

Preliminary Roost Assessment

7 Rectory Terrace, West Boldon

January 2025



**Durham Wildlife Services
Rainton Meadows
Chilton Moor
Houghton-le-Spring
Tyne & Wear
DH4 6PU**

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Quality Control

Report Status: Version 1

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1.0 EXECUTIVE SUMMARY

Durham Wildlife Services were commissioned by South Tyneside Council in December 2024 to undertake a Preliminary Roost Assessment for bats at 7 Rectory Terrace, Boldon Colliery, South Shields, NE36 0QB. The approximate National Grid Reference for the centre of the site is **NZ 34948 60983**.

The survey took place on the 18th December 2024 and was undertaken by Jodi Bell MSc ACIEEM, Senior Ecologist (Natural England licence no. 2020-45054-CLS-CLS) and Gemma Jones MSc, Assistant Ecologist. The survey was required prior to the proposed demolition of the site.

Given the features present, the location, and the surrounding habitat/environment, the building has been assigned a **Negligible -Low** bat risk potential and **negligible** hibernation potential.

Given the exposed nature of the crevices and the likelihood of water ingress during wet weather, no further survey efforts have been recommended in this instance. However, a precautionary approach is recommended and that the demolition is carried out under a method statement and the potential roost features are inspected by a suitably experienced ecologist immediately prior to the demolition. If bats are discovered during the pre-works check, nocturnal surveys will be required during the bat survey season (May – September) during appropriate weather conditions.

Works will ideally avoid the bird nesting season (March – August/September), or be preceded by a nesting bird check. Any active nests discovered will remain in-situ until eggs have hatched and chicks have fledged, which typically takes 4 – 6 weeks for common species.

The report is valid for 18 months in line with stated proposals. If at any point a licence application is required, data must be submitted from the most recent survey season.

2.0 INTRODUCTION

2.1 Background

Durham Wildlife Services were commissioned by South Tyneside Council in December 2024 to undertake a Preliminary Roost Assessment for bats at 7 Rectory Terrace, Boldon Colliery, South Shields, NE36 0QB. The approximate National Grid Reference for the centre of the site is **NZ 34948 60983**.

The survey took place on the 18th December 2024 and was undertaken by Jodi Bell MSc ACIEEM, Senior Ecologist (Natural England licence no. 2020-45054-CLS-CLS) and Gemma Jones MSc, Assistant Ecologist. The survey was required prior to demolition of the structure.

2.2 Site Description

The building is situated on the outskirts of the village of West Boldon in South Tyneside and is located adjacent to the A184. The site is immediately surrounded by other residential properties, that phases into agricultural land to the north, west and south. The River Don is located 300m to the west, with a number of further waterbodies located 700m also to the west. The wider landscape is a mixture of built up areas, with associated green space and agricultural land with hedgerow and small scattered woodlands.

The house has been partially destroyed by fire and all the remains is the ground floor structure and the timber flooring for the 1st floor. The building is adjoined to the neighbouring property to the east. Surrounding the structure is hardstanding, to west this is currently being used as a small garden centre business. Beyond the hardstanding areas are residential properties and gardens.

2.3 Survey Objectives

The objectives of the survey were to assess the building in terms of its potential to support, or actual evidence of, roosting bats. This assessment will form the basis of recommendations for further survey work and/or mitigation and compensation for bat species, where appropriate.

3.0 METHODOLOGY

3.1 Desk Study

A request was issued to Environmental Records Information Centre: North East (ERIC NE) for any information regarding bats within a 2km radius. The Multi-Agency Geographic Information for the Countryside (MAGIC) website was searched for the details of Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNR), and Local Wildlife Sites (LWS) within 2km of the site.

3.2 Survey Approach

The survey for bats involved an external/internal examination of the property following the methodology outlined in the Bat Worker's Manual (Mitchell-Jones and Mcleish, 2004) and Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) (Collins, 2023). The survey was undertaken by Jodi Bell MSc ACIEEM, Senior Ecologist (Natural England licence no. 2020-45054-CLS-CLS) and Gemma Jones MSc, Assistant Ecologist.

3.3 Initial Assessment

The building exteriors were visually assessed for potential access points and evidence of bat activity in December 2024. Features which have potential as access points were sought, such as small gaps in barge/soffit/fascia boards, raised or missing ridge tiles or flashing and gaps in mortar, brick and/or stonework. Evidence that potential access points were actively used by bats including staining within gaps and bat droppings or urine staining under gaps was recorded. Indicators that potential access points were likely to be inactive included the presence of cobwebs and general detritus within the access.

