

Bat Survey Report

84 Grosvenor Road
South Shields
South Tyneside

Mr J. Maughan

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FALCO Ecology

CIEEM Chartered Institute of Ecology and Environmental Management

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1 Executive Summary

- FALCO Ecology Ltd. was commissioned by John Maughan (hereon referred to as the 'Client') to undertake a preliminary roost assessment including breeding birds on 84 Grosvenor Road in South Shields (hereon referred to as the 'surveyed building'). Following the outcome of the preliminary roost assessment, two dusk emergence surveys were instructed.
- The purpose of this report is to provide a pre-development record of the suitability of the surveyed building to support roosting bats and any evidence of bat roosts and breeding birds.
- It is proposed to construct a second storey upon an existing single storey at the eastern end of the surveyed building.
- The surveyed building was a semi-detached residential dwelling which was occupied by the Client and his family at the time of the surveys. The surveyed building had a mixture of roof types (clay and bitumen roofing felt) presumed cavity walls and pebble dash rendered exterior walls, uPVC framed windows and doors.
- The surrounding habitats of the surveyed building included urban environments including residential dwellings with mature gardens. Further afield was a large cemetery and the northeast coastline. It is considered that the immediate surrounding habitats provided roosting and foraging opportunities for a limited range of bat species, principally pipistrelle bats.
- The Preliminary Roost Assessment (PRA) was undertaken by Adrian George on the 28th June 2024 and concluded that the surveyed building had **moderate** roost suitability for bats. No evidence of a maternity roost (accumulations of bat droppings on the exterior walls) was recorded.
- Potential Access Points were recorded on the roof structure of the surveyed building, which included gaps in the ridge mortar on lower roof, gaps between soffit/fascia and walls and gap in end of bitumen flashing.
- Potential Roost Features included under ridge tiles, along wall heads and potentially within cavity walls.
- Two bat droppings were recorded on the western elevation upon a lead apron.
- Two dusk emergence surveys were undertaken in July and August 2024 which recorded no bats emerging from the surveyed building.
- No evidence of roosting bats was recorded within or on the surveyed building during the PRA or the two dusk emergence surveys.
- A single historic nest was recorded within the surveyed building during the PRA.
- The value of the surveyed building for roosting bats was **low**.
- The impact of proposed development works on roosting bats will be **negligible**.
- The proposed development is considered to have a **negligible** impact on foraging bats, if the works are undertaken during daylight hours only.
- The value of the surveyed building to breeding birds and the impact of the proposed development for breeding birds will is **low**.
- The proposed development works are to be undertaken following the Precautionary Method Statement (Section 8) to safeguard protected and notable species.

2 Introduction

2.1 Background

2.1.1 FALCO Ecology Ltd. was commissioned by John Maughan (hereon referred to as the 'Client') to undertake a preliminary roost assessment including breeding birds on 84 Grosvenor Road in South Shields (hereon referred to as the 'surveyed building'). Following the outcome of the preliminary roost assessment, two dusk emergence surveys were instructed.

2.1.2 The purpose of this report is to provide a pre-development record of the suitability of the surveyed building to support roosting bats and any evidence of bat roosts. The suitability of the surrounding habitats to support foraging bats is included within this report. Evidence of other protected species including breeding birds within/on the surveyed building is also included within this report.

2.2 Surveyed Building Description and Location

2.2.1 The surveyed building was a semi-detached residential dwelling which was occupied be the client and family at the time of the surveys. The address of the surveyed building was 84 Grosvenor Road, South Shields, South Tyneside, NE33 3QE. The central Ordnance Survey grid reference for the surveyed building was NZ 37635 65953 and was ~35m above sea level. The surveyed building was located within the eastern region of South Shields. The surveyed building is shown in Plate 1 (Page 3).

2.2.2 The surrounding habitats of the surveyed building included other residential properties with mature gardens and a rough grassland field lined with mature trees. Further afield was a large cemetery and the northeast coastline. The surrounding area of the surveyed building with 500m, 1km and 2km buffers are shown in Plate 2 (page 3).

2.2.3 The surveyed building was within the administrative area of South Tyneside Council.

2.3 Development Proposals

2.3.1 It is proposed to construct a second storey on the side elevation with a single storey extension at the rear.

2.3.2 The existing and proposed elevation plans are shown in Appendix 1.

2.3.3 The unmitigated development works on the surveyed building have the potential to disturb, harm or kill roosting bats or destroy bat roosts if present within the surveyed building.



Plate 1: Surveyed building.

© Google Earth. Imagery Date: 18/03/2022.



Plate 2: Surrounding habitats.

© Google Earth. Imagery Date: 18/03/2022.

2.4 Survey and Reporting Objectives

2.4.1 The surveys comprised of a preliminary roost assessment and was undertaken by FALCO Ecology which included the following objectives:

- Establish if the surveyed building is used by roosting bats;

- Record evidence of use by bats;
- Record locations of Potential Access Points ('PAPs');
- Record locations of Potential Roost Features ('PRFs');
- Provide recommendations for further bat surveys where required;
- Obligations for the Client to consider if confirmed bat roost(s) are located;
- Requirement for a European Protected Species Mitigation License to lawfully disturb roosting bats or destroy a bat roost;
- Mitigation measures; and
- Observations of old bird nests within/on the surveyed building or PAPs for breeding birds were also recorded.

2.5 Legislation

2.5.1 UK Legislation (specifically related to England) relating to bats are fully documented in Appendix 3; however, in summary all bats and their roosts are protected under UK legislation. **This legislation makes it an offense to deliberately disturb, damage or destroy a bat roost. An unlimited fine and/or six months imprisonment may be given per offense.**

2.5.2 Active bird nests (nests under construction, nest with eggs or young) are fully protected from deliberate and reckless destruction under the Wildlife & Countryside Act 1981 (as amended). Furthermore, Schedule 1 species, such as barn owl *Tyto alba*, are protected from deliberate or reckless disturbance at the nest site or of dependant young.

3 Methodology

3.1 Desktop Study

Data Search

3.1.1 A data search from following web recourses was used:

- The Government's Multi-Agency Geographic Information for the Countryside or 'MAGIC' website, which provides details of:
    - Statutory sites designated for their ecological interest;
    - Priority habitats including deciduous woodland that are likely to support roosting and foraging bats; and
    - Local European Protected Species Mitigation (EPSM) Licenses that had been granted.
- Google Earth Pro was utilised to assess the habitats surrounding the surveyed building for their suitability to support foraging, commuting and roosting bats;
- North East England Nature Partnership; and
- Durham Bat Group website.

Consultation Data

3.1.2 Consultation data is not included as part of this report. Consultation data of bat records within 2km of the surveyed building will be provided as part of any future European Protected Species Mitigation license application.

3.2 Preliminary Roost Assessment

3.2.1 The exterior of the surveyed building was surveyed from ground level using high powered binoculars (Swarovski EL 10x42) and a Ledlenser i18R torch to locate any PAPs. The interior inspection of the surveyed building was undertaken on parts of the ground floor to establish the internal construction and suitability of the roof structure to support roosting bats. Photos taken during the survey of the surveyed building were taken with an iPhone 14 Pro.

3.2.2 The PRA followed the guidance for assessing buildings as set out within the Bat Conservation Trust (BCT) Guidelines (Collins 2023) as shown in Table 1, below. The PRA was undertaken by Adrian George on the 28th June 2024 in suitable weather conditions.

Table 1: Guidelines for assessing potential roost features.

