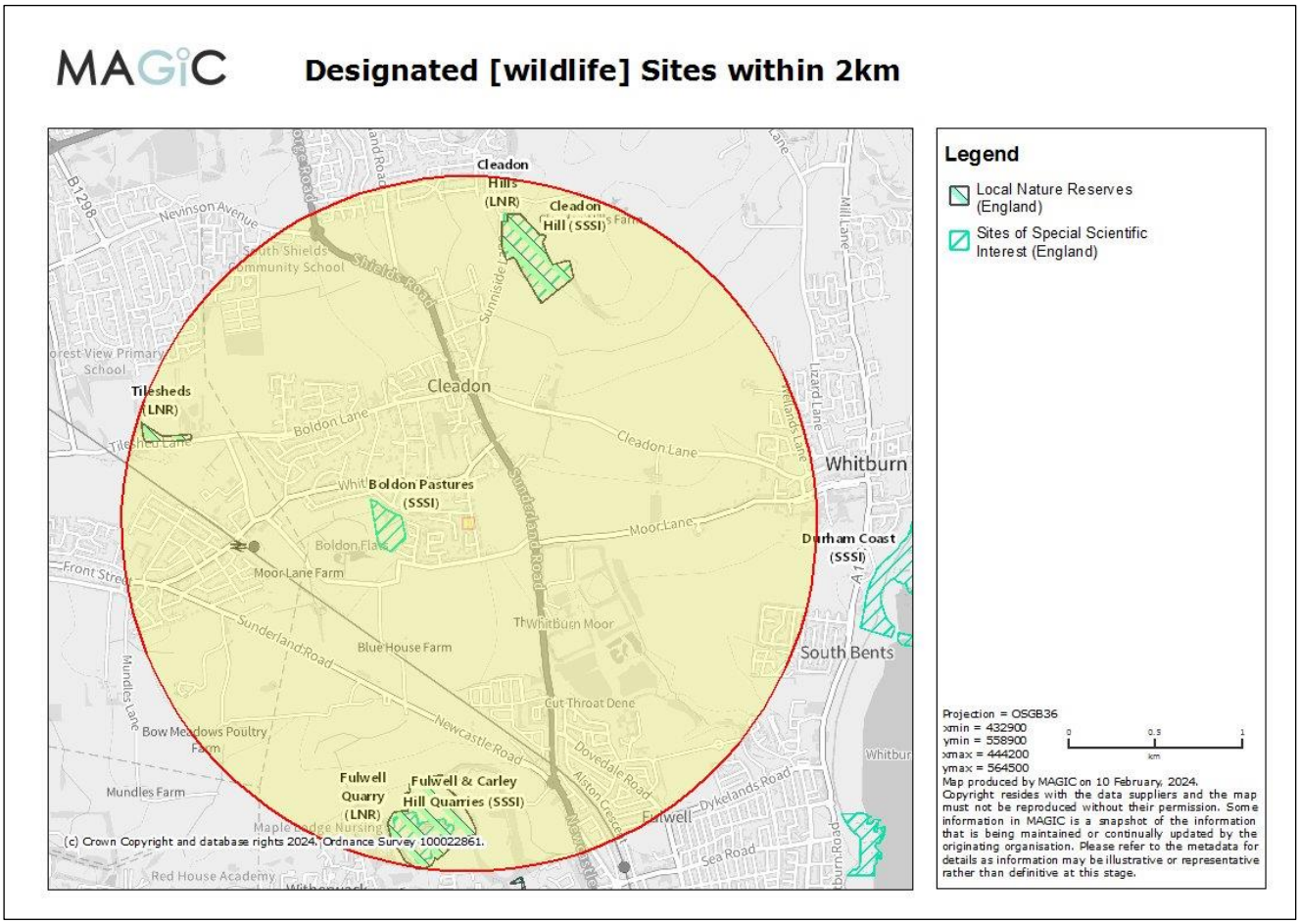


Figure 4. Designated [wildlife] Sites within 2km.

The site falls within the SSSI Impact Risk Zones. Potential impacts are discussed in the table below. No impacts are expected.

Category	Impact	Description
Infrastructure	N/A	Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.
Wind and solar energy	N/A	Solar schemes with footprint >0.5ha, all wind turbines.
Minerals, oil and gas	N/A	Planning applications for quarries.
Rural, non-residential	N/A	Large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is >1,000m² or footprint exceeds 0.2ha.
Residential	N/A	Residential development of 100 units or more.
Rural residential	N/A	Any residential development of 50 or more houses outside existing settlements/urban areas.
Air pollution	N/A	Any industrial/agricultural development that could cause air pollution.
Combustion	N/A	All combustion processes.
Waste	N/A	Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management.
Composting	N/A	Any composting proposal.
Discharges	N/A – *mains drainage.*	Any discharge of water or liquid waste that is discharged to ground (*i.e*. to seep away) or to surface water, such as a beck or stream.
Water supply	N/A	Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.