3.4 Surveyor Experience

Jodi Bell ACIEEM, MSc (Hons) Senior Ecologist, License No. 2020-45054-CLS-CLS

Jodi has over 10 years' experience of working in the ecological sector, having worked as a freelance ecological assistant, working for various consultancies in the Northeast, since graduating from Newcastle University in 2010 with a BSc in Environmental Science and a MSc in Environmental Consultancy. She joined Durham Wildlife Services in March 2019 as a season as assistant ecologist and became a permanent member in 2020 as an ecologist. Jodi became a senior ecologist in April 2023.

Since joining Durham Wildlife Services, Jodi has worked on a wide range of projects and is developing her experience of conducting preliminary ecological appraisals both surveying and reporting writing, she has also completed a number EclA and HRA reports. Jodi has strong ID and field skills for surveying for many protected species including birds, bats, reptiles, great crested newts, otter and water vole. Jodi holds level 1 Great Crested Newt Licence and a level 2 bat licence in England as well as holding a Scottish bat licence.

Jodi has gained a wide ranging and in-depth knowledge of bat behaviour and extensive practical experience in the use of various bat detectors, static detection equipment, infra-red and thermal camera surveillance/recording, radio tracking, harp trapping and bat handling, both from commercial survey work and as a volunteer with both Durham and Northumberland bat groups.

Gemma Jones MSc (Hons), Assistant Ecologist

Gemma has been gaining experience since 2023 since being employed by DWS as an Assistant Ecologist. She has assisted in initial Preliminary Roost Assessments on a range of building types including schools, housing developments and historical buildings. Gemma has also undertaken dusk surveys with the use of night vision aids and subsequent video analysis.

4.0 SURVEY RESULTS

4.1 Desk Study and Consultation Response

The results obtained from the MAGIC search of designated areas revealed three designated sites within 2km of the site which were all Sites of Special Scientific Interest with one Special Area of Conservation. These were as follows:

- Station Burn LNR (1.6km North)
- West Farm Meadow SSSI (1.4km Northeast)
- Hylton Dene LNR (1.8km South)

The MAGIC search did not reveal any European Protected Species applications relating to bats within 2km of the site. However DWS have previously applied for licences for the destruction of a resting place for common pipistrelle *Pipistrellus pipistrellus* for 2 sites Approx. 1.3 and 1.8km southwest of Rectory Terrace.

- 4.1.3 The request to ERIC returned 52 records relating to bats within 2km of the site, 15 of which were recorded as roosting. Most of the roost records were associated with Elliscope Farm approximately 1.8km southwest of the site. Species recorded roosting here were all common pipistrelle *Pipistrellus pipistrellus*. Other species recorded as roosting within 2km included natterer's bat *Myotis nattereri* and soprano pipistrelle *Pipistrellus pygmaeus*. No accurate grid references were available for these records. The data is summarised in Table 1 below.

Table 1: Summary of ERIC bat data (records from within 2km of the site)

Species	Scientific name	No. Records	Most Recent Record
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	36	2018
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2	2018
Pipistrelle Bat species	<i>Pipistrellus</i>	4	2023
Natterer's Bat	<i>Myotis nattereri</i>	1	2006

4.2 Habitat Description

The building is situated on the outskirts of the village of West Boldon in South Tyneside and is located adjacent to the A184. The site is immediately surrounded by other residential properties with associated greenspaces with hedgerow and trees, that phases into agricultural land to the north, west and south. The River Don is located 300m to the west, with a number of further waterbodies located 700m also to the west. The wider landscape is a mixture of built up areas, with associated green space and agricultural land with hedgerow and small scattered woodlands. The site has limited foraging and commuting opportunities on site, although the wider landscape has better quality habitats.

4.3 Internal / External Survey

Full details of the findings of the building assessment can be found in Table 3 (overleaf) with photographs in Appendix B and a Building Reference Plan is provided in Figure 3, Appendix A.

The building's exterior was surveyed, no internal access was possible due to health and safety restrictions due to the structural concerns of building caused by the fire damage.

The house has been partially destroyed by fire and all the remains is the ground floor structure and the timber flooring for the 1st floor. The building is adjoined to the neighbouring property to the east. Surrounding the structure is hardstanding, to west this is currently being used as a small garden centre business.