Suitability	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individuals bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).

Suitability	Description
	A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously used by large numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Confirmed	A bat or bats or evidence of roosting bats observed within the building/tree.

3.2.3 All UK bats have been found to be roosting in buildings; however, some bats prefer buildings more than others. Furthermore, many species prefer unique aspects of a roost feature within a building. Bats that utilise buildings for roosting can be separated into four categories and are described in Table 2 (BCT 2015).

Table 2: Roost features in buildings that various bats prefer.

Roost Type	Species
Crevice dwelling bats (These are often hidden from view)	Common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius' pipistrelle *Pipistrellus nathusii*, Brandt's bat *Myotis brandtii* and whiskered bat *Myotis mystacinus*
Roof-void dwelling bats (maybe seen on roof timbers)	Serotine *Eptesicus serotinus*, Leisler's bat *Nyctalus leisleri*, Daubenton's bat *Myotis daubentonii*
Bats that need flight space in certain types of roost	Natterer's bat *Myotis nattereri* and brown long-eared bat *Plecotus auritus*
Bats that need flight space and flying access into the roost	Greater Horseshoe *Rhinolophus ferrumequinum* and Lesser Horseshoe *Rhinolophus hipposideros*

3.3 Roost Characterisation

3.3.1 The various terminologies of bat roost types, used within this report, as defined in Table 3.1. within the BCT Guidelines (Collins 2023) are shown in Table 3 (page 7).

3.4 Breeding Bird Assessment

3.4.1 An inspection of the surveyed building to identify any nest material from former bird nests was undertaken during the survey. Nest material varies depending upon individual species, for example a house sparrow *Passer domesticus* may use small twigs, grasses and leaves; however, a house martin *Delichon urbicum* construct a nest using mud. Furthermore, some species are crevice nesters (house sparrow) whilst other are open nesting on external walls (house martin).

Table 3: Bat roost types.

Roost Type	Natural England definition
Day roost	A place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
Night roost	A place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding roost	A place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
Transitional/occasional roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Maternity roost	Where female bats give birth and raise their young to independence.
Satellite roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.
Hibernation roost	A place where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

3.5 Dusk Emergence Surveys

3.5.1 The dusk emergence surveys followed the guidance set out within the Bat Conservation Trust Guidelines (Collins 2023). The dusk emergence surveys were separated by a minimum of 21 days.

3.5.2 The dusk emergence survey details are shown in Table 4 (page 8). The dusk emergence surveys were led by Adrian George and Jeanette Bryden and assisted by other experienced surveyors.

3.5.3 Recordable bat detectors used during the surveys included an Anabat Scout, Echo Meter Touch 2 Pro and multiple Echo Meter Touch 2.

3.5.4 A thermal camera (Guide TK612), Infrared camcorders (Canon XA20, Nightfox Whisker) and an infrared CCTV system were situated around the surveyed buildings and covered the PAPs during the surveys. The primary use of the infrared cameras was to identify any emerging bats when light levels were too low for surveyors to detect late emerging bats. Brown long-eared bats and myotis species enter or leave their roost sites when light levels are low and therefore the use of these cameras would facilitate the location of access points.

3.5.5 The dusk emergence survey details are shown in Table 4 (page 8). Plate 3 (page 8), shows the locations and direction of view of the surveyors during the dusk emergence surveys.

Table 4: Dusk emergence survey details and weather conditions.

Date	Sunset Times	Start Time	End Time	Weather Conditions	Start Temp °C	End Temp °C	Surveyors
17.07.24	21:32	21:17	23:02	Clear, calm, dry	19.1	17.8	Adrian George & Carly Robison
07.08.24	20:55	20:40	22:25	Clear, slight breeze, dry	16.7	15.1	Jeanette Bryden & Anna Stephenson



Plate 3: Surveyor locations during the bat activity surveys.

© Google Earth. Imagery Date: 18/03/2022.

3.6 Post-survey Video and Sound File Analysis

3.6.1 The post-survey video and sound file analysis was undertaken by Adrian George. VLC Media Player was used to analyse the video footage which allowed up to 4x speed reduction of assist in confirming emergence points.

3.6.2 Sound file analysis was undertaken using various software including Anabat Insight and Kaleidoscope 5.4.3. *Myotis* bats have elements of their calls that are very similar and are often extremely difficult to differentiate between species. Therefore, a selection of *Myotis* calls were selected and sent to the British Trust for Ornithology (BTO) and ran through the Acoustic Pipeline software for additional species identification.

3.7 Surveyor's Experience

Adrian George

3.7.1 Adrian is an experienced ecologist who has undertaken bat surveys on a range of developments including residential properties, small to large scale wind farms, solar

farms, power lines and water pipelines. Bat surveys have been undertaken throughout England, Wales and Scotland. Adrian holds a Class 2 Natural England (CL18 2017-32910-CLS-CLS) and a NatureScot bat licence (116134). Adrian also holds a Natural England barn owl licence (CL29-00427). Adrian is a full member of the Chartered Institute of Ecology & Environmental Management (CIEEM) and a member of the Northumberland Bat Group.

Jeanette Bryden

3.7.2 Jeanette has been undertaking bat surveys for the past 15 years for a variety of consultancy companies based in the Northeast of England. She is also a Northumberland and Durham bat carer.

Anna Stephenson

3.7.3 Anna has completed bat survey training with another northeast England based ecological consultancy in 2019. This included four shadowing surveys followed by several surveys undertaken individually.

Carly Robison

3.7.4 Carly underwent training with FALCO Ecology during the early part of the 2024 survey season.

3.8 Limitations

3.8.1 DEFRA (2024) provides a digital database of the issued European Protected Species Mitigation licences within England; however, no digital online records are available for Low Impact Class licenses. Therefore, it is plausible that further impacts on local bat roosts, either breeding or resting locations, have been approved by Natural England within the local area.

3.8.2 No limitations were experienced during the surveys.

3.8.3 The details within this report will remain valid for a period of 12 months. Beyond this period, it is recommended that a new review of the ecological conditions of the surveyed building are undertaken.

4 Results

4.1 Desktop Study

Data Search

Statutory Designated Sites

4.1.1 The surveyed building was not situated within a statutory designated site. The surveyed building was located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

4.1.2 Along the northeast coast, the was the Durham Coast SSSI, Harton Down Hill Local Nature Reserve (LNR), Northumbria Coast Special Protected Area (SPA), Durham Coast Special Area of Conservation (SAC) and Northumbria Coast Ramsar. No designated sites have bats as a citation species. The designated sites within the search area are shown in Figure 1, Appendix 2.

Priority Habitats

4.1.3 UK priority (S41) habitats present within the search area included small fragmented deciduous woodlands, woodpasture and parkland. Priority grassland habitats included lowland meadows and lowland calcareous grassland along The Lees. The nearest woodland (deciduous woodland) was ~285m southwest of the surveyed building (DEFRA 2024). UK priority habitats within the search area are shown in Figure 2, Appendix 2.

4.1.4 It is considered that the immediate surrounding habitats (urban habitats) and wider area provided optimal roosting and foraging opportunities for a limited range of bat species, principally pipistrelles.

4.1.5 Additionally, the immediate surrounding habitats of the surveyed building (residential dwellings/gardens) are unsuitable to support Schedule 1 species, such as barn owl. However, barn owl are present, although rare, within the 2km search area with a hunting individual at Gipsies Green (A. George winter 2023/24).

