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Bat Survey Report of:
20 Cleaside Avenue
South Shields
NE34 8DQ

Prepared for:
Gary Craig Architecture Services
10 Fulmar Walk
Whitburn
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Report Ref: GCAS_20CleasideAv_Bat2.1

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1.0 EXECUTIVE SUMMARY

1.0.1 Dendra Consulting Ltd was commissioned by Gary Craig Architecture Services to undertake a bat survey of 20 Cleaside Avenue, South Shields, NE34 8DQ. The report was required as part of a planning application for extension works on the existing dwellinghouse.

1.0.2 An external/internal building inspection survey was completed on 19th June 2024. The report concluded that the property had a 'low' suitability for supporting roosting bats, and one bat emergence survey was recommended.

1.0.3 One dusk emergence survey was completed on 24th July 2024. During the survey, common pipistrelles were recorded commuting through the site and feeding. No bats were recorded emerging from or entering the building. No bat roosts were identified and therefore no further survey work is recommended. No restrictions on the timing of the works are deemed necessary with regards to bats.

1.0.4 During the survey no nesting birds were recorded using the property.

1.0.5 Emergency procedures, for bats, have been provided in the unlikely event that bats are found during any stage of the proposed works.

1.0.6 This report remains valid for a period of 12 months, after which consideration must be given to a further site visit and/or further surveys. After 24 months all survey data must be updated.

2.0 INTRODUCTION

2.1 Purpose of Report

2.1.1 Dendra Consulting Ltd was commissioned by Gary Craig Architecture Services to undertake a bat risk assessment of 20 Cleaside Avenue, South Shields NE34 8DQ. The report was required as part of a planning application for works to the property.

2.2 Details of Proposals

2.2.1 It is proposed to extend the existing dwellinghouse.

2.3 Legislation

2.3.1 Bats

All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2019. This law makes it illegal to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat[*]
- Damage or destroy a bat roost or resting place

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

- Impair their ability
    - to survive, to breed or reproduce, or to rear or nurture their young; or
    - to hibernate or migrate
- Affect significantly the local distribution or abundance of the species to which they belong.