5.2 Priority Habitats

'MAGiC on the Map' was checked for Priority Habitats (Habitats of Principal Importance). These are habitats listed under Section 41 of the Natural Environment and Rural Communities Act 2006.

There are no Priority Habitats on/adjacent to the development site. The following are found within 2km of the site:

Habitat	Proximity
Lowland meadows	~350 metres west
Deciduous woodland	~477 metres north west
Traditional orchard	~945 metres north east
Lowland fens	~1km south west
Ponds	~1.11km south east
Lowland calcareous grassland	~1.35km north east
Open Mosaic Habitats on Previously Developed Land[7]	~1.49km south west

As the development is an extension to an existing property, it will not result in an increase of residential dwellings. Therefore negligible impact is expected on these habitats.

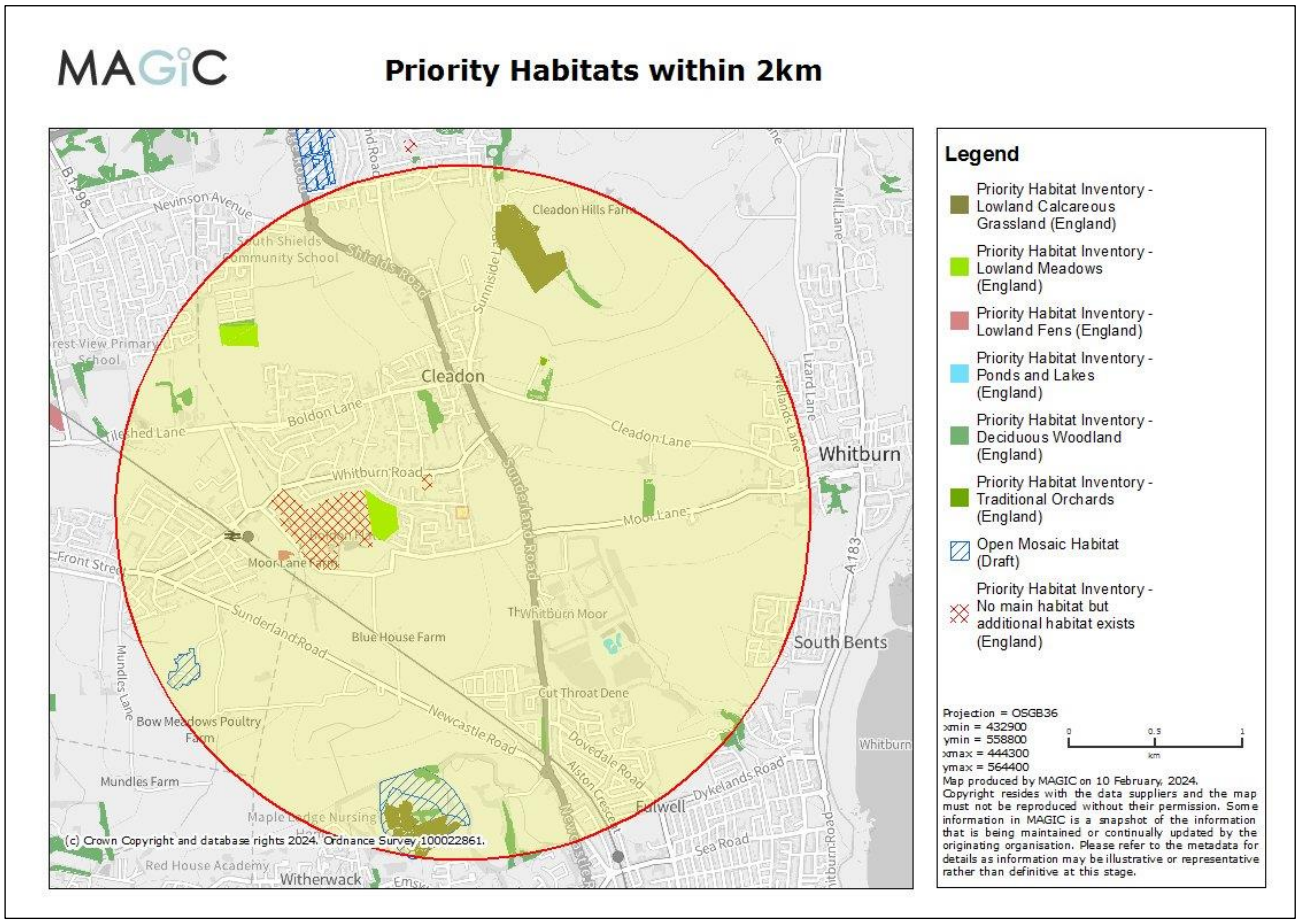


Figure 5. Priority Habitats.

