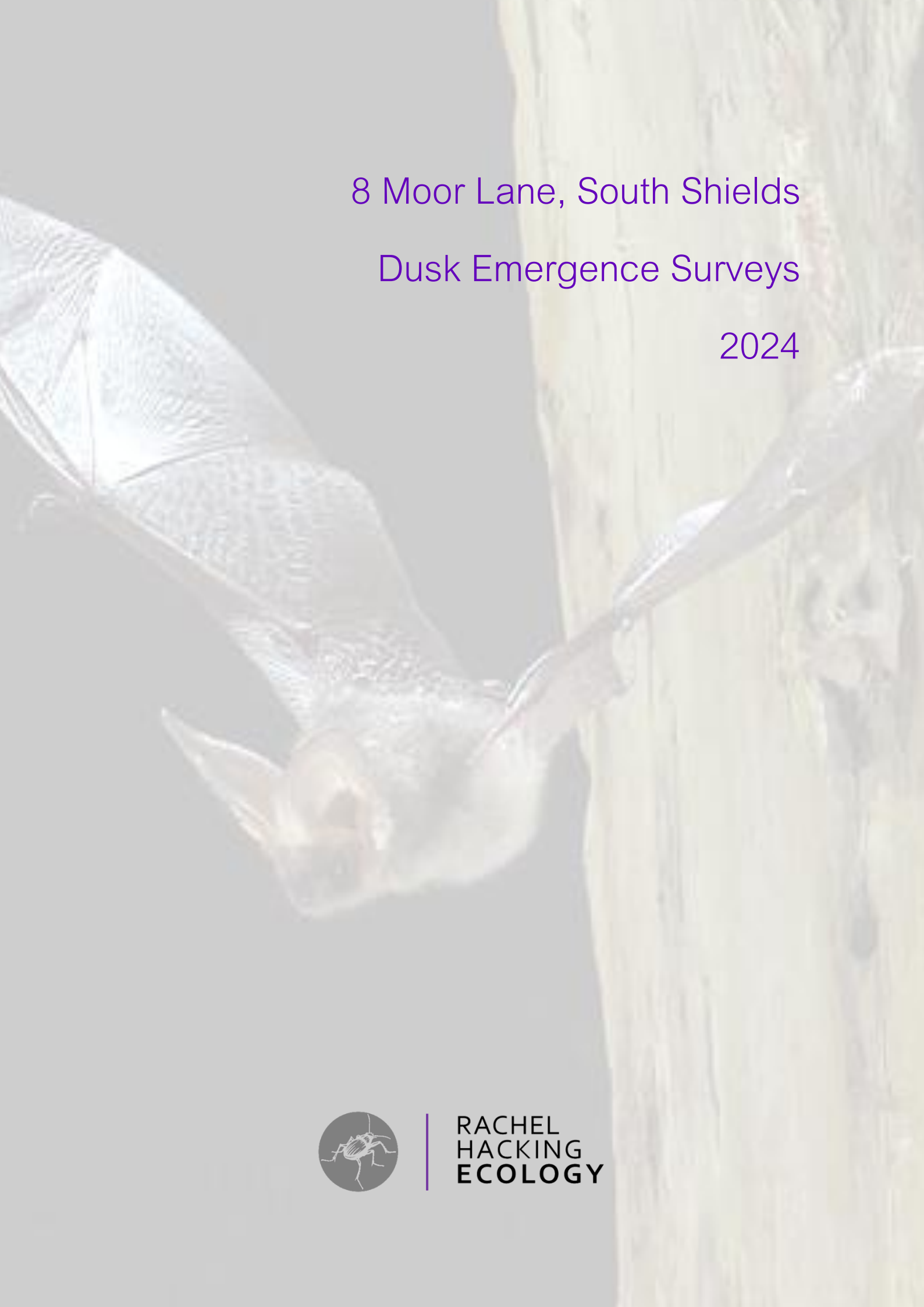


8 Moor Lane, South Shields

Dusk Emergence Surveys

2024

RACHEL
HACKING
ECOLOGY

Client	SRJ Energy Limited
Project Title	8 Moor Lane, South Shields
Project Reference	RHE.4236.02
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Executive Summary

Development Details

The client is proposing commercial development at 8 Moor Lane, South Shields hereafter referred to as the 'site'.

Ecological Interest

No evidence of roosting bats was recorded during the surveys.

Outcomes

The proposed development is unlikely to result in any impacts to bats or their roosts and no further surveys or mitigation are required. The proposed development offers an opportunity to enhance the site for bats by installing a bat box.