2.4 Report Longevity

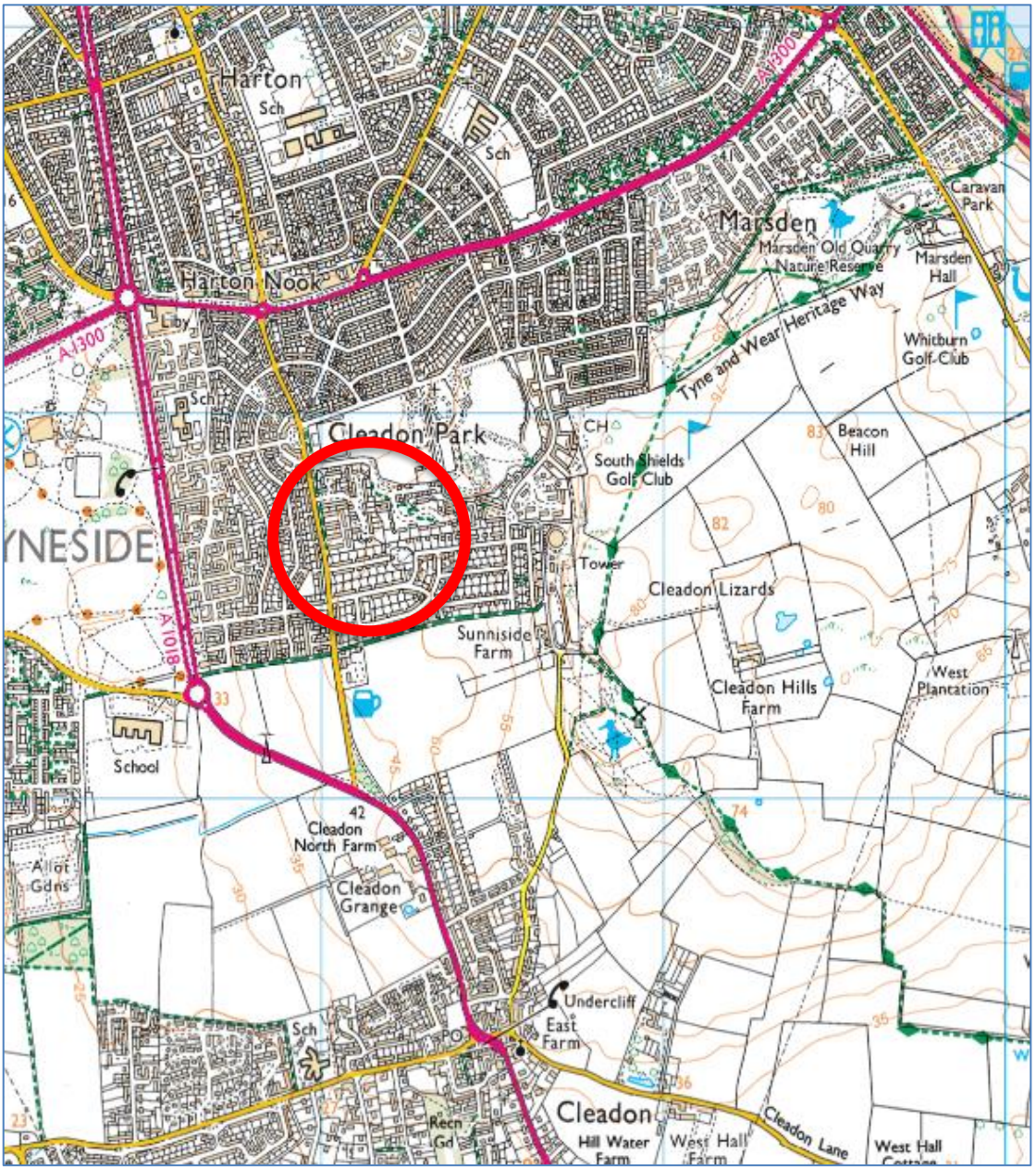
2.4.1 This report remains valid for a period of 12 months, after which consideration must be given to a further site visit and/or further surveys. After 24 months all survey data must be updated.

3.0 DESKTOP SURVEY

3.1 Site Location and Surrounding Area

3.1.1 The site is situated in a suburban location in the southern area of South Shields, Tyne and Wear. The approximate Ordnance Survey National grid reference is NZ 3814 6360. The property is located approximately 900m north west of the Cleadon Hills Nature Reserve. The property is surrounded by similar residential houses and streets on all sides. Beyond the residential streets are large areas of open farmland to the south and east. The mature tree and scrub associated with Temple Memorial Park is located approximately 600m away to the west of the property. Good sized areas of mature trees can also be found approximately 650m east of the property, around the Cleadon Water Tower. The nearby trees and hedgerows associated with Cleadon Park also provide good connectivity to the wider environment. The nearest body of water appears to be some ponds located 1.2km east of the property on some farmland outside of the housing developments of Cleadon. Overall, the habitat around the property is considered to provide moderate foraging habitat for bat species. Figure 1 shows the site location and surrounding area.

Figure 1 – OS map of the site and surrounding area. Not to scale.



3.2 Pre-Existing Information

3.2.1 Data held by the Environmental Records Information Centre North East (ERIC) revealed a number of bat records for the surrounding 2km. The data set included: common, soprano and Nathusius's pipistrelles. The closest record was for a roost of 36 pipistrelle species which were recorded in 2015, approximately 115m north east of the property. There are no records from the property itself.

3.3 Status of Bat Species Recorded in the Search Area

3.3.1 The status of bat species found within County Durham are provided in figure 2 below.

Figure 2 – Status of species recorded in the search area.