[7] Draft mapping.

5.3 EPSLs and bat records

Bat records from within 2km have been received from ERIC North East[8] and are summarised below. The full dataset can be provided upon request.

The following bat species are recorded within 2km. The dataset holds 21 records. Those in **bold** also hold roost records:

- **Common pipistrelle** (*Pipistrellus pipistrellus*).
- ***Myotis*** (*Myotis* sp.).
- Nathusius pipistrelle (*Pipistrellus nathusii*).

There appears to be no records within 400 metres of the property.

'MAGiC on the Map' was checked for any granted Endangered and Protected Species Licences (EPSLs) granted within 2km. There are 2 within 2km:

Reference	EPSM2012-4608	EPSM2009-1146
Species	Common pipistrelle	Common pipistrelle
Licence dates	09/08/2012 - 31/03/2014	02/09/2009 - 31/08/2011
Impact(s)	Destruction of a resting place.	Destruction of a resting place.
Proximity	~675 metres north east	1.76km north west

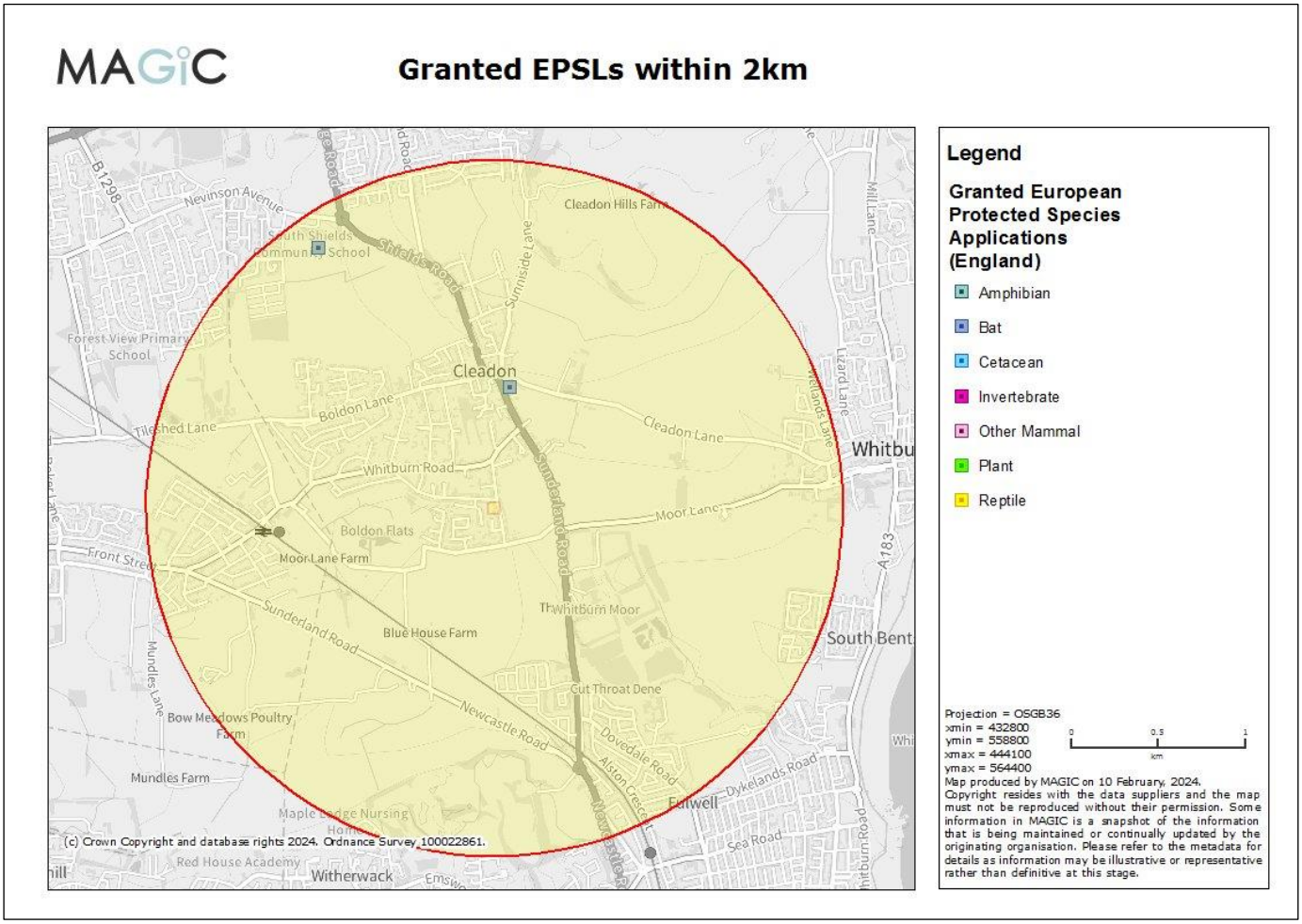


Figure 6. Granted EPSLs within 2km.

[8] www.ericnortheast.org.uk

5.4 Local planning portal

The property, 26 West Meadows Road, has the following previous planning history:

- **2010** – Proposed removal of existing canopy to front elevation and construction of porch, bay window and canopy to front of property (reference ST/0909/10/FUL).
- **1991** - Provision of pitched roof to existing flat roof of garage at dwelling house (reference ST/1013/91//DM).
- **1989** - Proposed new pitched roof at dwelling house (reference ST/0229/89//DM).

There appears to be no previous ecological assessment for the property in the Public Domain***.***

The local planning portal was checked (February 2024) for nearby (within 200 metres) and/or recent (in the last 5 years) planning applications that have reference to ecology. *References to individual trees away from the development site have been omitted.*

Address	19 West Meadows Road, Cleadon, SR6 7TU
Planning application	ST/0523/22/FUL (2022) – Demolition of existing dwelling and erection of new residential dwelling.
Proximity	~20 metres south east

Howard, V. (2022). *Bat Survey and Risk Assessment for 19 West Meadows Road, Cleadon.*

No signs of bats were found and no potential roost sites were found in the exterior walls, at the wall tops or under the roof tiles of the house or garage. The property is considered very unlikely to have a bat roost or hibernation site because of the lack of potential roosts in the exterior walls, at the wall tops or under roofing materials. There is no loft space as the living accommodation extends into the roof.