A small number potential bat roosting features were recorded during the external survey. These include gaps in the ground floor outer wall and a large gap into the cavity in a small section of the 1st floor wall remains. Still photos from recent drone footage was provided and inspection of these allowed assessment of the upper level. The photos revealed that the wall tops were open and exposed and would potentially allow large amounts of water ingress into the cavity during wet weather. See Appendix B for selected photographs.

The building is surrounded by hardstanding, to west this is currently being used as a small garden centre business and the A184 runs directly in front of the structure. The site has limited foraging and commuting opportunities on site, although the wider landscape has better quality habitats but has limited connectivity to the site.

Given the features present, the location, and the surrounding habitat/environment, the building has been assigned a **Negligible – Low** bat risk potential and **negligible** hibernation potential.

Table 2 below shows the features considered when attributing a level of potential to a building.

Table 2: Guidelines for assessing the potential suitability of proposed development sites for bats. (Collins, 2023).

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-line, or generate/shelter insect populations available to foraging bats).
Negligible^a	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 ^b 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 ^c).	Habitat that could be used by small numbers of commuting bat such as a gappy hedgerow or vegetated 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 parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	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 ^b 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 commuting 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 broad-leaved woodland, tree lines watercourses, and grazed parkland. Site is close to and connected to known roosts.
A	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).	
B	For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.	
C	Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass 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 autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Table 3: Building Structural Features.

Building construction details	Structural features present						Other structural features of note	Internals	Potential bat access and roosting points	Evidence	Bat Roost Potential Classification
	Gables	Barge boards	Soffit/Eaves	Fascia Boards	Flashing	Roof void					
Single storey, partial destroyed remains of residential property. Ground floor timber windows and doors.	X	X	X	X	✓	X	Timber shutting on front door. Exposed 1st floor, flooring timbers exposed	No access due to Health and safety	Lifted flashing over door way. Gaps on western end wall. Opening into cavity on small section of remaining 1st floor wall.	None noted.	Negligible

5.1 ASSESSMENT

5.2 Constraints to Survey

The bat risk assessment was conducted in December, when bat species are typically less active/inactive, and a number of bats species roost deep in crevices where visible evidence of their presence is less likely to be encountered. In addition, bat species utilise a number of roosts throughout the year and a lack of evidence should not therefore be considered proof of lack of bat roost, as roosts remain protected throughout the year, including periods during which they are not occupied.

Parts of the building were not accessible due to access and health and safety issues; however recent stills from drone footage of the site was provided which allowed assessment of the upper floor to be undertaken. Therefore the lack of access to these areas are not considered to be a constraint to the overall assessment of the site.

5.3 Potential Impacts of Development

The building has been categorised as per bat survey guidelines. The small number of potential bat roost features present were assessed as being very exposed and highly likely to be at risk from water ingress during wet weather and therefore unlikely to be used by bats as a regular roost location and highly unlikely to support a bat maternity roost. However, given the presence of good foraging habitat nearby, there is slight chance that the features may be used opportunistically by bats. As there is a very low risk of encountering roosting bats during the proposed demolition, which may cause disturbance and harm to individual bats and a risk of destruction, damage, or modification to bat roosts, the works should be carried out under a precautionary method statement. Progressing the works without having followed the recommended method statement may result in a criminal offence being committed.

There is a risk to nesting birds between March and August/September.

5.4 Legislation

All bat species and their roosts in Britain are protected under the Wildlife and Countryside Act 1981 (as amended) (WCA) through their inclusion on Schedule 5. The implementation of the Countryside and Rights of Way Act 2000 (CroW 2000) has amended the WCA 1981 to include 'reckless' damage to, or destruction of a roost, and disturbance of bats whilst in a roost.

Bats are also included on Annex IV of Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the United Kingdom ratifying this directive, all British bats are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). The Conservation of Habitats and Species Regulations provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive) therefore combined, these make it an offence to kill, injure, capture or disturb bats or obstruct access to, damage or destroy roosts.

Paragraph 43 of the Regulations states: A person who deliberately disturbs wild animals of any such (European Protected) species, is guilty of an offence. For the purposes of this paragraph, the disturbance of animals includes in particular any disturbance which is likely: -

- a. to impair their ability-
 - i. To survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Under the law, a bat roost is any structure or place used for shelter or protection e.g., a building, bridge, or tree. Bats use many roost sites and feeding areas throughout the year, and they tend to re-use the same roosts for generations.