Species	**Local status** (<2km – from data searches)	**County Status – Durham** (NEENP)	**National Status** (BCT 2023)
Brandt's bat	Not recorded	Rare and roosts in the Durham area are of national importance.	Stable
Brown long-eared bat	Not recorded	Reasonably widespread.	Stable
Common pipistrelle	Present	Ubiquitous throughout the whole of the County.	Increasing
Daubenton's bat	Not recorded	Widespread along water courses.	Stable
Nathusius' pipistrelle	Present	Present but no roost sites known.	No population trend data available
Natterer's bat	Not recorded	One of Durham's rarer species.	Increasing
Noctule	Not recorded	Localised in the area's mature woodland in rural areas.	Stable
Soprano pipistrelle	Present	Widespread.	Increasing
Whiskered bat	Not recorded	Widespread but localised. Roosts in the Durham area are of national importance.	Stable

4.0 PRELIMINARY ROOST ASSESSMENT

4.1 Methods, Timing and Personnel

4.1.1 A daytime site visit was conducted on 19th June 2024 by Barry Anderson, an experienced ecologist holding a Natural England Level 2 Bat Survey Class Licence (WML-CL18). Barry was assisted in the survey by David Anderson, a graduate ecologist currently training for a bat licence. Equipment available included binoculars, high powered torch, ladders, endoscope and a camera. The purpose of the visit was to assess the site's suitability for bats, signs of bats and potential entry/exit points. The survey was conducted in accordance with best practice guidelines (Collins, 2023). The weather on the day of the visit was dry and sunny (16°C).

4.2 Site Inspection

4.2.1 The site consisted of a brick built, semi-detached bungalow set over a single storey. Also on site was a detached single storey garage.

4.2.2 The main building was a semi-detached bungalow which had a hipped, tiled roof (Photograph 1). The roof tiles were generally in good condition, but some were missing or had possible access gaps underneath them (Photograph 2). The ridge tiles across the property were in a similar condition, with gaps visible beneath some of the ridge tiles (Photograph 3). The guttering across the property was attached to the building via wooden facia boards and soffit boxes. Neither the facia boards or soffit boxes were sealed tightly to the building with several gaps observed at regular intervals around the property (Photographs 4 and 5). Parts of the building was covered with a pebble dash render. The windows and doors were of UPVC construction and were all well sealed with silicone across the entire building. The single storey garage on site was covered with a pebble dash render. From the outside, no gaps around the garage were visible, with the roof being sealed with an expanding building

foam (Photograph 6). Externally, no signs of bats or use by bats was found during the inspection of the property.

4.2.3 Internally, the roof void was inspected for bats, or sign of use by bats. The main building roof void was not currently being used for anything and the construction was a king post design. There was no membrane attached to the back of the roof tiles and light could be seen penetrating into the roof void in a few places (Photograph 7). The internal space of the attached garage was exposed, and no gaps were seen around the garage leading to the outside (Photograph 8). Internally there was no evidence of use by bats, such as droppings, fur-oil staining, scratch marks, squeaking, feeding remains or live or dead bats.

4.3 Conclusion

4.3.1 The property was considered to have a low risk of supporting a bat roost. This was due to gaps underneath some roof and ridge tiles and gaps between facia boards and the building. In addition, the surrounding habitat was of moderate quality in terms of foraging opportunities. One dusk emergence survey was recommended.

Photograph 1 – Semi-detached bungalow with hipped roof.



Photograph 2 – Gaps beneath loose roof tiles.



