

Preliminary Roost Assessment

Site Location	75 Roseville Road, Hayes, UB3 4QY
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Report by	Peter Ingham – Senior Ecologist
Client	Lewis Designs Architects

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Validity of data

The findings of this study are valid for a period of 24 months from the date of survey. If works have not commenced by this date, it may be necessary to undertake an updated survey to allow any changes in the status of bats on site to be assessed, and to inform a review of the conclusions and recommendations made.

Ecolate Ecology undertook a Preliminary Roost Assessment (PRA) at 75 Roseville Road, Hayes, UB3 4QY on the 19/01/24

The aim of the assessment was to consider the value and suitability of the structures for roosting bats & nesting birds as detailed below;

Survey Methodology	An internal & external survey was carried out by Peter Ingham for the potential roosting and usage of the structure for bats & nesting birds. See section 3 (Methodology). Additional to the visit further research has been carried out on the Magic.gov database and National Biodiversity Network
Results of Preliminary Bat Roost Inspection	SEE SECTION 6.0 Following a preliminary bat roost assessment of the building, it has been identified that no features of value to bats were observed throughout. No internal/external evidence of bat was identified during the roost assessment and access was made available throughout. A desktop search of previous mitigation works has demonstrated no recorded mitigation licences for bats. A 2km radius search has demonstrated habitats of value to bats including woodland, parkland, open fields, hedgerows and waterbodies of which support feeding & commuting. No evidence from nesting birds was observed during our time on site upon or close to the building
Evidence of Nesting Birds	No evidence of nesting birds identified
Requirements for Additional Survey	In line with current accepted guidelines no further survey requirements for bats or nesting birds have been identified or required. However, a level of protection must be implemented during development to protect wildlife during such works and to limit disturbance caused. See Appendix 4: Protection
Predicted Impacts of Development on Bats and Nesting Birds	Low if all recommendations for protection during development is implemented. See Appendix 4: Protection
Mitigation and Compensation of Proposed Impacts	None identified
Licensing Requirements for Bats	None identified
Required Actions	See section 6.0 See Appendix 4: Protection

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1.0 Introduction

Brief

1.1 This report will present the findings of a preliminary bat roost assessment and nesting bird survey of the named site and further research of the area online.

Site description

1.2 An unoccupied one storey detached dwelling, see section 5.0 images.

2.0 Legislation

2.1.1 All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2017, making it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place

2.1.2 In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly obstruct access to any structure or place which any bat uses for shelter or protection; or disturb any bat while occupying a structure or place which it uses

2.1.3 If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.

2.1.4 In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended). All wild birds, their nests and eggs are protected it an offence to: • kill, injure, or take any wild bird; • take, damage or destroy the nest of any such bird whilst it is in use or being built; or • take or destroying an egg of any such wild bird.

2.1.5 Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

3.0 Methodology

3.1 All survey and reporting undertaken by Mr Peter Ingham who is an experienced licensed bat ecologist in England [Class 2 registration 2017-28032-CLS-CLS] with over 5 years' experience practical of professional ecological surveys.

3.2 Preliminary roost assessments can be undertaken throughout the year and can provide conclusive results, which can save expense and time for Planning Applicants. The optimum time to investigate for the presence of bats is during their active season when signs of presence can be more easily located.

3.3 A thorough interior and exterior inspection of the building for bat roosting and potential roosting features was undertaken. Signs surveyed for included droppings, dead bats, feeding remains (beetle, moth and butterfly remains), urine staining and grease marks around crevices and down walls, and any noises such as scratching and audible bat calls.

3.4 During the survey, the surrounding area was assessed in relation to suitable habitat that may be of value to bats.

3.5 Surveys were conducted following "The Bat Workers Manual" (JNCC 3rd edition) 2004.

3.6 All areas of the building internally were inspected with the aid of a 2 million c/p lamp and inspection camera. External features were also inspected where possible and observations were aided with binoculars where needed.

3.7 A desk top survey was also completed to establish the biodiversity of the area along with its habitat structures including statutory and non-statutory designations.

