



# **Bat Survey Report**

**Laburnum House  
Boldon Colliery  
Tyne and Wear  
NE35 9AX**

**Mr Smith**

**FE-349-001-400-R-01**

**July 2026**



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|               |                     |
|---------------|---------------------|
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| Report Name:  | Bat Survey Report   |
| Client:       | Mr Smith            |
| Reference No: | FE-349-001-400-R-01 |

### Document Checking

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Conclusions and recommendations are based upon professional judgement using the information available at the time of survey.

The absence of evidence of protected species during survey does not constitute confirmation that protected species are absent from the site.

None of the information contained within this report constitutes legal opinion.



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## 1 Executive Summary

FALCO Ecology Ltd. was commissioned by Mr John Smith (the 'Client') to undertake a Daytime Walkover Survey (DWS), including a breeding bird assessment, and a subsequent Dusk Emergence Survey (DES) at Laburnum House, North Road, Boldon Colliery (the 'surveyed building'). The surveys were undertaken to inform a proposed first floor extension above the existing single storey at the rear of the property and to provide a pre-development record of the building's suitability to support roosting bats, evidence of bat roosts, and evidence of breeding birds.

A desktop study, DWS and DES were undertaken in accordance with the Bat Conservation Trust Guidelines (Collins 2023). The desktop study identified West Farm Meadows Boldon Site of Special Scientific Interest approximately 1.3km northeast of the surveyed building, and ancient and deciduous woodland priority habitat approximately 380m southwest, indicating that the surrounding landscape provides suitable foraging and commuting opportunities for the range of bat species recorded in County Durham.

The DWS identified Potential Access Points, including gaps in ridge mortar and gaps between fascia boards and the exterior wall, and Potential Roost Features capable of supporting a day roost, and the surveyed building was assigned low roost suitability. No evidence of current or historic bat occupation, such as droppings, staining or feeding remains, was recorded. The subsequent DES recorded no bats emerging from the surveyed building, although common pipistrelles were recorded commuting and foraging within the surrounding landscape. No active or historic bird nests were recorded on or within the surveyed building.

Taking account of the low roost suitability, the absence of emerging bats during the survey visit, and the lack of field signs, the surveyed building is considered highly unlikely to support a bat roost, and its value to breeding birds is considered negligible. The proposed development is therefore unlikely to result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) or the Wildlife and Countryside Act 1981 (as amended), and no further bat surveys or European Protected Species Mitigation Licence are considered necessary, provided the recommendations of this report are followed.

It is recommended that an integrated bat tube/box is installed near the peak of the rear elevation of the surveyed building to provide a biodiversity enhancement, with the make, model and precise location to be confirmed with South Tyneside Council.



## **2 Introduction**

### **2.1 Background**

- 2.1.1 FALCO Ecology Ltd. was commissioned by Mr John Smith (hereinafter referred to as the 'Client') to undertake a Daytime Walkover Survey (DWS) including breeding birds and subsequent Dusk Emergence Survey (DES) at Laburnum House at Boldon Colliery (hereinafter referred to as the 'surveyed building').
- 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 detached residential property. The address of the surveyed building was Laburnum House, North Road, Boldon Colliery, NE35 9AX. The central Ordnance Survey grid reference for the surveyed building was NZ 34718 61406 and was 31m above sea level. The What3Words code is ///fence.token.gained. The surveyed building is shown in Plate 1 (page 3).
- 2.2.2 The surveyed building was in an urban area adjacent to the A19. The surrounding habitats of the surveyed building included domestic and commercial buildings, sporadic woodland and mixed farmland. It is considered that the wider surrounding habitats provided optimal roosting and foraging opportunities for a wide range of bat species found in County Durham. The surrounding area of the surveyed building with 2km buffer/search area are shown in Plate 2 (page 3).
- 2.2.3 The surveyed building was within the administrative area of South Tyneside Council.