EPSM Licenses

4.1.6 A data search on DEFRA's MAGIC maps (2024) showed no granted EPSM licenses within the search area. Granted EPSM Licenses within the wider area are shown in Figure 3, Appendix 2.

4.1.7 It is not known how many Low Impact Class Licenses have been issued within the local area.

Local & Regional Status of Species

4.1.8 There were 17 bat species recorded in the UK, of which 11 had been recorded in County Durham. Only eight bat species had been recorded breeding within the county. Their abundance within the county is stated on the Durham Bat Group website (Durham Bat Group 2015) and was as follows:

- Brandt's bat – rare;

- Whiskered bat – reasonably widespread but localised;
- Natterer's bat – rare;
- Daubenton's bat – very widespread;
- Noctule – widespread;
- Leisler's – rare with three records;
- Serotine – very rare, two unconfirmed reports;
- Brown long-eared bat – reasonably widespread but localised;
- Common pipistrelle – common and widespread;
- Soprano pipistrelle – common; and
- Nathusius pipistrelle – rare with no maternity roosts known.

4.1.9 All the above species, with the exception of Leisler's and Serotine, are listed as a Durham Priority Species (NEENP 2019).

4.2 Preliminary Roost Assessment

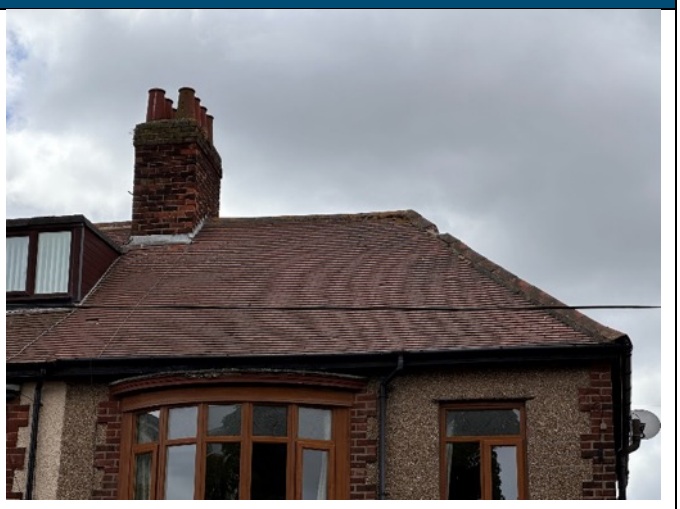
Key Findings

- *No roosting bats were recorded within or on the surveyed building.*
- *Two potential bat droppings were recorded on lead apron on the lower area of the side elevation.*
- *No evidence of a maternity roost i.e. large amounts of bat droppings down wall.*
- *PAPs were recorded around the roof structure included missing roof and ridge tiles, gaps between soffit/fascia boards and exterior walls and hanging tiles on front bay window.*
- *The PRFs – within cavity walls, under ridge tiles, under bitumen flashing - suitability to support a day roost.*

External and Internal Inspection

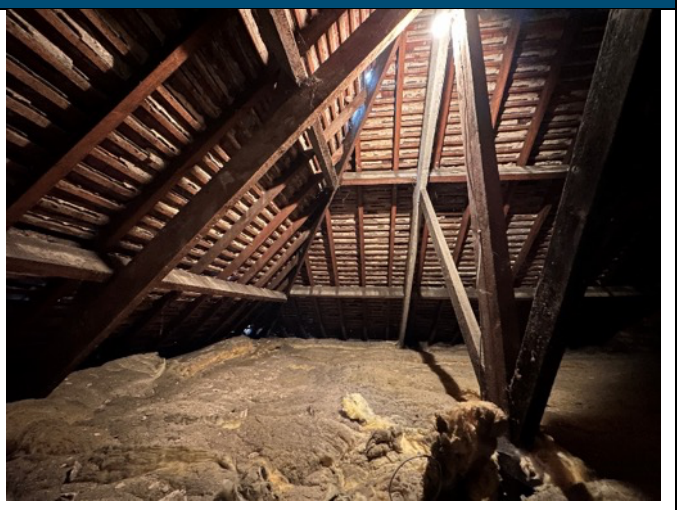
4.2.1 The description of the external and internal features is listed and shown in Table 5 (page 12). Examples of potential access points are shown by the red arrows.

Table 5: Building description.

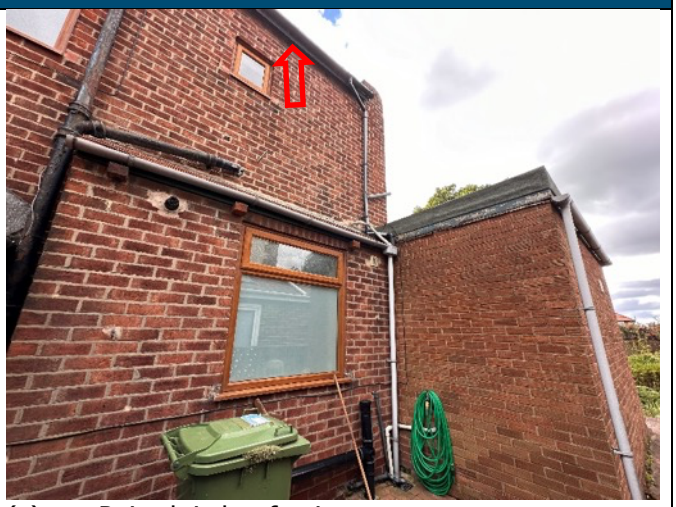
Description	Photographs
• Two storey brick-built property with pebble dashed rendered to top half of front wall. • Hipped roof with flat clay tiles and clay ridge tiles. • Several of the roof tiles at the front of the building were missing, as was one of the ridge tiles. • Single storey garage with hipped clay tiled roof at side of house. • Brick chimney with lead apron. • Cavity walls in house, no information or evidence of cavity wall insulation. • Wooden soffit boxes, with gaps along wall head. • uPVC windows/doors, all tight and sealed. • Hanging tiles above bay window with gaps present. • Single storey flat roof extension at rear with bitumen felt roof. • Extension has cavity wall installation. • Two bat droppings on lead apron beneath window on side elevation.	  

Description	Photographs
	
	
	

Description	Photographs
	
	
Internal • Attic space very dusty with no bat droppings present. • No separate roof underlay. • Brick chimney breast and gable. • Daylight visible through missing roof and ridge tiles. • Historic bird nest material and wasp nest within attic space.	

Description	Photographs
	 
Potential Access Points See Table 6 for details on PAPs.	 (a) Missing ridge tile.

Description	Photographs
	 (b) Gap between soffit and exterior wall.  (c) Multiple slipped or missing tiles.  (d) Missing hanging tiles.

Description	Photographs
	 (e) Raised timber fascia.  (f) Raised ridge tile.  (g) Gaps between soffit and wall head.

Summary of PAPs and PRFs

4.2.2 Table 6 below, summaries the PAPs and PRFs from the four elevations of the surveyed building.

Table 6: Potential access points and potential roost features per elevation.

Elevation	Potential Access Points	Potential Roost Features	Suitability
North aspect (front elevation)	• Missing ridge tile • Between soffit and wall head • Missing clay tiles • Missing hanging tiles	• Under ridge tile • Within attic space • Wall head • Cavity wall • Under roof tiles • Under hanging tiles	• Day roost
East aspect (side attached elevation)	• N/A	• N/A	• N/A
South aspect (rear elevation)	• Gap between soffit/fascia and wall	• Wall head • Cavity wall • Within soffit	• Day roost
West aspect (side aspect)	• Gap between fascia and wall • Missing ridge tile	• Behind fascia • Under ridge tile	• Day roost

4.3 Dusk Emergence Surveys

4.3.1 Common pipistrelle was the only bat species recorded during the dusk emergence surveys with a peak count of eight bats. No bats were recorded emerging from the surveyed building during the dusk emergence surveys. Bat foraging activity around the surveyed building was low.