The proposed demolition has a negligible risk of having a negative impact on any bat species due the lack of potential roost sites and the absence of any evidence of use.

Address	21 West Meadows Road, Cleadon, SR6 7TU
Planning application	ST/0375/20/HFUL (2020) - Single-storey rear extension and extension to raise the roof of the main property by 1.7m in total. New dormers to rear. Works will provide additional bedrooms and bathroom space to first floor.
	ST/0852/19/HFUL (2019) – Single-storey rear extension and to raise the roof of the main property by 1.5m in total. New dormers to rear.
Proximity	~35 metres south east

Falco Ecology (2019). *Preliminary Roost Assessment - No 21. West Meadows Road, Cleadon, Sunderland*.

The surveyed building had 'moderate suitability' to support roosting bats. Potential Roost Features recorded during the survey included:

- Gap under the lead flashing where the chimney adjoins the roof tiles.
- Gap under the lead flashing below the dormer window.
- Missing mortar on the dormer window.
- Gaps under lifted roof tiles.
- Missing mortar within the roof valley.
- Gap behind soffit on rear aspect.
- Gaps in roof mortar on north aspect.
- Gap between the soffit and the wall on north aspect.
- Lifted ridge tile adjoining the chimney breast.

No evidence of bats was observed within the loft void and no bat droppings were recorded on the external walls or on the floors at the base of the external walls. It is considered that the two bat species likely to use the surveyed building as a roost location would be common and/or soprano pipistrelle. However, as these species are considered as cavity roosting bats, they had the potential to be present despite the lack of evidence within the roof void.

The potential impact of the proposed development on European Protected Species, bats, cannot be established until the completion of the recommended roost surveys.

Two roost surveys are recommended which is in-line with the survey effort for moderate suitability buildings as set out in the Bat Conservation Trust Guidelines (Collins 2016). These roost surveys can be undertaken between May and September, inclusive; however, at least one of these surveys would need to be undertaken between May and August.

Dendra Consulting Ltd. (2020). *Bat Survey of 21 West Meadows Road, Cleadon, Sunderland, SR6 7TU*.