All British birds, their nest and eggs are protected in law under Part 1 of the Wildlife and Countryside Act 1981 (WCA 1981) (as amended). It is an offence (with exception to species listed in Schedule 2) to deliberately take, kill or injure any wild bird or to take, damage, or destroy any nest or egg of any wild bird. As a Schedule 1 listed bird, barn owls receive further protection (WCA 1981). It is an offence to disturb a barn owl, unless under licence, 'while it is building a nest or is in, on or near a nest that is containing eggs or young' or to 'disturb dependent young of such a bird'.

5.5 UK Biodiversity Action Plan (BAP)

Noctule, soprano pipistrelle and brown long-eared bats are listed as UK priority species (UKBAP, 2007). Actions for conservation effort have been identified for each of these species, which include consideration of the effects of land use, the promotion of habitat creation, enhancement and improvement and the protection of roosts via the implementation of legislation and policy.

5.6 Legal Implications of Proposed Works

There is a negligible – low risk of encountering bats and their roosts during the demolition of the structure. By following the recommended pre-cautionary method statement, no legal implications are thought to arise during the proposed demolition.

There is a risk to nesting birds if works are undertaken when nests are active. Birds and their active nests are protected by law, with the bird nesting season being March – August/September.

6.0 RECOMMENDATIONS AND MITIGATION

5.7 Survey Conclusions

The Preliminary Roost Assessment took place on the 18th December 2024 and was completed by Jodi Bell ACIEEM, Senior Ecologist (Natural England licence no. 2020-45054-CLS-CLS) and Gemma Jones, Assistant Ecologist.

The nocturnal survey requirement is determined in accordance with the recommended bat survey guidance (Collins, 2023) and based upon the assessed potential of the surveyed building/structures to contain roosting bats.

The following conclusions are based on building features recorded during the PRA, in line with current proposals for the building. Survey data within the report is valid for 18 months.

Given the features present, the location, and the surrounding habitat/environment, the building has been assigned a **Negligible -Low** bat risk potential and **negligible** hibernation potential.

Given the exposed nature of the crevices and the likelihood of water ingress during wet weather, no further survey efforts have been recommended in this instance. However, a precautionary approach is recommended and that the demolition is carried out under a method statement and the potential roost features are inspected by a suitably experienced ecologist immediately prior to the demolition. If bats are discovered during the pre-works check, nocturnal surveys will be required during the bat survey season (May – September) during appropriate weather conditions. During the unlikely event bats are discovered during works, contractors must stop and contact Durham Wildlife Services for further advice.

There is a risk to nesting birds. Works to the building will ideally avoid the bird nesting season (March – August/September), or be preceded by a nesting bird check. Any active nests discovered will remain in-situ until eggs have hatched and chicks have fledged which typically takes 4 – 6 weeks for common species.

6.2 Enhancement Measures

As an enhancement measure, the installation of a bat box to replace the lost potential bat roost features on site. The bat box should be fixed on a suitable tree or building (or any replacement building post demolition) in the local area of the site.

6.3 Precautionary Method Statement

Following the initial site assessment it has been assessed that the risks to bats are considered negligible-low. Best practice would be to undertake a nocturnal survey to determine presence/absence; however although there is a limited number of suitable potential roost features on the building (most features are exposed and highly likely to be subjected to water ingress during wet weather). Therefore, it

is recommended that the works be carried out under the methodology outlined in this Precautionary Working Method Statement during the demolition of the structure with view of further reducing risks to bats during works.

Prior to the commencement of the demolition of the building, all site personnel will receive a toolbox talk from a licensed bat ecologist regarding bats, their awarded level of protection, and places of shelter. The toolbox talk will also include information on how to proceed if a bat is discovered during the works and will include safe working practices to minimise the chances of bats being present during the works and how to proceed if a bat is discovered during the course of the work.

