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Preliminary Bat Roost Assessment of:
20 Cleaside Avenue
South Shields
NE34 8DQ

Prepared for:
Gary Craig Architecture Services
10 Fulmar Walk
Whitburn
SR6 7BW

Report Ref: GCAS_20CleasideAvenue_Bat1.1

Report prepared by	**Position**	**Date**
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CQMS Safety Scheme

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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 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. It is proposed to extend the existing dwelling house.

1.0.2 From the desk study it can be seen that the property was located close to moderate quality foraging opportunities. The bat records for the surrounding 2km indicate a number of pipistrelle species records, however there were no records from the property itself.

1.0.3 The site consisted of a brick built, semi-detached bungalow set over a single storey. Also on site was a detached single storey garage. The property had several gaps beneath ridge tiles, roof tiles and facia boards. There was no evidence, internally or externally, that bats were using the property as a roost.

1.0.4 Giving weight to all of the evidence, and the proximity to moderate quality foraging habitat, the property is considered to be a **low risk** in terms of roosting bats.

1.0.5 Further surveys for bats are needed, one dusk survey is recommended.

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 dwelling house.

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.

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, as well as myotis bat species. 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 1 – Site location and surrounding area.

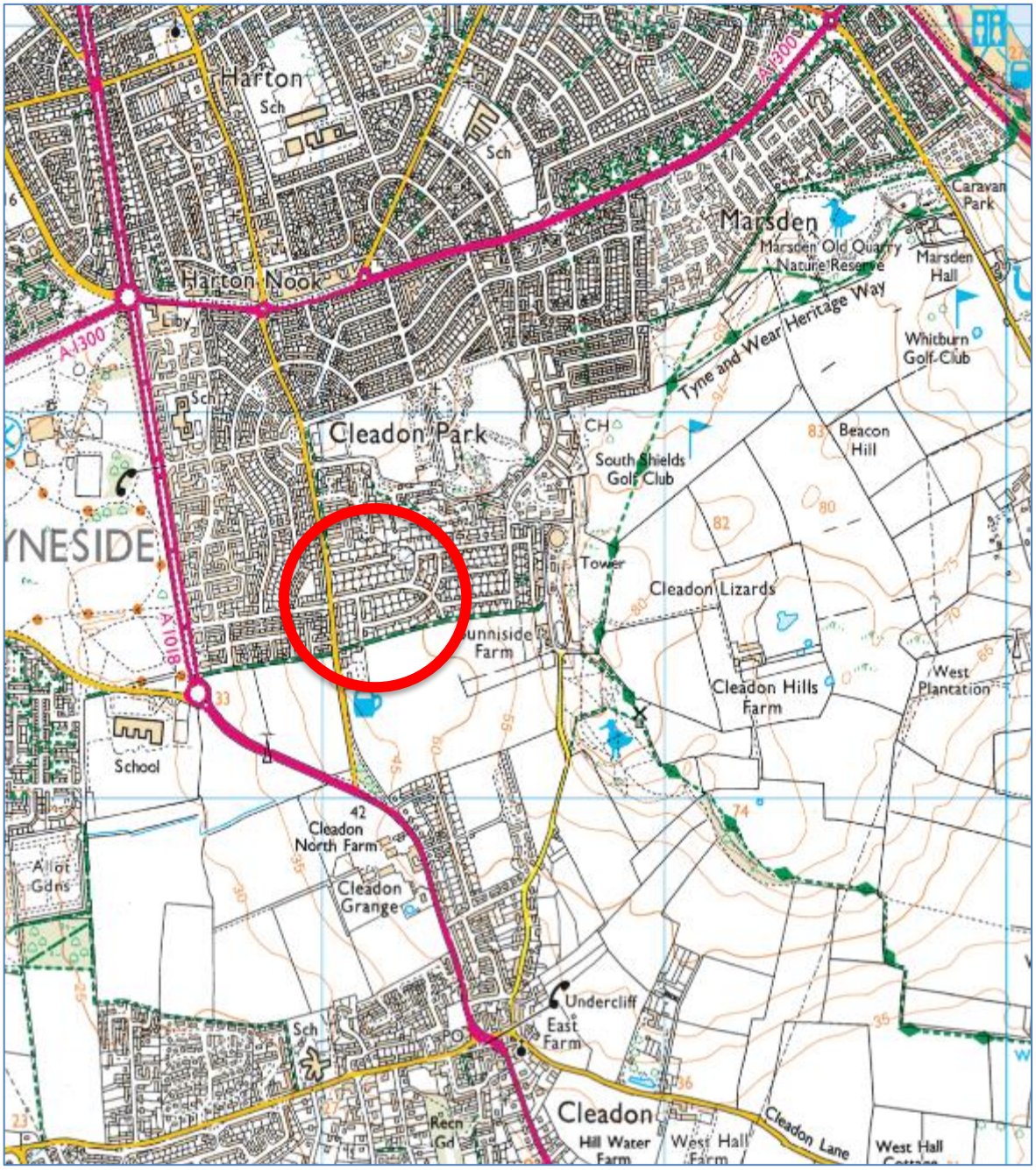


Figure 2 – Status of species recorded in the search area.

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 From the desk study it can be seen that the property was located within moderate quality foraging opportunities.

4.3.2 The bat records for the surrounding 2km indicate a number of records of pipistrelle species, however there were no records of any bats from the property itself.

4.3.3 The property had several possible access gaps for roosting bats beneath the roof and ridge tiles. All of the soffit boxes and facia boards around the property were not tight to the building and offered possible access for roosting bats. Sunlight could also be seen penetrating into the main building roof void. There was no evidence that bats were using the building as a roost.

4.3.4 As a result of the desk study, and the preliminary assessment, the site is classified as having a low risk to support roosting bats, and further survey work is required.

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 RECOMMENDATIONS

5.0.1 Due to the potential risk of bat presence further survey work is required.

5.0.2 The property requires one nocturnal survey to be undertaken during the main activity period of May to August inclusive. The requirement for dawn surveys has now been removed from current best practice guidelines and therefore, providing that thermal imagine cameras are used, the survey can be a dusk survey.

6.0 REFERENCES

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Wildlife and Countryside Act (1981)
Available at: http://www.legislation.gov.uk/ukpga/1981/69/contents
Accessed: 26th June 2024.

7.0 APPENDED DOCUMENTS

No additional documents have been appended to this report.