A risk assessment undertaken by Falco ecology in November 2019 concluded that the buildings were a moderate risk in terms of bat roosting potential and recommended two activity surveys. Dusk and dawn activity surveys were undertaken on the 6th may and 28th May 2020 respectively. No bats were noted roosting within the building. As such, it is considered highly unlikely that bats roost within the building. Recommendations are confined to the provision of emergency procedures in the unlikely event that bats are encountered.

Address	13 Woodlands Road, Cleadon, SR6 7UD
Planning application	ST/0580/21/HFUL (2021) - Rear and side ground floor extension, removal of existing entrance porch, new bay window to front.
Proximity	~120 metres north west

Howard, V. (2021). ***Bat Survey and Risk Assessment for 13 Woodlands Road, Cleadon.***

A daylight survey and risk assessment was carried out in July 2021, to establish the potential for bats to use the building. No signs of bats were found and no potential roost sites were found in the exterior walls, under the roof tiles, behind the barge boards or in the loft space.

The bungalow and garage are considered very unlikely to have a bat roost or hibernation site because of the lack of potential roosts in the exterior walls, at the wall tops or under roofing materials. The loft space was assessed as unsuitable for bat use and there are no potential access points for bats.

6. Daylight walkover

6.1 Description

The property is a complex layout. The walls of the property are either rendered or have vertical cladding (**figure 13**) present. The render is in a good state of repair with no peeling areas. The vertical cladding is flush to the wall with no access behind for bats.

The roof is of slate-tiled construction and the property has 3 self-contained loft voids present. Overall the roof is in a good state of repair, however there are some slipped tiles at the rear (western elevation) of the property (**figure 16**) and a missing tile on the front (eastern) elevation (**figure 8**). The loft void which these gaps lead to is not affected by the development (**figure 15**).

The mortar is missing at the ends of the tiles of a small sloping outcrop at the north west corner of the property (**figure 18**). Close inspection showed no gap or cavity present.

The front of the property has 3 dormer windows present (**figure 7**) - the flashing close to these dormer windows is not flush and has gaps where bats could access under (**figure 8**). No work is proposed to these dormer windows or the loft void above. Open soffits are present at the front of the property.

The property has uPVC doors and windows, all of which are in a good state of repair with no gaps noted.

The rear of the property is complex - with a balcony present, a flat, felt-covered roof two-storey projection (**figure 12**) and a single-storey project with a pitched, slate tiled roof (**figure 17**). No Potential Roost Features (PRFs) for bats were noted in the locations just described.

A detached garage is present to the north of the property (**figure 11**). This has a pitched, slate-tiled roof and rendered walls. No work is currently proposed to the garage.

The property has 3 loft voids present:

- Front void (**figures 19 and 20**) - this is located towards the front of the property and it long and thin. No work/breaking into this void is proposed and it is the one where the PRFs mentioned above adjoin. No membrane is present below the tiles at the upper section, although some was present lower down. No areas of light ingress were noted. Insulation is laid down and it is partially boarded. The wall tops could not be seen. A lot of cobwebs were noted at the void apex.
- Rear void - this refers to a small inaccessible (no hatch) void where the proposed rear extension will be located. There are no PRFs in this region.
- Southern void (**figure 21**) - this is located at the southern end of the property. No works are proposed in this region. This has bitumen felt present below the tiles and insulation laid down. The wall tops could not be seen and no areas of light ingress was noted.

The front garden (**figure 22**) is laid to lawn with species present of no particular note. Some small trees and shrubs are present. The rear garden (**figure 23**) is laid to lawn with species present of no particular note. Mature trees are present but their root zones are likely outside the area of the proposed works. Care however should be taken to keep materials/machinery stored away from the trees to prevent compaction of the soils.

There is potential for birds to nest on the property.

No signs of bats or birds' nests were noted.

6.2 Photos



Figure 7. Front (eastern) elevation.



Figure 8. Raised flashing around dormer windows on front elevation and missing tile.



Figure 9. Rear (western) elevation.



Figure 10. Rear (western) elevation.



Figure 11. Detached garage.



Figure 12. Two-storey flat-roofed rear projection.



Figure 13. Vertical cladding is flush to the wall.



Figure 14. Area of proposed extension.



Figure 15. Annotated image showing the separate loft voids in the proposed extension area. Only the 'red' void is impacted.



Figure 16. Misaligned roof tiles in section of roof on rear elevation not impacted by the development proposals.



Figure 17. Roof on single-storey projection has no PRFs noted.