Precautionary Bat Method Statement Strategy

- It is recommended that the demolition takes place during the months when bats are less likely to be present (November- March) to further reduce the likelihood of them being encountered.
- Prior to the start of works, a toolbox talk MUST be delivered to all contractors by a licensed bat ecologist, explaining: - Legal protection for bats and their roosts. - Precautionary measures to be adopted during works. - Procedures to follow if bats are discovered.
- Following the toolbox talk, one bat box (Schwegler 1FF or similar) will be installed upon a suitable mature tree building (or any replacement building post demolition) in the local area of the site under the supervision of a suitably experienced ecologist.
- The Bat box will be installed no less than 4m from ground level and must not face north.
- Where possible (where inspections can safely be carried), immediately prior to the demolition of the building, all potential roost features (PRF'S) should be inspected for bats using a torch by a suitably experienced ecologist to ensure that no bat are present. The client will be responsible for providing secure access in order for the ecologist to safely inspect the structure.
- Where full inspection of PRF's cannot be fully carried out the PRF's should be removed by hand. Works must be undertaken slowly, and with care. This includes taking such precautions such as careful removal of flashing checking beneath for the presence of bats before being discarded and the destruction of crevices within brick or stonework. A suitably experienced bat worker will carry out a watching brief when critical works are carried out, such as when PRF's are removed. If bats or signs of bats are noted during the soft strip, works will cease, the feature will be replaced. Nocturnal surveys will then be required, based on the findings of these nocturnal surveys a Natural England, European Protected Species Licence would likely be required.
- Once the most likely areas for bats have been cleared it may not be necessary for an ecologist to be on site at all times and the demolition may continue unsupervised.

-
- All construction staff working on site should be aware that bats may be present within the buildings. Construction workers are asked to stay vigilant for live bats or accumulations of bat droppings. It should be remembered that most bats in Britain are small with the most common bat species only approximately 4-6cm long. Any bats uncovered are likely to be torpid, i.e. they are likely to be stationary, possibly even appearing dead. The most likely bats that maybe be present in the building are Common Pipistrelles .
 - **If live or dead bats, or accumulations of bat droppings are recorded then all works should cease immediately and the project ecologist should be contacted for further advice.** A European Protected Species Licence would likely be required from Natural England in order to allow works to proceed further (this may require additional surveys).
 - Contractors should not handle bats discovered during the demolition of the building unless the bat is injured or at risk.

7.0 REFERENCES

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

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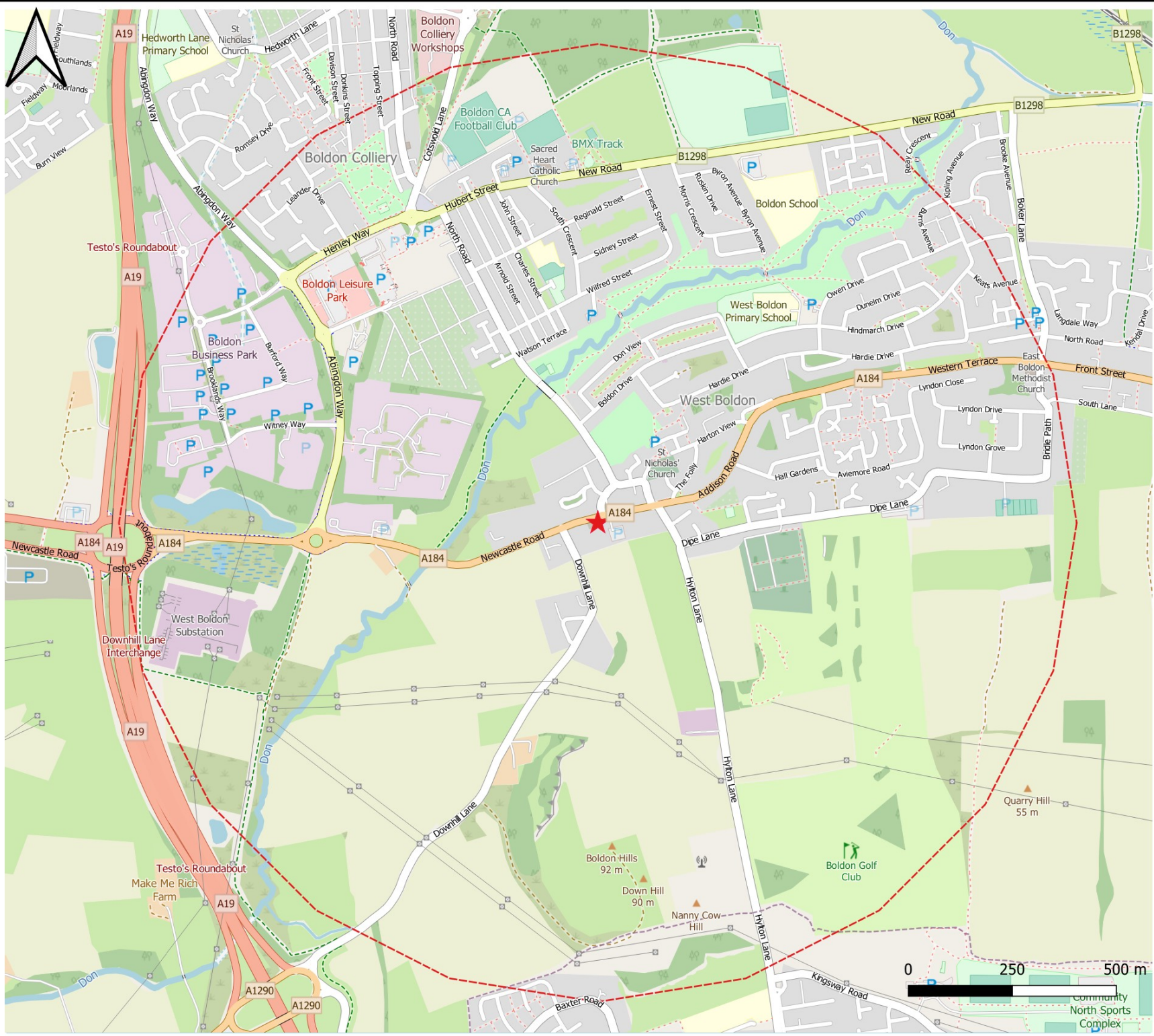
UK BAP Priority Species (2007) <http://jncc.defra.gov.uk/page-5170>