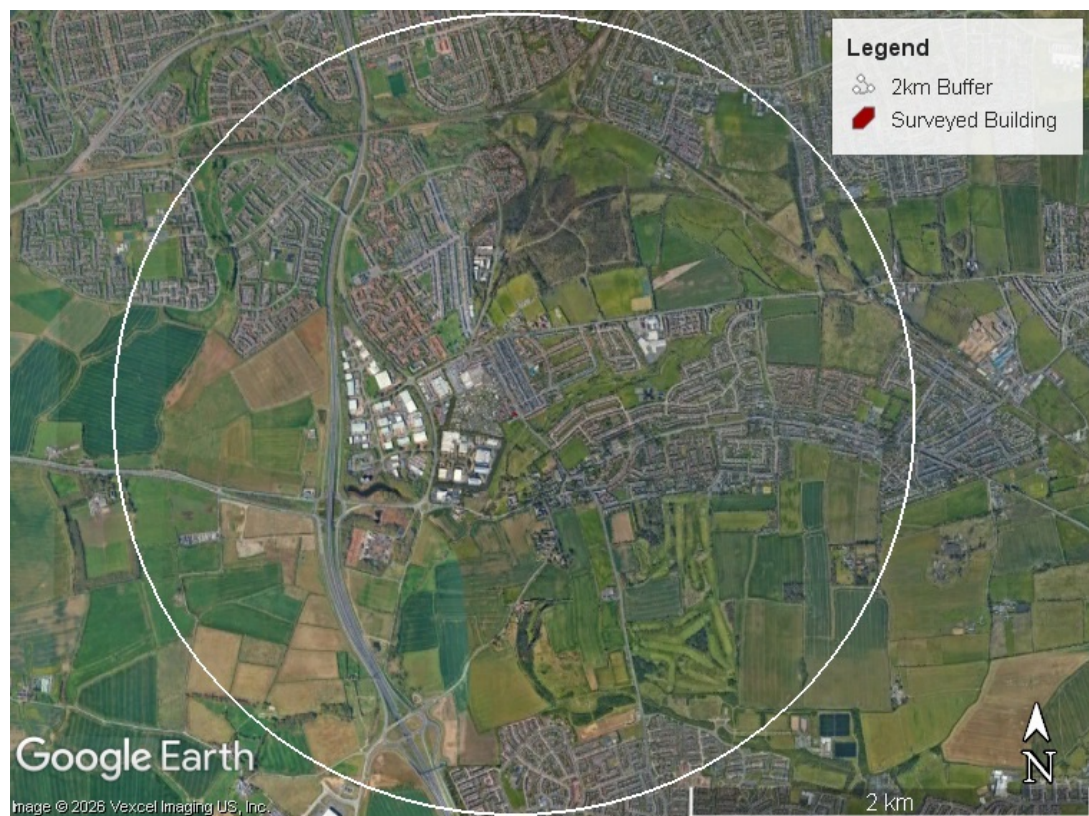
### **2.3 Development Proposals**

- 2.3.1 It is proposed to construct a first floor extension above the existing single storey at the rear of the property. The existing and proposed elevation plans are shown in Appendix 1.
- 2.3.2 The proposed 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: 03/04/2023.



## 2.4 Survey and Reporting Objectives

2.4.1 The surveys comprised a Daytime Walkover Survey and Dusk Emergence Survey and were 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 Licence 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 4; however, in summary all bats and their roosts are protected under UK legislation. **This legislation makes it an offence to deliberately disturb, damage or destroy a bat roost. An unlimited fine and/or six months imprisonment may be given per offence.**
- 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 and 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 dependent young.



## 3 Methodology

### 3.1 Desktop Study

#### Data Search

3.1.1 A data search from following web resources 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) Licences that had been granted.
- South Tyneside Council Planning Portal – related planning applications with the surveyed building or neighbouring properties;
- 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 A data search of historic bat records was not undertaken as the results of the DWS and the DES concluded that roosting bats are likely absent from the surveyed building.

### 3.2 Daytime Walkover Survey

3.2.1 The exterior of the surveyed building was surveyed from ground level using high-powered binoculars (Swarovski NL Pure 8x32) and a Ledlenser i18R torch to locate any PAPs. The interior inspection of the surveyed building was undertaken within the roof void. Photos taken during the survey of the surveyed building were taken with an iPhone 14 Pro.

3.2.2 The bat surveys 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 DWS was undertaken by Adrian George on the 5<sup>th</sup> May 2026 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) below.

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

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

### 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, below.

**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. |



| Roost Type                    | Natural England definition                                                                                                                                                             |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                       |

### 3.4 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).

### 3.5 Dusk Emergence Surveys

- 3.5.1 One dusk emergence survey was undertaken on the surveyed building. The dusk emergence survey details are shown in Table 4, below. The dusk emergence survey followed the guidance set out in the revised survey methodology by the Bat Conservation Trust (Collins 2023).