4.3.2 The following sections provide an overview of the results of the dusk emergence surveys.

Visit A

4.3.3 The first bat recorded during the survey was a commuting common pipistrelle which flew along the access road at 21:48, 16 minutes after sunset. Several heard not seen common pipistrelle recordings were from the front garden and most likely pertained to a bat foraging within the adjacent gardens. Activity was highest at the front of the property but limited.

Visit B

4.3.4 The first bat recorded during the survey was a heard not seen common pipistrelle recorded at the rear of the property at 21:19, 24 minutes after sunset. A peak of 8no. common pipistrelle was recorded within the rear garden although the most records pertained to a single bat. Foraging was focussed within adjoining gardens as most of the records were heard and not seen. Foraging activity within the front of the surveyed building was similar with the observer detecting the bats behind them within nearby trees.

4.4 Breeding Birds

4.4.1 Historic bird nesting material was recorded within the attic space, as well as a wasp nests; however, no active bird nests were recorded on or within the surveyed building. The gaps into the attic space would allow small species of birds to utilise the space although the presence of wasps may act as a deterrent currently.

4.4.2 The surveyed building as negligible suitability for support Schedule 1 species such as barn owl.

5 Evaluation

5.1 Assessment of Value

Bats

5.1.1 The results of the PRA concluded that the surveyed building had **moderate** suitability to support roosting bats with a maximum potential of a day roost. The PRA was undertaken during the maternity period and no evidence of a maternity roost (accumulations of droppings) on the white walls was recorded. No evidence of bat presence was recorded within the roof voids of the surveyed building.

5.1.2 No roosting bats were recorded emerging from the surveyed building during the two dusk emergence surveys. However, due to the presence of two bat droppings found on the lead apron on the western it is considered that that an infrequently used bat roost could be present.

5.1.3 The value of the surveyed building to roosting bats is considered to be **Low**.

5.1.4 The surveyed building had **negligible** suitability to support hibernating bats as no typical hibernation features as described in Table 3 were recorded. It is unlikely that hibernating bats would be present within the surveyed building during the winter months (November to March, inclusive); however, pipistrelles have been found to occupy summer roosts during winter months (pers. obs. 2023).

5.1.5 The immediate surrounding habitats including urban environments (residential properties) are of moderate value to roosting and foraging pipistrelle bats.

Breeding Birds

5.1.6 Evidence of historic bird nesting was recorded within the surveyed building. Additionally, access points large enough for a small species could be seen in the roof of the surveyed building. The surveyed building was not suitable for supporting Schedule 1 species.

5.1.7 It is concluded that the surveyed building had **low** value to support breeding birds.

5.2 Assessment of Impact

Bats

5.2.1 Although no bats were recorded emerging, with an infra-red camera focussed directly above the recorded bat droppings during suitable weather and timings, the building could still be used intermittently by roosting bats. Therefore, the impact of the proposed development on roosting bats will be **low**.

5.2.2 The proposed development is considered to have a **negligible** impact on foraging bats, if the works are undertaken during daylight hours only.

Breeding Birds

5.2.3 The impact of the proposed development on breeding birds will be **low** as a historic nest was recorded and there are gaps large enough to allow birds access into the surveyed building due to missing roof tiles.

6 Required Actions

6.1 Client Responsibility

6.1.1 No further bat surveys (dusk emergence surveys) are required. However, due to two bat droppings being record it is considered appropriate that the works are carried out under a Precautionary Working Method Statement for bats, which is provided in Section 8.

6.1.2 Due to the presence of a historic bird nest within the survey building, it is recommended that works are carried out outside of the normal bird nesting season. Should works be undertaken during the bird nesting season (March to August inclusive) then a check for presence of nesting birds should be completed by an ecologist.

6.1.3 In the unlikely event that a nesting bird, or unattended nest, is found after the checks, works in the area will cease immediately and the ecologist will be contacted for further advice.

6.1.4 Enhanced provision for bats and birds is detailed in Section 7.

7 Recommendations

7.1 Biodiversity Net Gain

7.1.1 The latest National Planning Policy Framework which includes biodiversity net gain into proposed developments. It is considered that an integrated bat box is positioned near the wall head on the side elevation (red arrow) as shown in Plate 4, below. An example of an integrated bat box is the Vivara Pro Build-in WoodStone bat box which is shown in Plate 5[1] (page 24). NOTE – this box must be installed vertically with the entrance hole at the top, as shown in Plate 5.

7.1.2 To provide enhanced provision for house sparrows, a Vivara Pro Woodstone House Sparrow Nest Box (Plate 6, page 24) should be installed on the side elevation (blue arrow), as shown in Plate 4.

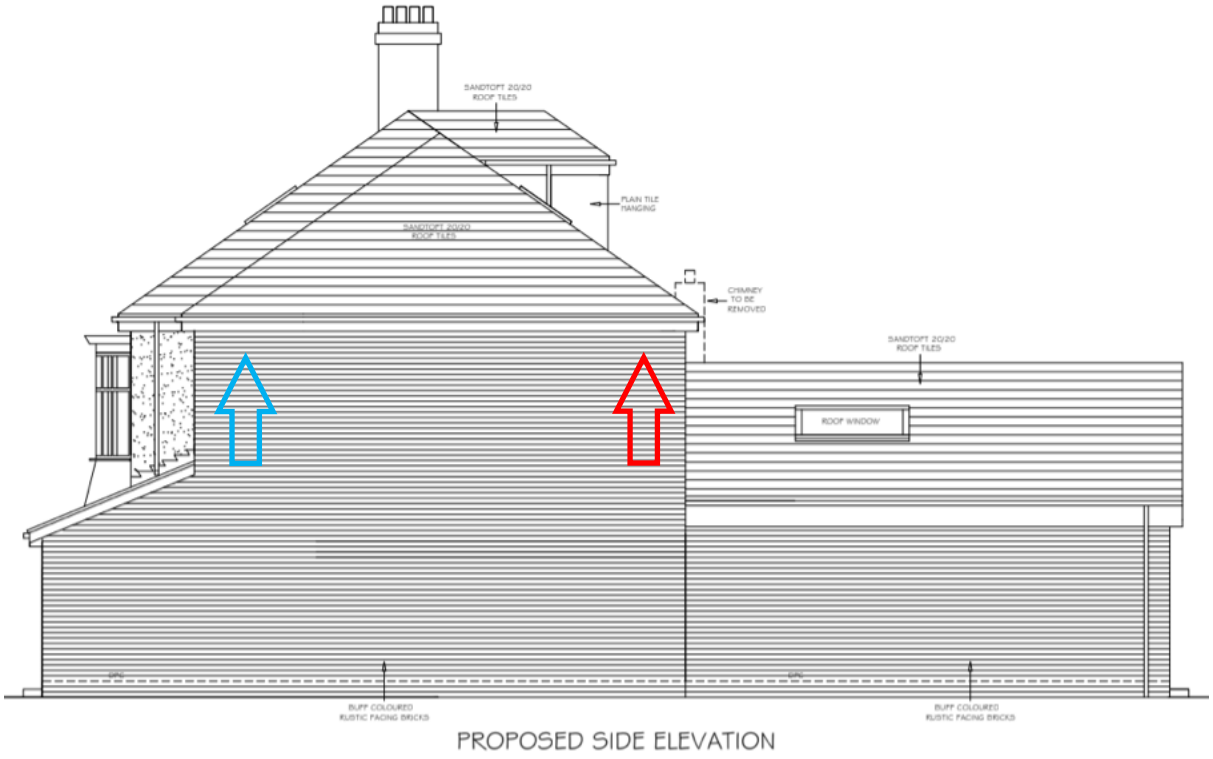


Plate 4: Proposed integrated bat and bird box location on the side elevation wall.