3.8 Biological records were not obtained for this survey.

4.0 Results

Desk Study
Environmental record search

4.1 A data search from freely available resources was undertaken to assess the names species for distribution/record within a 2km study area which demonstrated records for;

4.2 Nearby sites of biodiverse interest;

Site	Distance (Km)	Direction
Cranford Park	0.5km	South
Minet Country Park	1 km	North East
Lake Farm Country Park	1.9km	North West
Southall Park	2.0km	North West
Osterley Park	2.5 km	West

None of the above names sites/locations would be effected in any way from the proposed development plan for this site, including both habitats and species.

4.3 Aerial photographs of the site were consulted to determine if there are important landscape features surrounding and within vicinity of the site.

4.4 A search of previous Granted European Protected Species Applications revealed no granted European Protected Species applications for bats;

Field study

4.5 The Preliminary Roost Assessment for bats was carried by Peter Ingham [Class 2 registration 2017-28032-CLS-CLS] where the dwelling and surrounding areas were assessed for the possible usages of bats & birds.

External	Features of value to bats	Notes
External brickwork	No	The brickwork, pointing and render coverings across all facing elevation of the building have demonstrated a good level of condition with no observed features of value to bat.
Window/door frames	No	No gaps or features of value to

		bats were observed within or directly surrounding each of the door/window frames.
Eaves coverings	No	The eaves demonstrated a sealed covering with no observed features of value to bats.
Roof coverings	No	<p>The tiled roof coverings have demonstrated a fair level of condition throughout each elevation with no slipped/missing/damaged tiles.</p> <p>The hip & ridge tiles also demonstrated no features of access value to bats.</p> <p>The vertical tiles to the sides of each dormer have also demonstrated a well-maintained coverings with no gaps or deterioration.</p>

Internal	Features of value to bats	Notes
Membrane coverings	Yes	A BRM & covering is in place throughout the loft void spaces
Floor coverings	No	The floor coverings are insulated throughout the roof void spaces and demonstrated a clean appearance.
Protruding daylight	No	No areas of protruding daylight were observed within the roof void spaces.
Evidence from bats	No	No evidence from bats was observed within the roof void spaces to include droppings, urine stains, scratch marks or feeding remains.
Restrictions	No	Full access offered throughout the property.

Limitations

4.6 Many species of bat in the UK are crevice dwelling, and signs of bats and bats themselves can be difficult to find within a building or within areas that are inaccessible such as the gaps within roof coverings, eaves and cavities within the masonry.

5.0 Photographs

Image 1 – Front of the property



Image 2 – Rear of the property



6.0 Conclusion and recommendations

Any recommendations provided in this section shall be on Ecolate Ecology's current understanding of the site proposals and current planning application, correct at the time the report was compiled. Should any aspect of the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate.

6.1 Following a preliminary bat roost assessment of the building, it has been identified that no features of value to bats were observed throughout.

6.2 No internal/external evidence of bat was identified during the roost assessment and access was made available throughout.

6.3 A desktop search of previous mitigation works has demonstrated no recorded mitigation licences for bats.

6.4 A 2km radius search has demonstrated habitats of value to bats including woodland, parkland, open fields, hedgerows and waterbodies of which support feeding & commuting.

6.5 No evidence from nesting birds was observed during our time on site upon or close to the building.

6.6 In line with current accepted guidelines no further survey requirements for bats or nesting birds have been identified or required. However, a level of protection must be implemented during development to protect wildlife during such works and to limit disturbance caused.

See Appendix 4: Protection

7.0 References

Manual. Joint Nature Conservation Committee, Peterborough.
Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
Mitchell-Jones, A.J. (2004) Bat Mitigation Guidelines. Natural England, Peterborough.
08/03/2017.