**Table 4:** Dusk emergence survey details and weather conditions.

| Date     | Sunset Times | Start Time | End Time | Weather Conditions | Start Temp °C | End Temp °C |
|----------|--------------|------------|----------|--------------------|---------------|-------------|
| 14.06.26 | 21:45        | 21:30      | 23:15    | Clear, calm, dry   | 12            | 11          |

- 3.5.2 Three surveyors were used during the dusk emergence survey which provided coverage of the Potential Access Points (PAPs) located on the surveyed building during the DWS. The DES was led by Jeanette Bryden and assisted by Louis Appleby and Hannah Runeckles, all experienced bat surveyors.
- 3.5.3 Recordable bat detectors used during the surveys included Wildlife Acoustics Echo Meter Touch 2 and 2 Pro.
- 3.5.4 Infrared cameras (Nightfox Whiskers and Panasonic HC-VXF990) were positioned to cover the surveyed building and covered the PAPs. 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. Additionally, the cameras covered the small areas of roof that were not visible to the surveyors.

3.5.5 Plate 3 below, shows the locations of the surveyors during the DES.



**Plate 3:** Surveyor and unmanned camera locations.

© 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 to assist in confirming emergence points.
- 3.6.2 Sound file analysis was undertaken by Adrian George using software Anabat Insight and Kaleidoscope 5.4.3.

### 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 and Environmental Management (CIEEM) and a member of the Northumberland Bat Group.



### Jeanette Bryden

- 3.7.2 Jeanette has been undertaking bat surveys for over 16 years for a variety of consultancy companies based in the Northeast of England. Jeanette has been a lead surveyor since 2022. She is also a Northumberland and Durham bat carer.

### Hannah Runeckles

- 3.7.3 Hannah has three years bat survey experience and undergone training with FALCO Ecology.

### Louis Appleby

- 3.7.4 Louis has undertaken seven seasons of bat activity surveys covering vantage point and transect surveys on a range of Sites including residential, commercial and farm buildings. Louis has undertaken training for bat acoustics and species identification and has knowledge of northern UK bat species ecology. Louis is competent in the use of NVAs (Night Vision Aids) and a variety of recording and detection equipment.

## 3.8 Limitations

- 3.8.1 DEFRA (2026) 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 licences. 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 is 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. West Farm Meadows Boldon Site of Special Scientific Interest (SSSI) there was one statutory designated site located within the search area. The designated site was ~1.3km northeast of the surveyed building.
- 4.1.2 The location of West Farm Meadows Boldon SSSI is shown in Figure 1, Appendix 2.

##### **Priority Habitats**

- 4.1.3 UK priority (S41) habitats present within the search area included ancient and deciduous woodland with the nearest being ~380m southwest of the surveyed building. Within the 2km search area there were also grassland and wetland habitats.
- 4.1.4 UK priority habitats within the search area are shown in Figure 2, Appendix 2.
- 4.1.5 It is considered that the immediate surrounding habitats (mixed farmland and woodland) provided foraging opportunities for a wide range of bat species found in County Durham.

##### **EPSM Licences**

- 4.1.6 A data search on DEFRA's MAGIC maps (2026) returned no granted EPSM licences within the search area.
- 4.1.7 It is not known how many Low Impact Class Licences have been issued within the local area.

##### **Planning Portal**

- 4.1.8 No ecological data was returned in relation to the history of the surveyed building and no planning applications required ecological surveys have been submitted for the same street in the past decade.

##### **Local and Regional Status of Species**

- 4.1.9 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.

## 4.2 Daytime Walkover Survey

### Key Findings

- *No evidence of bat occupation (bat droppings) was recorded within or on the surveyed building.*
- *No evidence of a maternity roost was present, i.e. large accumulations of droppings.*
- *PAPs included – gaps in ridge mortar and gaps between fascia board and exterior wall.*
- *PRFs were identified with the potential to support a day roost under ridge tiles or within crevices between fascia boards and the exterior wall of the surveyed building.*
- *The surveyed building had low roost suitability.*

### External and Internal Inspection

- 4.2.1 The description of the external and internal features is listed and shown in Table 5, below. Examples of potential access points are shown by the red arrows.