[1] Photo sourced from www.nhbs.com



Plate 5: Example of an integrated bat box.



Plate 6: Example of a House Sparrow Nest Box

8 Precautionary Method Statement

8.1.1 This Precautionary Method Statement (pages 25-31) will be made available at all times for construction workers to reference as they need, such as on an internal wall of 84 Grosvenor Road.

Roosting Bats

Legislation

8.1.2 UK Legislation (specifically related to England) relating to bats are fully documented in the bat report (FE-258-001-400-R-01-V1); however, in summary all bats and their roosts are protected under UK legislation. **This legislation makes it an absolute offense to disturb, damage or destroy a bat roost, whether it is intentional, reckless or not. An unlimited fine and/or six months imprisonment may be given per offense.**

Background

8.1.3 Potential Access Points and Potential Roost Features were present within the roof structure, under fascia boards, beneath soffits and upper walls of 84 Grosvenor Road. The proposed extension works will not destroy, damage or modify a confirmed bat roost; however, there are features above where two droppings were recorded and therefore there is a low chance of disturbing a roosting bat.

8.1.4 It is therefore a requirement that the proposed works are undertaken following this Precautionary Method Statement to safeguard roosting bats.

Personal

8.1.5 All construction workers, undertaking works related to the proposed development are required to read and agree to the methods and procedures if a bat or a bat roost is found, as outlined within the Precautionary Method Statement. The Client (John Maughan) will keep a copy of the signature sheet (page 25-31) to record this has been undertaken and may need to be supplied to Natural England as part of any potential future EPSM Licence application or matters with the Police.

Timing

8.1.6 Following the guidance from the Bat Conservation Trust, the preferred construction period is between early spring and late autumn when bats are potentially least likely to be impacted by works, as per the most recent UK Bat Mitigation Guidelines (CIEEM 2023). It is extremely unlikely that 84 Grosvenor Road supports or would support a significant bat roost such as a maternity roost (summer), based on the bat surveys, or a hibernation roost (winter) in the near future.

8.1.7 No restrictions on the timing of the construction phase are required, although spring or autumn would be preferable.

Method

Fascia removal and roof striping

8.1.8 It is recommended that any works impacting the wall head along the western side elevation, such as fascia removal or roof stripping is undertaken with the direct supervision of a Class 2 licensed bat ecologist. This is to safeguard any potential roosting bat.

Procedure if a bat is found

8.1.9 If a bat or evidence of bats are found during the proposed development, then works will **STOP**. More details on what a bat and evidence of a roost look like are described in the below paragraphs. The Bat Conservation Trust or a Bat Licensed Ecologist (FALCO Ecology) will be contacted for professional advice before any works re-commence. A site visit may be required by a Bat Licensed Ecologist and potentially a European Protected Species Mitigation License obtained from Natural England before certain works could continue.

8.1.10 It is a criminal offense to **destroy a bat roost or disturb a roosting bat** under the Wildlife & Countryside Act 1981 (as amended) and the EU Habitat Regulations. If a roosting bat is located during the works, then the incident will be logged with the Northumbria Police.

Night-time working

8.1.11 Whilst the surveyed building is located within an urban environment which is well lit, it is advised that no external night-time (dusk to dawn) working under flood lighting should occur. This is to reduce the potential to impact roosting bats or displacement of foraging bats in the vicinity of 84 Grosvenor Road.

Bats and Identification of Bat Roosts

8.1.12 UK bats are relatively small, and the body of the common pipistrelle (most likely species to be located during the works) is only the size of a human thumb. Plate 7 (page 27) shows the size of a closely related nathusius pipistrelle in the hand during a monitoring program under licence from Natural England.

8.1.13 Plate 8 (page 27) and Plate 9 (page 28) show examples of bat droppings which indicates the presence of a bat roost location. Bat droppings, which will crumble to dust when rubbed between fingers, can be easily identified from mouse droppings, which are hard and generally do not crumble easily. Bat droppings are generally 1.5-2mm wide by 7-9mm long.

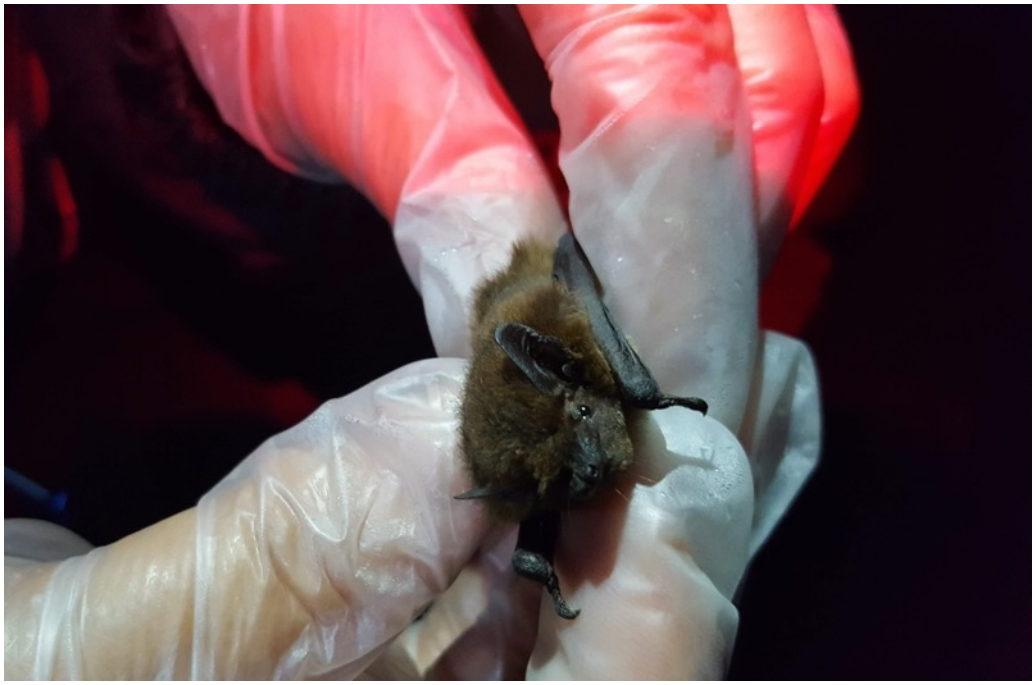


Plate 7: Nathusius pipistrelle in the hand.



Plate 8: Example of bat droppings between slates (removed) and roof underlay, next to a roof valley.



Plate 9: Example of bat droppings in eaves.

I confirm that I have read and understood the Precautionary Method Statement in relation to the potential presence of roosting bats at 84 Grosvenor Road, South Shields.