Figure 18. Missing mortar at the end of the overhang on the rear elevation – no gap suitable for bat roosting is present.



Figure 19. Front loft void (not impacted by the development proposals).



Figure 20. Front loft void (not impacted by the development proposals).



Figure 21. Southern loft void, not impacted by development proposals.



Figure 22. Front garden.



Figure 23. Rear garden.

7. Impact assessment and proposed mitigation

7.1 Summary

No further survey work is recommended, based on the current planning proposals

The building is deemed to have **moderate potential for roosting bats**, with Potential Roost Features (PRFs) noted. These PRFs can be retained during the current development proposals and the loft void where the roof tile PRFs lead to is unaffected/not broken into. No further survey work is recommended as long as no work is done around the front dormer windows or the loft void located towards the front of building.

The development is unlikely to affect any Designated [wildlife] Sites or Priority Habitats.

A Pollution Prevention Plan should be put in place during the construction phase.

The property has gardens, partially laid to lawn with shrubs and trees present. No tree work is currently proposed. Storage of materials/machinery should be kept away from any trees' Root Protection Areas.

No signs of protected species were noted on site, including bats or birds' nests.

Any potential impacts can be suitably dealt with *via* a Precautionary Working Method Statement (**appendix 1**) without the need for further survey work. These should be conditioned as part of a planning application.

Factors supporting the recommendations are discussed in the sections below:

7.2 Limitations

The site visit was undertaken outside of the active bat season and with a recent rain/snow means any signs of bats externally are unlikely to be still present.

7.3 Birds

There is potential for birds to nest on the property and in the gardens.

Potential impacts

- Disturbance to breeding birds.
- Destruction of active nests, causing death or injury to fledging birds.

Actions and mitigation

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive).
- Construction works should avoid the bird nesting season unless a suitably experienced ecologist has confirmed that no nesting birds are present 48 hours prior to the works commencing.
- Integrated bird nesting features are recommended to be included with the extension works.

7.4 Bats

No further survey work is recommended, based on the current planning proposals

The building is deemed to have **moderate potential for roosting bats**, with Potential Roost Features (PRFs) noted. These PRFs can be retained during the current development proposals and the loft void where the roof tile PRFs lead to is unaffected/not broken into. No further survey work is recommended as long as no work is done around the front dormer windows or the loft void located towards the front of the building.

Bat records from within 2km have been received from ERIC North East[9]. The following bat species are recorded within 2km. The dataset holds 21 records. Those in **bold** also hold roost records:

- **Common pipistrelle**.
- ***Myotis***.
- Nathusius pipistrelle.

There appears to be no records within 400 metres of the property.

The [initial] Assessment was made based on the Bat Conservation Trust (2023) 'Bat Surveys Good Practice Guidelines'. The full assessment tables can be found in **appendix 3.**

- **Roost habitats in structure – moderate.**
- **Potential flight-paths and foraging habitats - moderate.**

Potential impacts

- Disturbance to opportunist/occasional roosting bats.
- Disturbance, killing or injury to occasional/opportunistic bats which may use the building as a roost.
- Disturbance, damage or loss of bat roost(s), if present or loss of bat roosting provision.
- Additional lighting causing disruption to nocturnal wildlife, including bats.

Actions and mitigation

- No works to occur around the dormer windows on the front elevation or the front and southern loft voids/associated roofing area without nocturnal bat surveys over the summer months. The current proposals for which this report was produced does not impact these areas.
- Roofing features including tiles and cladding to be removed by hand, carefully checking for bats. This should be done under the supervision of the project ecologist.
- If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- Any external lighting should be low level, directional and follow the ILP/BCT 2023 guidance[10].
- Non-Bitumen (Breathable) Roofing Membranes[11] are not recommended to be used as these are known to cause death to bats by entanglement. Bitumen 1F, of a non-woven short-fibred construction is safe to use.
- Any external paint used should be checked to ensure it will not cause harm to bats or birds.
- Integrated features suitable for bats (such as bat access tiles) are recommended to be incorporated into the extension works to ensure No Net Loss of bat roost potential.

[9] www.ericnortheast.org.uk
[10] ILP (2023). *Advice note 08/23 - Bats and artificial lighting in the UK - Bats and the Built Environment series*. BCT
[11] www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes

7.5 Designated Sites and Priority Habitats

There are three Designated [wildlife] Sites within 2km, the nearest being ~360 metres west from the development site. The property lies within the SSSI Impact Risk Zones, although no impacts are expected.

There are no areas of Priority Habitat on/adjacent to the site.