1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by SRJ Energy Limited to carry out two Bat Presence/Absence Surveys at 8 Moor Lane, South Shields, hereafter referred to as the 'site'. The site currently comprises a commercial premises, a storeroom and an attached flat. The site is located at O.S. grid reference: NZ 37589 64918 (see Figure 1)

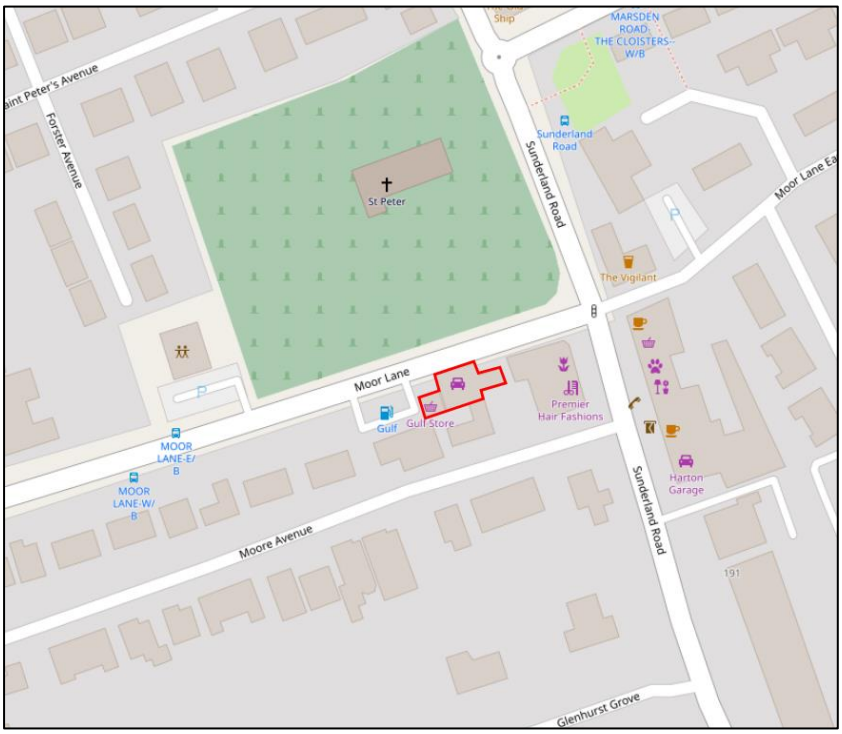


Figure 1. Map showing the location of the site courtesy of © OpenStreetMap Contributors

Description of Development

1.1.2 The site will be the subject of a planning application for the levelling of the site and the construction of a new commercial premises.

Relevant Planning History

1.1.3 A daytime bat survey was undertaken by Rachel Hacking Ecology in 2024[1]. Within the site, Section 1 (the shop) was determined to have low potential to support roosting bats. Section 3 (the flat) was

[1] RHE.4236.01 Daytime Bat Survey at 8 Moor Lane, South Shields 2024

determined to have moderate potential to support roosting bats. Other sections were determined to have negligible potential to support roosting bats.

1.2 Scope of Work

1.2.1 The Client commissioned Rachel Hacking Ecology to carry out two dusk emergence surveys on the flat (section 3), and a single dusk emergence survey on section 1 (the shop).

1.3 Aims of the Survey

1.3.1 The aims of the survey were to assess the potential of the site to support roosting bats and identify the requirement for mitigation.

2. Methods

2.1 Presence/Absence Surveys

2.1.1 Two dusk emergence surveys were undertaken. Three surveyors monitored the building to ensure complete coverage for any emerging bats. The emergence surveys began 15 minutes before sunset and continued for 90 minutes after sunset. The surveyors used a combination of Echometer Touch 2 Pro and Anabat walkabout bat detectors to record the echolocations of bats.

2.2 Assessment Criteria

2.2.1 Surveys were undertaken in accordance with current guidelines[2]. Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance[1,3].

2.3 Survey Information

2.3.1 Details of the surveys are presented in Table 1.

Table 1. Survey details

Date/Time of survey	Weather Conditions/Sunset Time	Surveyor Details
20/08/2024	Overcast, windy / 20:26	Matthew Bottomley, Austin Rigby and Jasmin West. Matthew is accredited under the Natural England Level 2 Class Licence for Bats of Simon Holden (Reference 2019-42937-CLS-CLS). All surveyors are appropriately trained in the undertaking bat surveys.
10/09/2024	Overcast / 19:25	Jasmin West, Zoe-Lloyd Davies and Freddie Lear. All surveyors are appropriately trained in the undertaking of bat surveys.

[2] Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines. 4th edn.* The Bat Conservation Trust, London.