I am aware that:

- **84 Grosvenor Road is considered to have potential to support roosting bats within the roof structure, beneath fascia, soffit boxes and the wall head. Potential access points and potential roost features present within 84 Grosvenor Road are described in the below table.**

Elevation	Potential Access Points	Potential Roost Features	Suitability
North aspect (front elevation)	• Missing ridge tile • Between soffit and wall head • Missing clay tiles • Missing hanging tiles	• Under ridge tile • Within attic space • Wall head • Cavity wall • Under roof tiles • Under hanging tiles	• Day roost •
East aspect (side attached elevation)	• N/A	• N/A	• N/A
South aspect (rear elevation)	• Gap between soffit/fascia and wall	• Wall head • Cavity wall • Within soffit	• Day roost
West aspect (side aspect)	• Gap between fascia and wall • Missing ridge tile	• Behind fascia • Under ridge tile	• Day roost

- **All bats and their roosts are legally protected.**
  (e.g. Fines & imprisonment per offense)
- **The eventuality of finding a bat & procedure which follows.**
  e.g. cease work, contact The Bat Conservation Trust, Project Ecologist (Adrian – 07928040460) or Natural England for advice.

  Report the incident to Northumbria Police.
- **All active bird nests, including nests being built, containing eggs or young, are legally protected.**

  If a nest is located during the works then the Project Ecologist will be contacted for advice on how to proceed.

Date	Name (Print)	Company	Signature

Date	Name (Print)	Company	Signature

Date	Name (Print)	Company	Signature

9 References

Collins, J. (ed.). 2023. Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). London: The Bat Conservation Trust.

CIEEM. 2023. UK Bat Mitigation Guidelines. Chartered Institute of Ecology and Environmental Management.

DEFRA. 2024. Magic Maps. [Online]. [Accessed 29 August 2024]. Available from https://magic.defra.gov.uk/MagicMap.aspx

Durham Bat Group. 2015. Durham Bats. [Online]. [Accessed 17 July 2020] Available from http://www.durhambats.co.uk

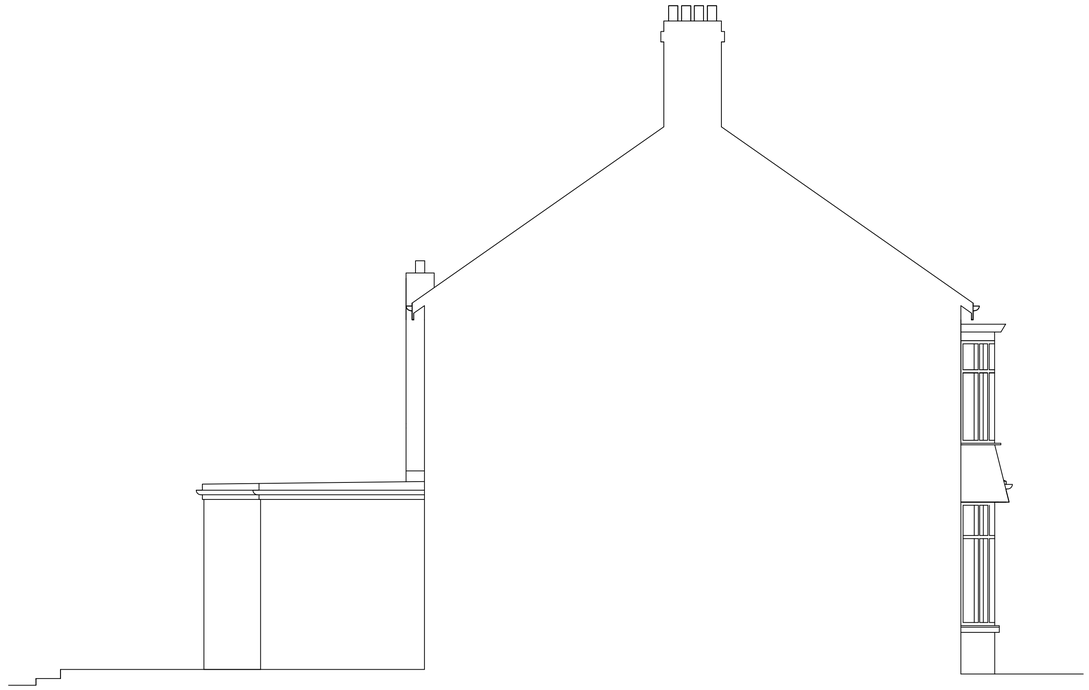
North East England Nature Partnership. 2020. Bats Action Plan. [Online]. [Accessed 25 October 2020]. Available from https://neenp.org.uk/natural-environment/durham-priority-species/847-2/

The Bat Conservation Trust. 2015. Bats in Buildings. [Online]. [Accessed 14 July 2020]. Available from https://cdn.bats.org.uk/pdf/Bats_and_Buildings.pdf?mtime=20181101151310

Appendix 1 – Existing and Proposed Elevation Plans



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

REVISION	DESCRIPTION	DRAWN BY	DATE

KB design
Architectural Services

9, FAIRHOLME AVENUE
SOUTH SHIELDS,
TYNE & WEAR,
NE34 6DB.