**Table 5:** Building description.

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photographs |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <p>House</p> <ul style="list-style-type: none"> <li>• Clay ridge tiles with wet ridge system.</li> <li>• Slate roof.</li> <li>• Wooden fascia boards.</li> <li>• Red masonry construction with solid walls on the original section of the house.</li> <li>• Cavity wall with no insulation on the existing extensions.</li> <li>• uPVC windows and doors all tight and sealed.</li> <li>• Garage had part sloping roof with slates and remaining flat roof with bitumen roofing felt.</li> </ul> |             |



| Description | Photographs                                                                         |
|-------------|-------------------------------------------------------------------------------------|
|             |  |



| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Photographs                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p><b>Internal</b></p> <p>Original House</p> <ul style="list-style-type: none"><li>• No ridge beam.</li><li>• No roof underlay.</li><li>• No visible gaps to exterior.</li><li>• Part boarded.</li><li>• Lots of cobwebs hanging from roof structure.</li><li>• No bats or bat droppings recorded within the roof void.</li></ul> <p>Extension</p> <ul style="list-style-type: none"><li>• Bitumen roofing underlay.</li><li>• New and clean roof insulation.</li><li>• Boarded down centre of the roof.</li></ul> |  |



| Description | Photographs                                                                         |
|-------------|-------------------------------------------------------------------------------------|
|             |  |



| Description                                                                   | Photographs                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Potential Access Points</b></p> <p>See Table 6 for details on PAPs.</p> |  <p>(a) Gap in ridge mortar.</p>  <p>(b) Gap in ridge mortar.</p>  <p>(c) Gap between fascia board and wall.</p> |



## 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 (side elevation) | <ul style="list-style-type: none"> <li>Gaps between fascia and exterior wall</li> </ul> | <ul style="list-style-type: none"> <li>Behind fascia.</li> <li>Wall head</li> </ul> | <ul style="list-style-type: none"> <li>Day roost</li> </ul> |
| East aspect (front elevation) | <ul style="list-style-type: none"> <li>Gaps in ridge tile mortar</li> </ul>             | <ul style="list-style-type: none"> <li>Under ridge tiles.</li> </ul>                | <ul style="list-style-type: none"> <li>Day roost</li> </ul> |
| South aspect (side elevation) | <ul style="list-style-type: none"> <li>Gaps in ridge tile mortar</li> </ul>             | <ul style="list-style-type: none"> <li>Under ridge tiles.</li> </ul>                | <ul style="list-style-type: none"> <li>Day roost</li> </ul> |
| West aspect (rear elevation)  | <ul style="list-style-type: none"> <li>Gaps in ridge tile mortar</li> </ul>             | <ul style="list-style-type: none"> <li>Under ridge tiles.</li> </ul>                | <ul style="list-style-type: none"> <li>Day roost</li> </ul> |

## 4.3 Dusk Emergence Survey

4.3.1 No emerging bats were recorded from the surveyed building during the DES.

4.3.2 The first bat recorded during the survey was a commuting common pipistrelle which flew along the front of the neighbouring dwelling and down the side of the surveyed building at 22:23 (SS+38<sup>1</sup>). Common pipistrelles were recorded foraging along the northern edge of the field and Steeple View during the survey. A peak of 2no. common pipistrelles were recorded during the survey. A single bat pass was recorded at the front of the surveyed building.

4.3.3 Foraging activity in the vicinity of the surveyed building was low during the survey with increased foraging activity around the nearby southern field.

## 4.4 Breeding Birds

4.4.1 No active breeding birds were recorded on or within the surveyed building during the surveys.

<sup>1</sup> SS = sunset, +XX = number of minutes after sunset.