[3] Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

2.4 Surveyor Positions

2.4.1 Surveyor locations are shown in Figure 2.



Figure 2 showing surveyor locations (stars) and approximate fields of view (dashed lines)

3. Results

3.1 Survey Constraints

3.1.1 Visibility of the rear of the site was limited due to the built-up nature of the surroundings. However, surveyors were able to clearly view the majority of the site and would likely have recorded any bats that emerged from the site.

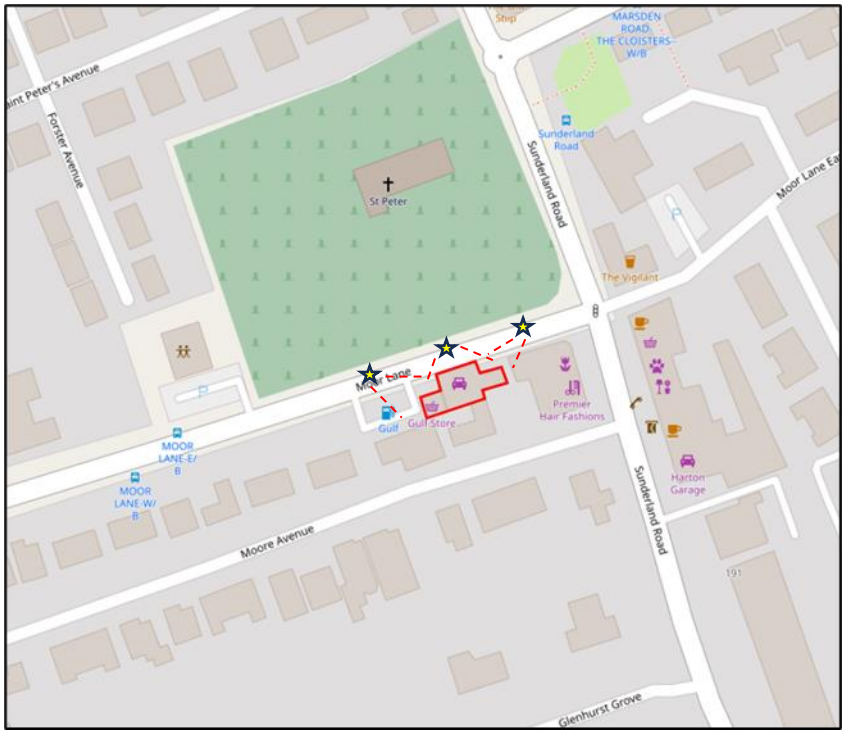
3.2 Bat Presence/Absence Surveys

Survey 1

3.2.1 During the first survey, no bats were recorded emerging from the building. One Soprano Pipistrelle *Pipistrellus pygmaeus* was recorded acoustically, not visually at 20:28.

Survey 2

3.2.2 During the second survey, no bats were recorded emerging from the building. One Common Pipistrelle *Pipistrellus pipistrellus* was detected acoustically, not visually at 20:24.



Photograph 2 showing surveyor positions (yellow stars).

4. Assessment

4.1 Interpretation of Results

4.1.1 The survey results indicate that the site does not support roosting bats. A high degree of confidence is placed on the results.

4.2 Potential Impacts

4.2.1 The proposed development is unlikely to result in any impacts to bats or their roosts.

5. Recommendations

5.1 Further Surveys

5.1.1 No further surveys are required.

5.2 Enhancements

5.2.1 The site could be enhanced for bats by installing a bat box as part of the proposed development. This could either be an integral box, built into the brickwork or an externally mounted box. Bat boxes should be installed at eaves height, facing southeast to southwest, but not directly above windows or doorways.

General Precautions

5.2.2 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2023) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 180 and 180, shown below:

- 180. Planning policies and decisions should contribute to and enhance the natural and local environment by:
    a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
    b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
    c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
    d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
    e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
    f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 186. When determining planning applications, local planning authorities should apply the following principles:
    a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
    b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments),

should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make is an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.

Appendix 2: Survey Data

Table 2. Results from dusk emergence survey 1				
Survey Type	Date	Average Temp (°C)	Sunset / Sunrise	Weather
Dusk Emergence	20/08/2024	13	20:26	Partially cloudy, windy
Results				
A single Soprano Pipistrelle was heard but not seen at 20:28				

Table 3. Results from dusk emergence survey 2				
Survey Type	Date	Average Temp (°C)	Sunset / Sunrise	Weather
Dusk Emergence	10/09/24	11	19:35	Overcast, windy
Results				
A single Common Pipistrelle was heard not seen at 20:24				

Appendix 3: Plans