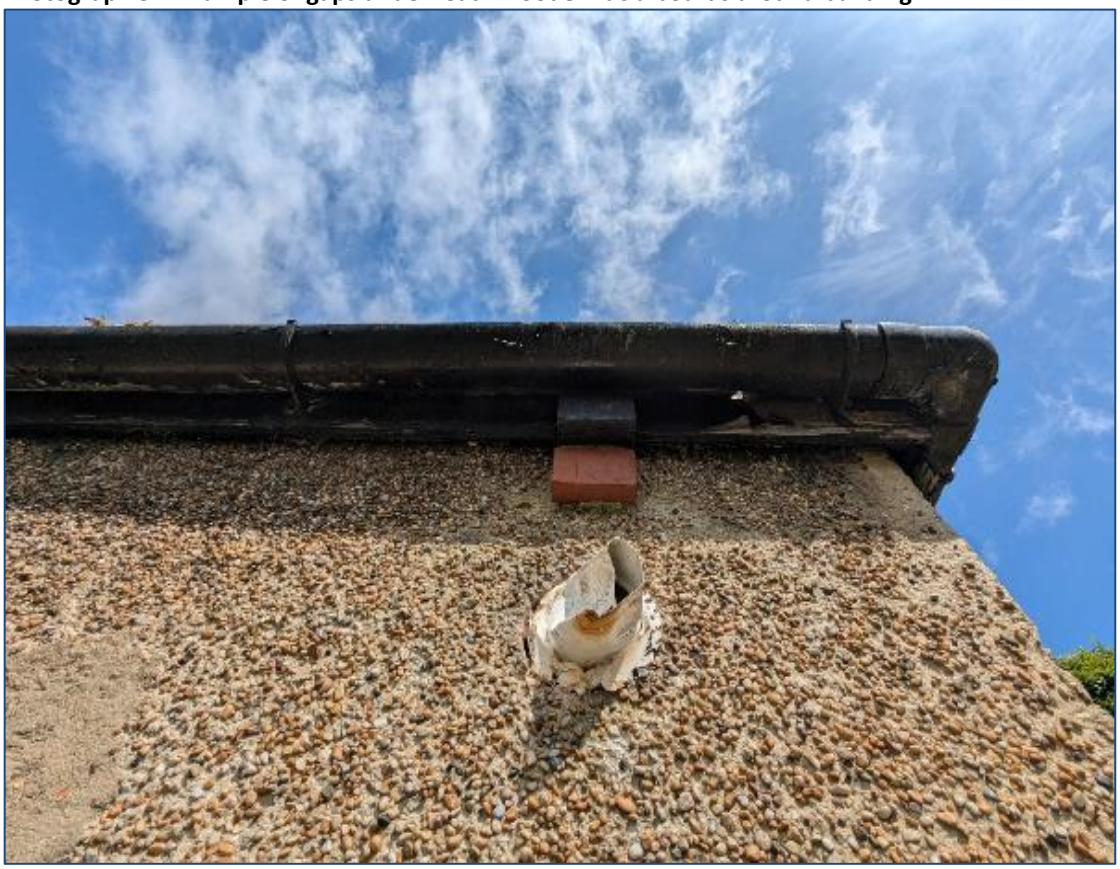
Photograph 3 – Gaps beneath ridge tiles



Photograph 4 – Example of gaps underneath wooden soffit boxes around building.



Photograph 5 – Example of gaps underneath wooden facia boards around building.