## 4.5 Discussion

### Bats

- 4.5.1 The DWS identified a number of PAPs and PRFs associated with gaps under ridge tiles and gaps between fascia boards and exterior walls. These features were considered capable of supporting day roosting bats and therefore the building was assigned low suitability in accordance with the Bat Conservation Trust guidelines (Collins, 2023). However, no evidence of current or historic bat occupation, such as droppings, staining or feeding remains, was identified during the daytime assessment.
- 4.5.2 A single dusk emergence survey was undertaken during the optimal survey season and recorded no bats emerging from the surveyed building. The use of thermal and infrared cameras, together with static recording equipment, provided comprehensive coverage of the identified access points and increased confidence that any emerging bats would have been detected.
- 4.5.3 Common pipistrelles were recorded foraging within the surrounding landscape during the survey. This demonstrates that the surrounding habitat provides suitable commuting and foraging opportunities and confirms the local presence of bats. However, despite this favourable landscape context, no evidence was obtained that the surveyed building forms part of the local roosting resource.
- 4.5.4 Taking account of the low roost suitability, the absence of emerging bats during the survey visit, and the lack of field signs, it is considered highly likely that the surveyed building is not currently used as a bat roost. Consequently, the ecological value of the building for roosting bats is considered **negligible**.
- 4.5.5 The proposed development is therefore unlikely to result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) or the Wildlife and Countryside Act 1981 (as amended), provided the works are undertaken in accordance with the recommendations within this report. No further bat surveys or European Protected Species Mitigation Licence are considered necessary.

### Breeding Birds

- 4.5.6 No historic or active bird nests were recorded during the surveys, thus, the value of the surveyed building to breeding birds is **negligible**.
- 4.5.7 The impact of the proposed development on breeding birds will be **negligible**.



## **5 Required Actions**

### **5.1 Survey Requirements**

5.1.1 No further ecology surveys are required.

### **5.2 Client Responsibilities**

5.2.1 The following actions are required:

- The make and model of the proposed integrated bat tube and the proposed location will require confirmation with South Tyneside Council.
  - To ensure that the biodiversity enhancement features are satisfactory.



## 6 Recommendations

### 6.1 Biodiversity Enhancement

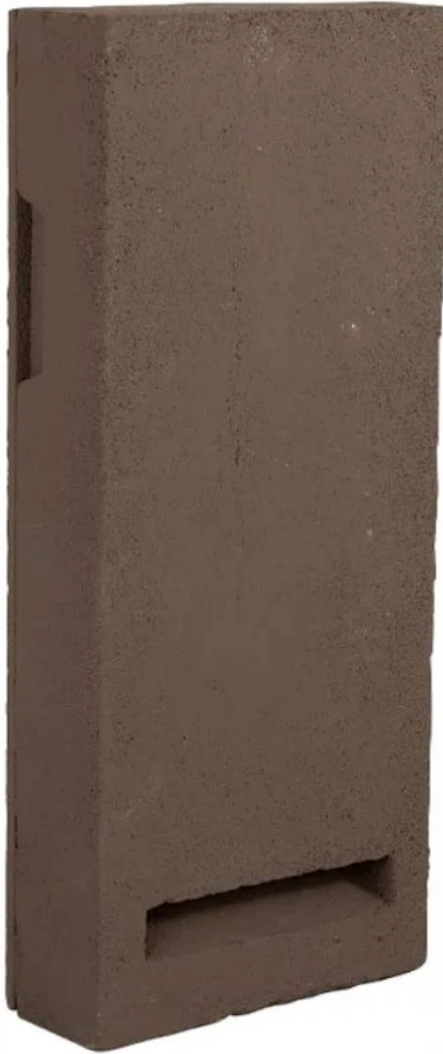
6.1.1 The latest National Planning Policy Framework which promotes biodiversity enhancement into proposed developments. It is considered that an integrated bat tube/box is positioned near the peak of the rear elevation – west-southwest aspect, as shown in Plate 4, below. An example of an integrated bat tube – Vivara Pro Build-in Woodstone bat tube, is shown in Plate 5<sup>2</sup> (page 20). Note that the bat tube should be installed with the access hole at the base.



**Plate 4:** Proposed location of integrated bat box.

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<sup>2</sup> Photo sourced from [www.nhbs.com](http://www.nhbs.com)



**Plate 5:** Example of an integrated bat box/tube.



## 7 References

Anon. 2026. Planning Online. South Tyneside Council. [Online]. [Accessed on 27 July 2026]. Available from <https://www.southtyneside.gov.uk/article/1548/Search-and-comment-on-planning-applications>

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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](https://cdn.bats.org.uk/pdf/Bats_and_Buildings.pdf?mtime=20181101151310)