Natural Environment and Rural Communities Act (2006) - Section 41 Species and Habitats.

<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

APPENDIX A

Figures



Legend

- ★ Site Location
- ▭ 2km Buffer

Contains OSM data 2024



Rainton Meadows
Chilton Moor
Houghton-le-Spring
Tyne and Wear
DH4 6PU

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Project	7 Rectory Terrace, West Boldon
Title	Location Plan
Client	South Tyneside Council
Date	20th December 2024
Ref	Figure 1



Legend

- ★ Site Location
- 2km Buffer

Contains OSM data 2024



Rainton Meadows
Chilton Moor
Houghton-le-Spring
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DH4 6PU

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www.dwsecology.co.uk

Project	7 Rectory Terrace, West Boldon
Title	Habitat Aerial
Client	South Tyneside Council
Date	20th December 2024
Ref	Figure 2



Legend

Building Reference

Contains OSM data 2024



Rainton Meadows
Chilton Moor
Houghton-le-Spring
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www.dwsecology.co.uk

Project	7 Rectory Terrace, West Boldon
Title	Building Reference Plan
Client	South Tyneside Council
Date	20th December 2024
Ref	Figure 3

APPENDIX B
Selected Photographs



Photograph 1: Building overview from south looking north (front elevation) .



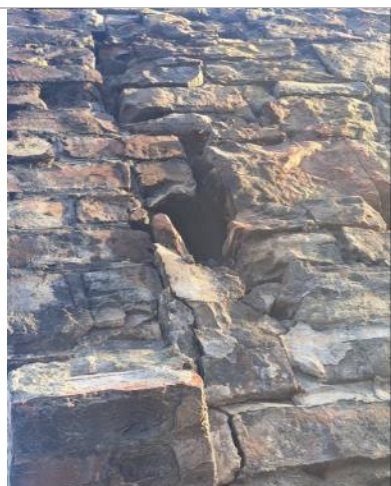
Photograph 2: Building overview of southern elevation (rear).



Photograph 3: Main crevice on corner of front elevation



Photograph 4: opening into cavity with wall remains of 1st floor.



Photograph 5: Crevices on partial gable end wall.



Photograph 6: Site overview and neighbouring party wall.



Photograph 7: Still taken from drone footage showing aerial overview of the site.

APPENDIX C

Report Conditions

Durham Wildlife Services

REPORT CONDITIONS 7 Rectory Terrace, South Shields

This report is produced solely for the benefit of South Tyneside Council and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

Unless otherwise instructed any records collected will be submitted to the body holding environmental records for the area.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Durham Wildlife Services. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of Durham Wildlife Services using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to Durham Wildlife Services by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Durham Wildlife Services accept no liability for issues with performance arising from such factors.

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