TEL : 07824427223

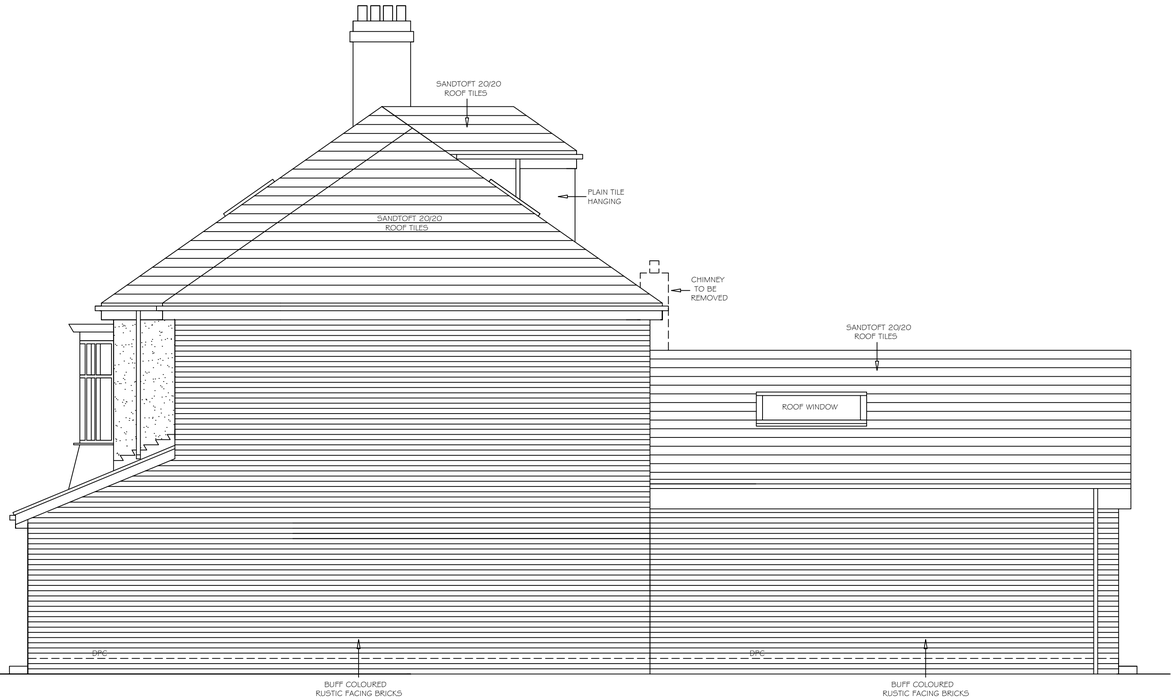
Email : mail@kbdesign.org.uk

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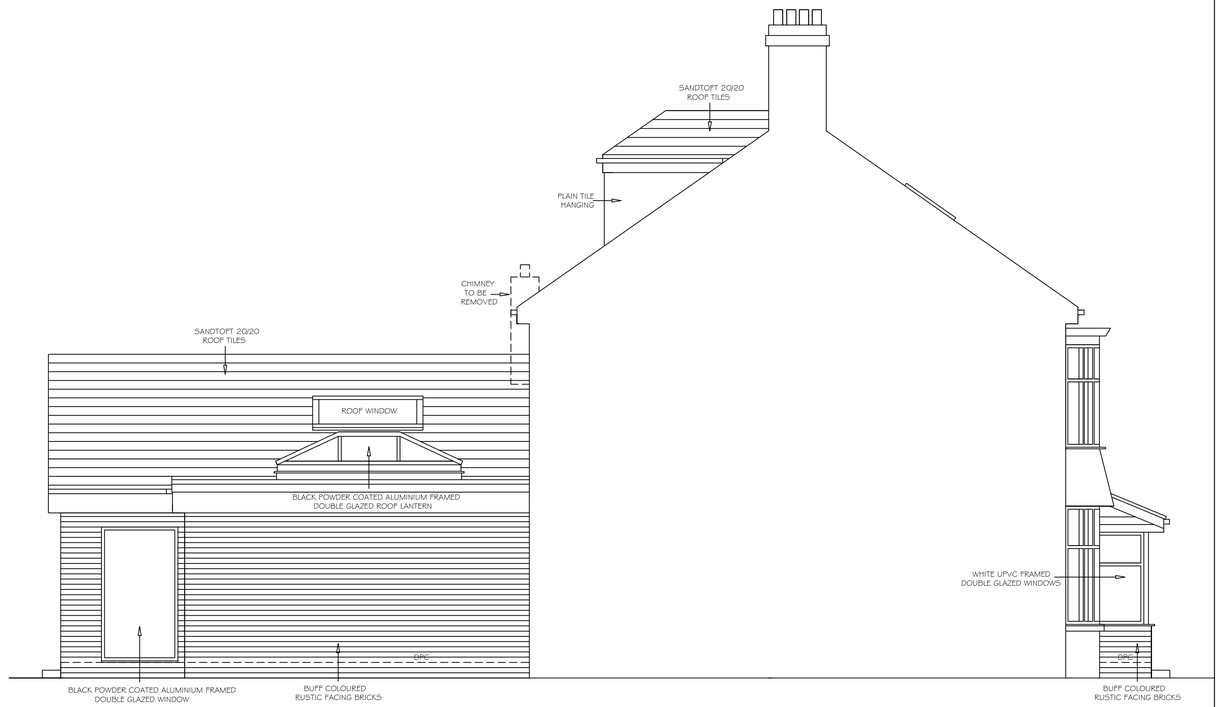
PROPOSED EXTENSIONS
80, GROSVENOR ROAD, SOUTH SHIELDS
EXISTING ELEVATIONS

SCALE	DATE	DRAWN BY
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PROJECT No	DRAWING No	Revision
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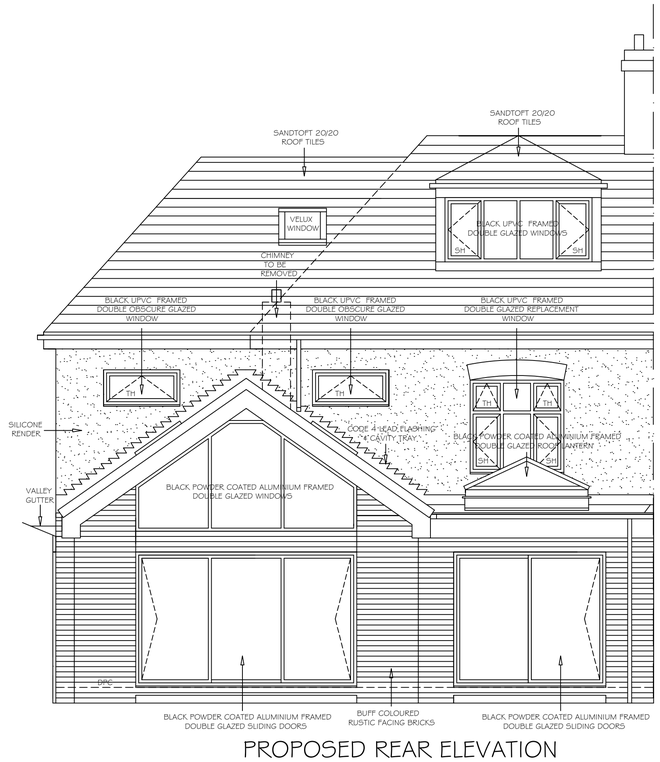
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PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

REVISION	DESCRIPTION	DRAWN BY	DATE

KB design
Architectural Services

9, FAIRHOLME AVENUE
SOUTH SHIELDS,
TYNE & WEAR,
NE34 6DB.

TEL : 07824427223

Email : mail@kbdesign.org.uk

TITLE

PROPOSED EXTENSIONS
80, GROSVENOR ROAD, SOUTH SHIELDS
PROPOSED ELEVATIONS

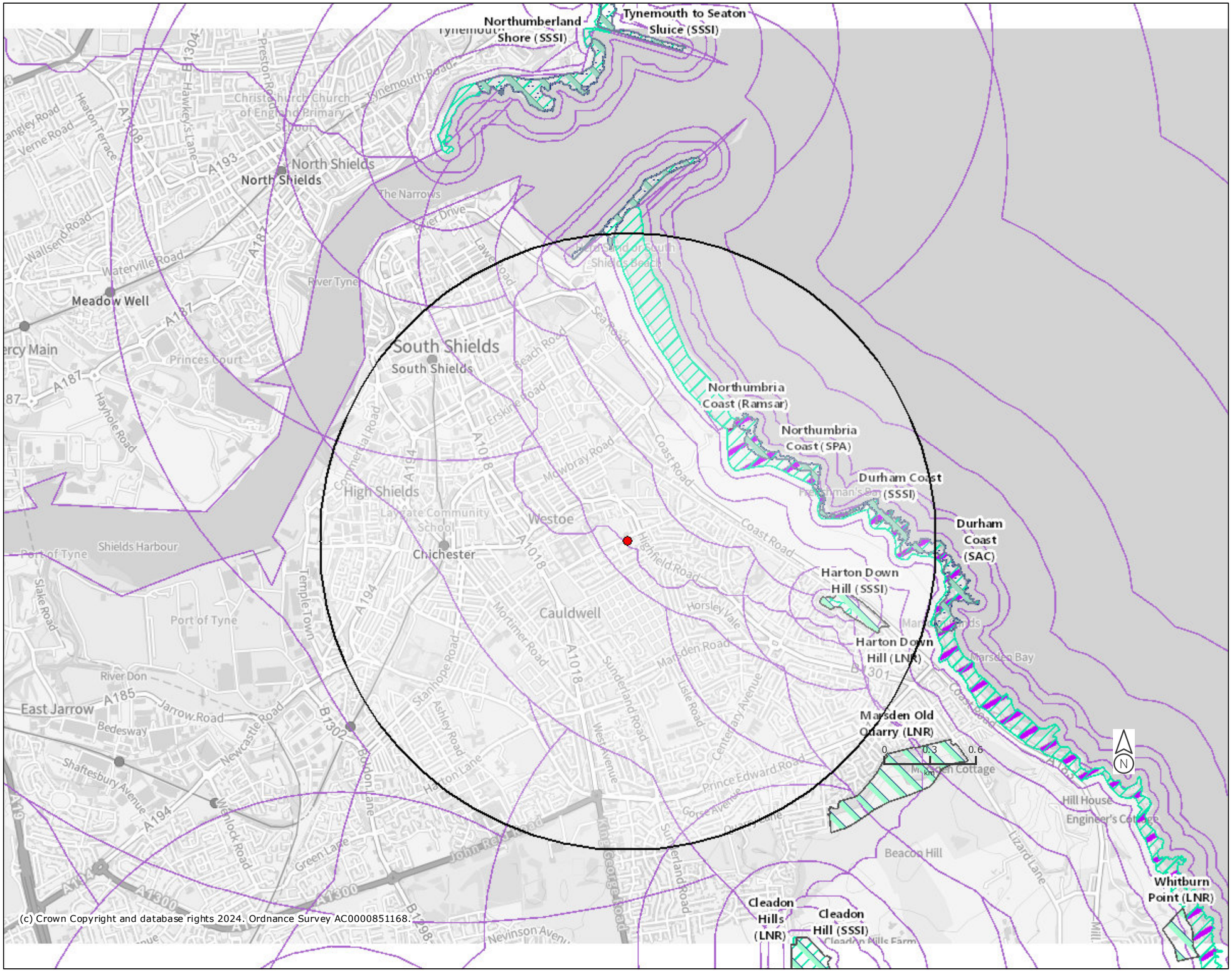
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PROJECT No	DRAWING No	Revision
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Appendix 2 – Figures