## **Appendix 1 – Existing and Proposed Elevation Plans**



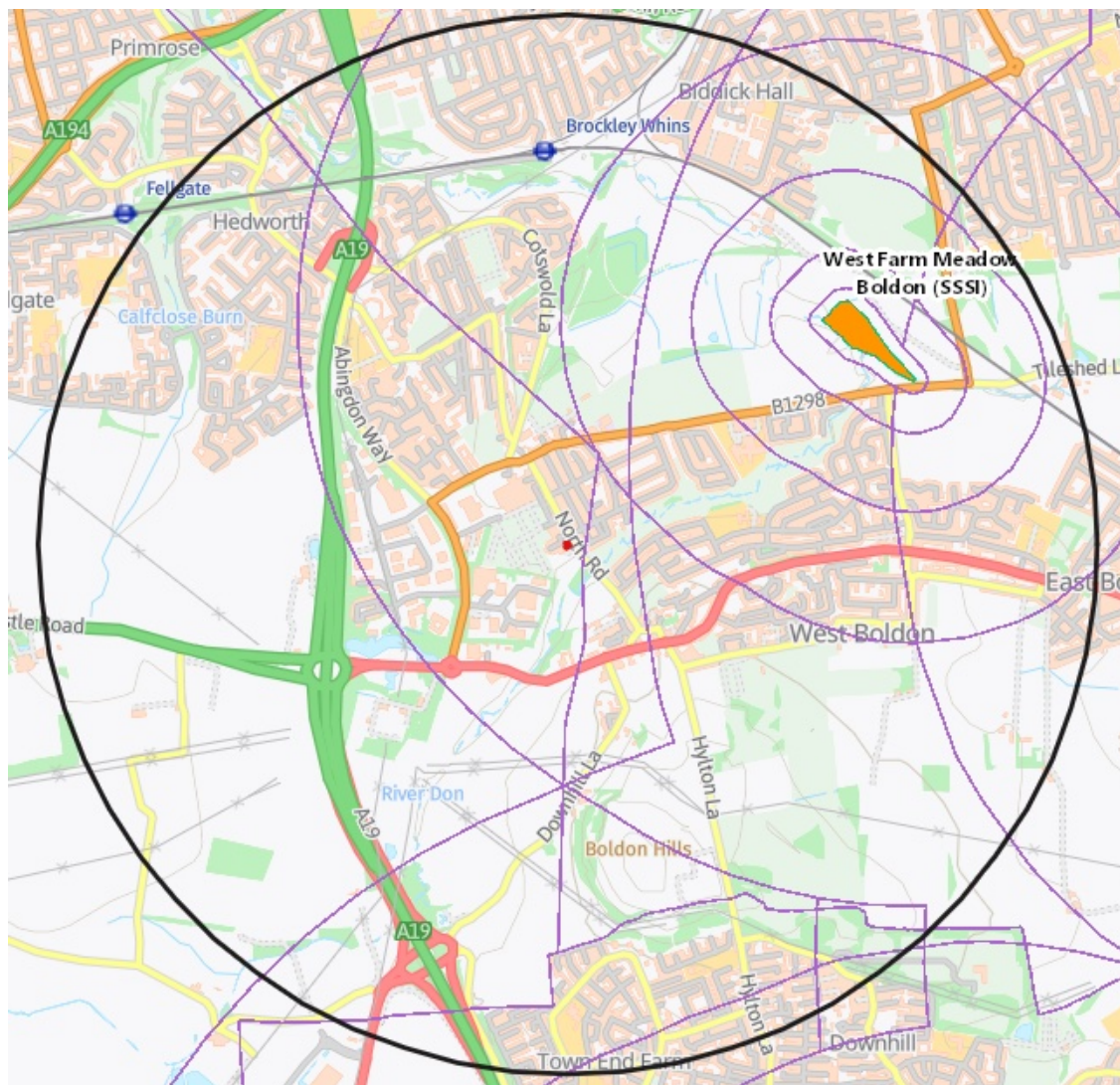




## **Appendix 2 – Figures**



**Figure 1:** Statutory designated sites within the search area.



#### Designations

##### Land-Based Designations

##### Statutory

Sites of Special Scientific Interest Units (England)

Sites of Special Scientific Interest Units (England)

- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed

Sites of Special Scientific Interest (England)

Sites of Special Scientific Interest (England)