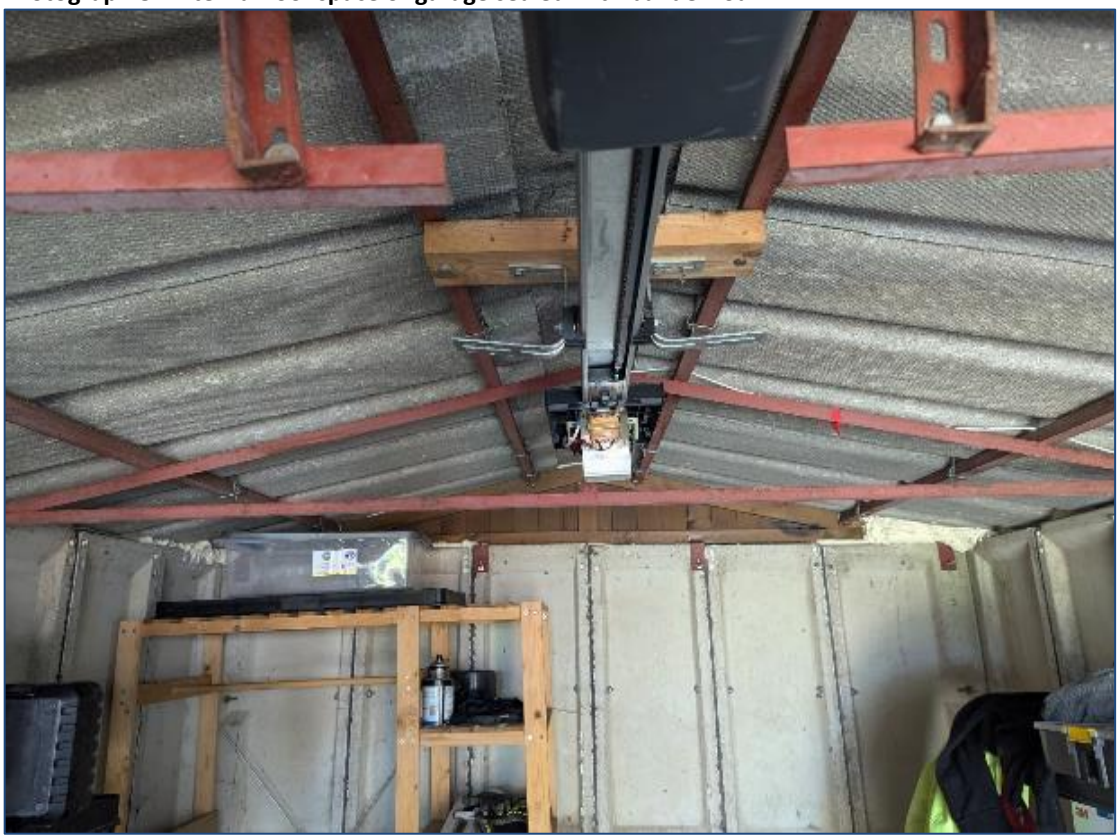
Photograph 6 – Single storey garage sealed with building foam.



Photograph 7 – Light penetrating into the roof void through gaps in roof and ridge tiles.



Photograph 8– Internal roof space of garage sealed with builder foam.



5.0 BAT ACTIVITY SURVEYS

5.1 Methods, Timing and Personnel

5.1.1 One dusk emergence survey was undertaken. The survey was led by an experienced surveyor holding (or acting as an accredited agent on) a Natural England Level 2 Class Licence to survey bats of all species for scientific and/or educational purposes (WML-CL18). The lead surveyor was accompanied by additional surveyors, as required, to cover all elevations of the building. Surveyors used bat detectors capable of recording calls for later analysis and night vision equipment was also deployed. Survey dates, weather conditions and a list of personnel, together with relevant Natural England Class Licence numbers, can be found in Figure 3. Sunset/Sunrise times, start times and finish times are provided in figure 4.

5.2 Survey results

5.2.1 Dusk emergence survey – 24th July 2024

During the dusk emergence survey, a good number of common pipistrelles were recorded commuting and foraging through and near to the site. Many of these recordings involved pipistrelles feeding directly outside of number 20 Cleaside Avenue. The first bat was recorded at 21:16 (6 minutes before sunset). No bats were recorded emerging from the property.

5.2.2 The results of the bat survey are summarised in Figure 3.

5.2.3 During the survey, no nesting birds were recorded using the property.

5.3 Equipment

5.3.1 The following equipment was used by the surveyors:

- Echo Meter Touch 2 Pro bat detector x2
- Helion 2 XP50 Pro thermal imaging camera x1
- Night Fox Whisker infrared night vision binoculars x1

5.4 Other surveys - DNA Analysis

5.4.1 No DNA analysis of bat droppings was undertaken.

Figure 3 – Weather conditions and personnel during the survey.

Date	Weather Conditions					Surveyors and Licence numbers (Lead surveyor in bold)
	Precipitation	Cloud cover (%)	Wind (Beaufort)	Start temp (°C)	End temp (°C)	
24/07/2024	None	80-100	2	18.1	16.6	**Shaun Morrison 2015-12715-CLS-CLS** David Anderson (accredited agent on licence 2015-15082-CLS-CLS)

Figure 4 – Table summarising findings of dusk emergence survey.

Date	Number of Surveyors	Sunset or Sunrise time	Start time	End time	Species recorded	Emergence/ Re-entry
24/07/2024	2	21:22	21:07	22:37	Common pipistrelle	None

6.0 INTERPRETATION AND EVALUATION

6.1 Presence/Absence

6.1.1 No bats were noted emerging from or entering any part of the building during the dusk emergence survey and therefore it is considered highly unlikely that bats roost within the building.