7.6 Other species and habitats

The property has gardens, partially laid to lawn with shrubs/small trees present.

No signs of badger, owls, red squirrel or other protected species were noted on site.

Mature trees are present but their root zones are likely outside the area of the proposed works. It is unknown if any the trees have Tree Preservation Orders (TPOs) on them.

Potential impacts

- Potential impact on foraging animals.
- Pollution *via* site run-off and/or materials/chemicals stored/increased traffic on site.
- Site run-off polluting nearby habitats.
- Disturbance and/or injury to wildlife during the construction phase.
- Activities such as mixing cement, refuelling or storage of materials/equipment may cause significant damage to those features such as compaction or contamination.
- Pollution *via* site run-off or through discharges of waste during occupation of the site.
- Damage to tree roots due to compaction of the soils.

Proposed mitigation measures

- A pollution prevention strategy/plan should be put in place. This should include standard good practice measures included in PPG6 (see references). This should include both the construction phase and during residential site occupation. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand.
- Any pits or holes dug during the construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals, to be placed at an angle of 30º from base to top.
- Check any areas of ground thoroughly before work starts.
- Remaining vegetation to be gradually reduced in size, checking for wildlife, such as small mammals and reptiles.
- Any small mammals should be given chance to move away of their own accord to a place of safety or carefully remove them to a safe area nearby, preferably in vegetation, away from the working area.
- An arboricultural impact assessment may be required should any tree work be necessary.
- Root Protection Areas (RPAs) should be marked up around nearby trees. Refer to '*British Standard 5837:2012 Trees in relation to design, demolition and construction*' and '*BS 3998:2010: Tree work – Recommendations*'. The Root Protection Plan should also include measures to protect any exposed roots during the construction phase.
- No storage of materials or parking of machinery should occur within the RPAs.

- All materials, fuel and equipment, if left on site, to be stored securely in a position away from the site boundaries and at least 5 metres from any tree canopies.
- Utilities (if applicable) should be installed outside of any tree's RPA where practical to minimise damage to roots and disturbance of soils. Vehicles and machinery will be restricted from operating/parking on unprotected soil within these RRAs.

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APPENDIX 1. Precautionary Working Method Statement

METHOD STATEMENT FOR CONTRACTORS
26 WEST MEADOWS ROAD, CLEADON, SR6 7TU

The following precautions are necessary to prevent a legal offence being committed. All species of breeding bats and breeding birds are protected by law. Deliberate or reckless disturbance of these animals is a legal offence, punishable by fines and/or imprisonment. They are intended to reduce the impact of this development to protected species. These recommendations must be followed by all of those working on the site.

Should any protected species be found, work should immediately stop, and the project ecologist contacted.

Bats commonly roost in cavity walls and roofs. They may be present under roof tiles, ridge tiles and at wall tops or within crevices. All species of bats are strictly protected by law. Damage or destruction of a bat roost is an absolute offence with a maximum penalty of a £5,000 fine per offence, up to 6 months imprisonment, and confiscation of equipment.

Birds often nest at eaves, in roofs and in soffits. All species of breeding birds, their nests (whilst being built and when in use), eggs and chicks are also protected by law.

- No works to occur around the dormer windows on the front elevation or the front and southern loft voids/associated roofing area without nocturnal bat surveys over the summer months. The current proposals for which this report was produced does not impact these areas.
- All works to cease immediately if bats, bat signs or nesting birds are found, and the project ecologist contacted for advice before works can proceed.
- Roofing features including tiles and dormer windows to be removed by hand, carefully checking for bats. This should be done under the supervision of the project ecologist.
- If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- Non-Bitumen (Breathable) Roofing Membranes[12] are not recommended to be used as these are known to cause death to bats by entanglement. Bitumen 1F, of a non-woven short-fibred construction is safe to use.
- Any external paint used should be checked to ensure it will not cause harm to bats or birds.
- Integrated features suitable for bats (such as bat access tiles) and birds (nesting boxes) are recommended to be incorporated into the proposed extension works.
- A pollution prevention strategy/plan should be put in place. This should include standard good practice measures included in PPG6 (see references). This should include both the construction phase and during residential site occupation. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.

[12] www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes

- Any external lighting should be directional away from any roosts/valuable habitat featured and follow the ILP 2023 guidance[13]. Any new external lighting will be directional, low intensity and controlled by motion sensor and face away from the nearby green areas or bat mitigation features.

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive). Construction works should avoid the bird nesting season unless a suitably experienced ecologist has confirmed that no nesting birds are present 48 hours prior to the works commencing.

- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand.

- Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30º from base to top.

- Contractors should check any areas of ground thoroughly before starting work and before they leave.

- All materials, fuel, equipment and chemicals, if left on site, to be stored securely.

- Any small mammals should be given chance to move away of their own accord to a place of safety or carefully remove them to a safe area nearby, preferably in vegetation, away from the working area.

- An arboricultural impact assessment may be required should any tree work be necessary.

- Root Protection Areas (RPAs) should be marked up around nearby trees. Refer to '*British Standard 5837:2012 Trees in relation to design, demolition and construction*' and '*BS 3998:2010: Tree work – Recommendations*'. The Root Protection Plan should also include measures to protect any exposed roots during the construction phase.

- No storage of materials or parking of machinery should occur within the RPAs.

- All materials, fuel and equipment, if left on site, to be stored securely in a position away from the site boundaries and at least 5 metres from any tree canopies.

- Utilities (if applicable) should be installed outside of any tree's RPA where practical to minimise damage to roots and disturbance of soils. Vehicles and machinery will be restricted from operating/parking on unprotected soil within these RPAs.

[13] ILP/BCT (2018) Advice note 08/23 - Bats and artificial lighting in the UK - Bats and the Built Environment series.

Signed by Owners

Names ……

Date……

Signed by Contractors

Name	Job Title	Date	Signature

APPENDIX 2. Relevant wildlife legislation

Under Section 25 (1) of the **Wildlife & Countryside Act (1981)** local authorities have a duty to take such steps as they consider expedient to bring to the attention of the public the provisions of Part I of the Wildlife & Countryside Act, which includes measures to conserve protected species.

The **Natural Environment and Rural Communities Act (2006)** places a Statutory Biodiversity Duty on public authorities to take such measures as they consider expedient for the purposes of conserving biodiversity, including restoring or enhancing a population or habitat.

Paragraph 109 of the **National Planning Policy Framework (NPPF)** requires that the planning system minimizes impacts on biodiversity and provides net gains where possible.

The **Environment Act (2021)** has two main functions:

- To give a legal framework for environmental governance in the UK.
- To bring in measures for improvement of the environment in relation to waste, resource efficiency, air quality, water, nature and biodiversity, and conservation.

Bats

In Britain all bat species and their roosts are legally protected, principally under the Conservation of Habitats and Species Regulations (2010), with additional protection under the Wildlife and Countryside Act (1981) (as amended), including under Schedule 12 of the Countryside and Rights of Way Act, 2000, which created a new offence of reckless disturbance.

The combined effect of these is that a person is guilty of an offence if they:

- Deliberately capture, injure or kill a bat.
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats. In particular where this may:
  i. Impair their ability to survive, to breed or reproduce, or rear or nurture their young.
  ii. Affect significantly the local distribution or abundance of the species.
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time).
- Intentionally or recklessly obstruct access to a bat roost.

Birds

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird.
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird. Barn Owls are named in Schedule 1 of this Act.

The barn owl is protected under Part 1 of the Countryside Act 1981 and is listed on Schedule 1, which gives them special protection. It is an offence, with certain exceptions to:

- Intentionally or deliberately kill, injure or capture (take) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being ‘built’.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst ‘building’ a nest or whilst in, on, or near a nest containing young**.**
- Intentionally or recklessly disturb any dependent young of wild barn owls.

APPENDIX 3. Bat suitability tables

From *'Bat Conservation Trust (2023). Bat Surveys Good Practice Guidelines'.* Those in **bold** and blue shaded boxes apply to the building/site.

Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement[14].		
Potential suitability	**Description**	
	Roosting habitats in structures	**Potential flight-paths and foraging habitats**
None	No habitat features on site likely to be used by any roosting bats at any time of the year (*i.e.* a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (*i.e*. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible[15]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[16] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (*i.e*. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[17]).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, *i.e*. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

[14] Table 4.1 – Bat Survey Guidelines – 4th Edition (2023).
[15] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).
[16] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.
[17] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al*., 2016 and Jansen *et al*., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Potential suitability	Description	
	Roosting habitats in structures	**Potential flight-paths and foraging habitats**
Moderate	**A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[18] and surrounding habitat. These structures have the potential to support high conservation status roosts, *e.g.* maternity or classic cool/stable hibernation site.**	**Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens.** **Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.**
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[16] and surrounding habitat. These structures have the potential to support high conservation status roosts, *e.g.* maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well-connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

[18] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.