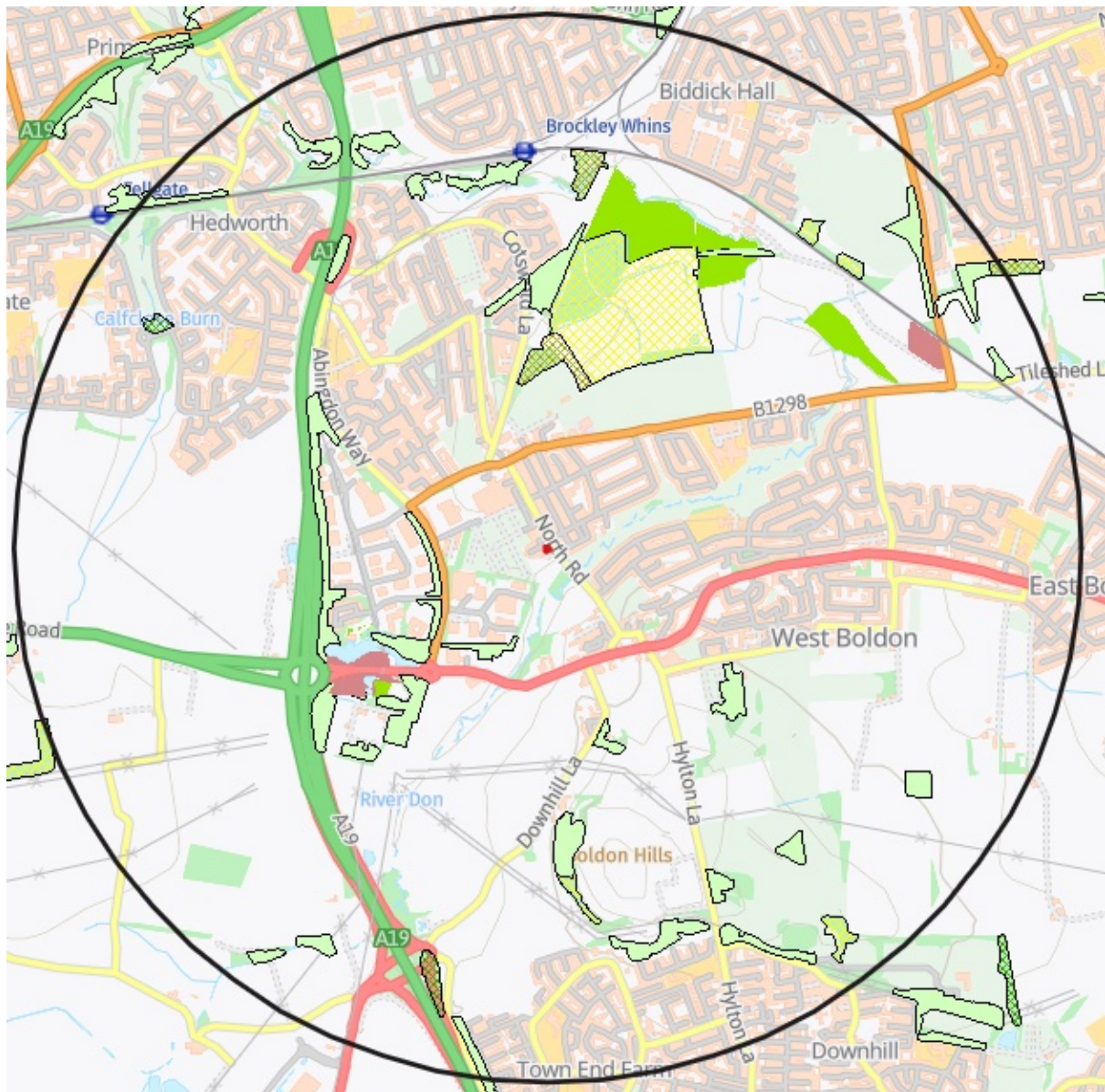


SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult Natural England





**Figure 2:** Priority habitats within the search area.





Habitats and Species

Habitats

Grassland

Priority Habitat Inventory - Lowland Meadows (England)



Wetland

Priority Habitat Inventory - Lowland Fens (England)



Woodland

Ancient Woodland (England)

-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Ancient Wood Pasture

Ancient Woodland - Revised COMPLETED COUNTIES (England)

-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Ancient Wood Pasture
-  Infilled Ancient Wood Pasture

Priority Habitat Inventory - Deciduous Woodland (England)



National Forest Inventory (GB)

-  Assumed woodland
-  Broadleaved



## **Appendix 3 – Dark Point Images from Cameras**



## Visit A







## **Appendix 4 – Environmental Legislation and 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 and 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 Barbastelle 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 1<sup>st</sup> 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.