6.2 Population Assessment

6.2.1 No bats were found to be roosting within the building and therefore a population assessment is not applicable.

6.3 Site Status Assessment

6.3.1 No bats were found to be roosting within the building. The building therefore holds very little conservation value for bats.

6.4 Constraints

6.4.1 The surveys were undertaken following the methodology set out in *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.)* (Collins, 2023), and were completed by competent and experienced surveyors, at an appropriate time of year, in suitable weather conditions. No constraints were encountered.

7.0 IMPACT ASSESSMENT

7.1 Short Term Impacts: Disturbance

7.1.1 No roost has been found at the site and therefore no impacts of this nature are predicted.

7.2 Long-Term Impacts: Roost Modification

7.2.1 No roost has been found at the site and therefore no impacts of this nature are predicted.

7.3 Long-Term Impacts: Roost Loss

7.3.1 No roost has been found at the site and therefore no impacts of this nature are predicted.

7.4 Long Term Impacts: Fragmentation and Isolation

7.4.1 The scale of the proposed works will ensure that there will be no fragmentation of bat habitat and no isolation of bat populations. No impacts of this nature are predicted.

7.5 Post Development Interference Impacts

7.5.1 No significant impacts predicted.

7.6 Predicted Scale of Impacts

7.6.1 No significant impacts predicted.

8.0 MITIGATION AND COMPENSATION

8.1 Summary of Mitigation Strategy

8.1.1 In this instance no significant impacts are predicted and no offence is likely. However, bats are highly mobile creatures capable of utilising many roosting sites throughout the year. Therefore emergency procedures, in the event that bats are encountered during works, are provided in section 8.1.2 below.

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

- In the highly unlikely event that bats are found all works will stop and the consultant will be contacted immediately – Barry Anderson 07900894160/0191 3719636.
- Where the consultant ecologist is unavailable, general advice can be sought from the Bat Conservation Trust National Bat Helpline, on 0345 1300 228.
- If the roost is still intact, or can be repaired, this should be done immediately with bats left *in situ*.
- Any injured bats, and bats which cannot be returned to the roost and may be vulnerable to inclement weather and/or predation, should be collected using gloved hands and placed into a suitable container with breathing holes.
- **Anyone bitten by a bat should seek immediate medical attention** from their GP**.**
- A European Protected Species Mitigation (EPSM) licence may be required for the works to continue if bats are found.

8.2 Licensing Requirements

8.2.1 Not applicable.

8.3 Timing and/or Phasing of Works

8.3.1 None required for bats

8.4 Capture and Exclusion

8.4.1 Not applicable.

8.5 Roost Retention

8.5.1 Not applicable.

8.6 Roost Modification

8.6.1 Not applicable.

8.7 Replacement Roosts

8.7.1 Not applicable.

8.8 Supervision

8.8.1 Not applicable.

8.9 Monitoring

8.9.1 Not applicable.

8.10 Mitigation Site Ownership

8.10.1 Not applicable.

9.0 REFERENCES

Bat Conservation Trust (2023) *The National Bat Monitoring Programme Annual Report 2022.* Bat Conservation Trust, London. Available at: https://www.bats.org.uk/our-work/national-bat-monitoring-programme/reports/nbmp-annual-report Accessed: 6th August 2024.

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. Bat Conservation Trust. London. ISBN-978-1-7395126-0-6