MAGiC

Figure 1: Designated sites within the search area.



Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult Natural England
- Special Areas of Conservation (England)
- Special Protection Areas (England)

Projection = OSGB36
xmin = 431300
ymin = 563300
xmax = 443900
ymax = 569300

0 0.5 1
km

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MAGiC

Figure 2: Priority habitats within the search area.



Legend

- Priority Habitat Inventory - Maritime Cliffs and Slopes (England)
- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)
- Priority Habitat Inventory - Upland Hay Meadows (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

Projection = OSGB36
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xmax = 443900
ymax = 569300

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km

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MAGIC

Figure 3: Granted ESPM licenses within the search area.



Legend

Granted European Protected Species Applications (England)

- Amphibian
- Bat
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

Projection = OSGB36
xmin = 431300
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xmax = 443900
ymax = 569300

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Appendix 3 – Environmental Legislation & Convention Relating to Bats

Introduction

The UK has ratified a number of Conventions and implemented legislation pertaining to the protection of bats, either independently or as member state of the European Union. These are defined and summarised below.

Lists of threatened, endangered and extinct species are also provided, together with a summary explanation of each.

Bern Convention (1982)

The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was adopted in Bern, Switzerland in 1979, and was ratified in 1982. Its aims are to protect wild plants and animals and their habitats listed in Appendices 1 and 2 of the Convention and regulate the exploitation of species listed in Appendix 3. The regulation imposes legal obligations on participating countries to protect more than 1000 animals.

To meet its obligations imposed by the Convention, the European Community adopted the EC Birds Directive (1979) and the EC Habitats Directive (1992 – see below). Since the Lisbon Treaty, in force since 1st December 2009, European legislation has been adopted by the European Union.

The UK Post-2010 Biodiversity Framework

The UK Post-2010 Biodiversity Framework was published in July 2012 and supersedes the Biodiversity Action Plan which lists and prioritises habitats and species and sets national targets to be achieved. The UK Post-2010 Biodiversity Framework includes all the species formally listed under the old UKBAP. The Environmental Departments of all four governments in the UK work together through the Four Countries Biodiversity Group.

The former UKBAP identified 391 'Priority' Species Action Plans (SAPs) and 162 Local Biodiversity Action Plans. Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level) and are usually drawn up by a consortium of local Government organisations and conservation charities.

UKBAP Bat priority species include Barbastrelle Bat, Bechstein's Bat, Soprano Pipistrelle, Noctule, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat.

Bonn Convention

The Convention on the Conservation of Migratory Species of Wild Animals or 'Bonn Convention' was adopted in Bonn, Germany in 1979 and came into force in 1985. Participating states agree to work together to preserve migratory species and their habitats by providing strict protection to species listed in Appendix I of the Convention. It also establishes agreements for the conservation and management of migratory species listed in Appendix II.

In the UK, the requirements of the convention are implemented via the Wildlife & Countryside Act 1981 (as amended), Wildlife (Northern Ireland) Order 1985, Nature Conservation and Amenity Lands (Northern Ireland) Order 1985 and the Countryside and Rights of Way Act 2000 (CRoW)

The UK has currently ratified four legally binding Agreements under the Convention, one of which is the Agreement on the Conservation of Populations of European Bats (EUROBATS).

National Planning Policy Framework (2021)

Following the publication of the first revision of the National Planning Policy Framework (NPPF) in March 2012, Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation (2005) has been withdrawn. However, ODPM 06/2005: Biodiversity and Geological

Conservation – Statutory Obligations and their impact within the Planning System (the guidance document that accompanied PPS9) has not been withdrawn and, where more detailed guidance is required than is given within the NPPF, local planning authorities will continue to rely on ODPM 06/2005. The NPPF has been revised and was published in July 2021.

The natural environment is covered within the NPPF 2021 in Chapter 15, paragraphs 174-188.

The purpose of the NPPF is to conserve and enhance the natural environment including:

- *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*.

To protect and enhance biodiversity and geodiversity, plans should:

- *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

This guidance requires local planning authorities (planning policies and planning decisions) to take account of the conservation of protected species when determining planning applications and makes the presence of a protected species a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Furthermore, the NPPF 2021 still includes the requirement for developments to *improve biodiversity* including ecological *net gain*. In the case of European Protected Species such as bats, planning policy emphasises that strict statutory provisions apply (including the Conservation of Habitats and Species (Amendment) Regulations 2012), to which a planning authority must have due regard.

Where developments requiring planning permission are likely to impact upon protected species it is necessary that protected species surveys are undertaken and submitted to meet the requirements of paragraph 98 of ODPM Circular 06/2005 which states that:

'*The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*.'

Potential Special Protected Areas, possible Special Areas of Conservation, listed or proposed Ramsar site should be given the same protection as habitats sites.

Species of Principal Importance in England

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions.

The S41 list includes Barbastrelle Bat, Bechstein's Bat, Soprano Pipistrelle, Noctule, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat.

The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019

The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019 came into force on 1st February 2020 and ensures that the species and habitat protection and standards derived from EU law will continue to apply during the Brexit transitional period. No alterations have been made within the amendment from the Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales.

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by the European Commission, are then designated as Special Protection Areas (SPAs) within six years. The 2012 amendments include that public bodies help preserve, maintain and re-establish habitats for wild birds.

The Regulations also make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, which include all horseshoe bats *Rhinolophidae sp.* and all common bats *Vespertilionidae sp.*

Wildlife and Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

The WCA makes it an offence to:

- deliberately capture, injure or kill a bat;
- intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- 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; and
- possess or advertise/exchange/sell a bat (alive or dead) or any part of a bat.