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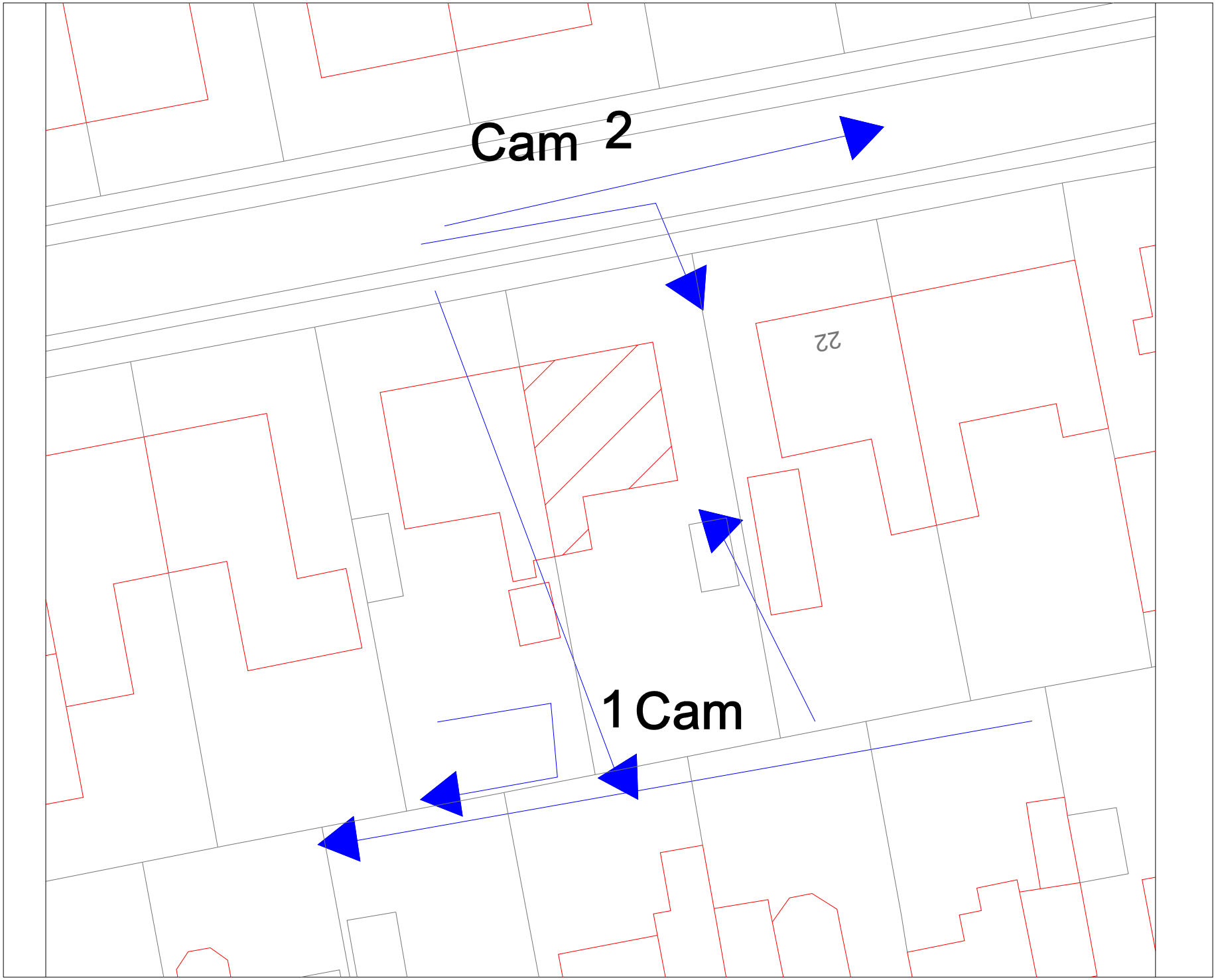
Reason, P.F. and Wray, S. (2023) UK *Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.* Chartered Institute of Ecology and Environmental Management. Ampfield

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019)
Available at:
https://www.legislation.gov.uk/uksi/2019/579/contents/made
Accessed: 6th August 2024.

Wildlife and Countryside Act (1981)
Available at: http://www.legislation.gov.uk/ukpga/1981/69/contents
Accessed: 6th August 2024.

10.0 APPENDED DOCUMENTS

Appendix 1a – Bat survey plan for 24th July 2024



Appendix 1
Bat Survey Plan
24/07/2024

Key

Surveyor location	1
Thermal/IR camera	Cam
Flight path	
Foraging areas	
Surveyed buildings	

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