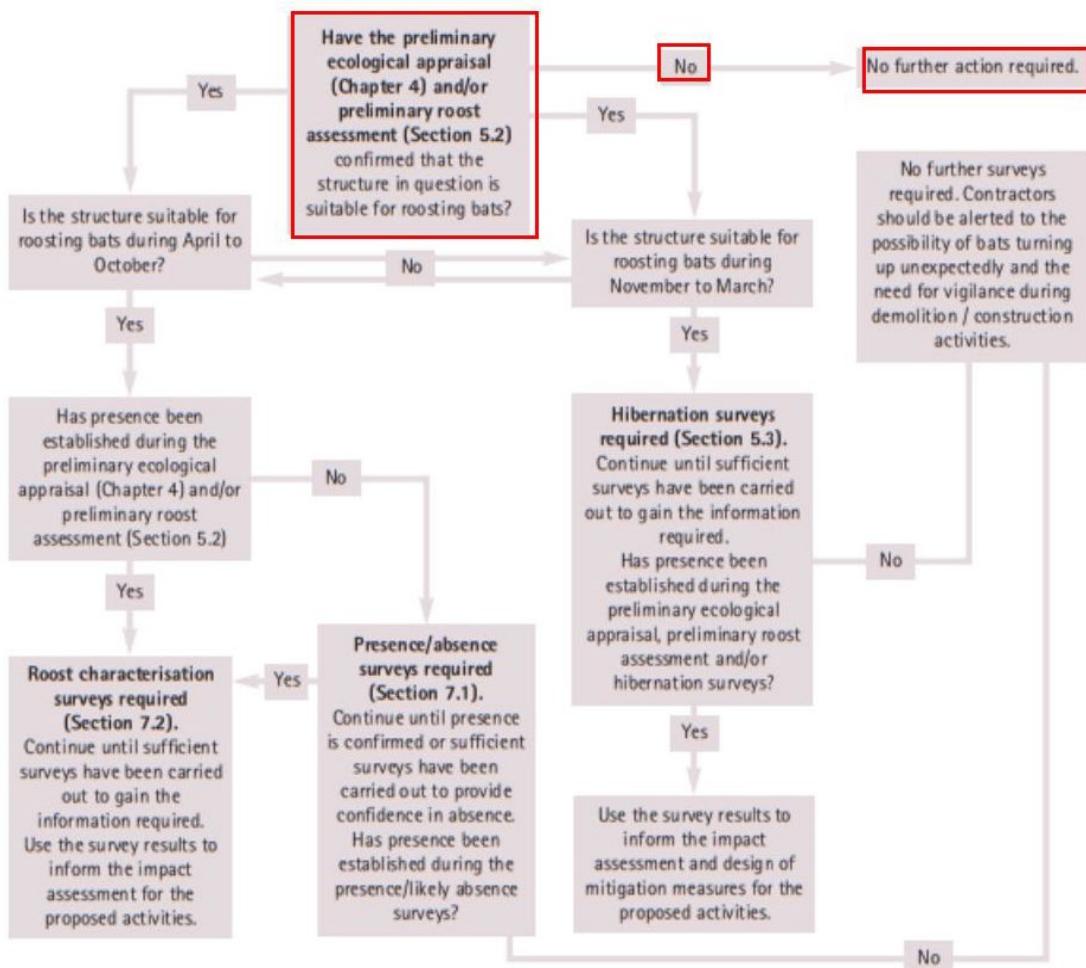
Appendix 1: Location plan



Appendix 2: Below flow chart taken from the Bat Conservation Trust, Good Practice Guidelines used when assessing the suitability of a structure and any additional survey requirements

Bat Conservation Trust

Figure 5.1 Flow chart illustrating the process used to establish which types of surveys are necessary for roosts in structures.



Appendix 3: Description of the categories used to assess a building or tree's bat roost potential and the survey effort required to determine the likely presence or absence of bats

Negligible	Negligible habitat features on site likely to be used by roosting bats	No further surveys required
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 or hibernation) A tree of sufficient size and age to contain features but with none seen from the ground or features seen	One dusk emergence or pre-dawn re-entry surveys between May and August.
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 i.e. irrespective of species conservation status, which is established after presence is confirmed).	Two surveys, comprising one dusk emergence and a separate pre-dawn re-entry surveys between May and September with at least one between May and August.
High	A structure or tree 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 and surrounding habitat.	Three dusk emergence and/or pre-dawn re-entry surveys between May and September. Optimum period May – August. Two surveys should be undertaken during the optimal period and at least one survey should be a pre-dawn survey
Confirmed	Bats or evidence of bats found.	Surveys would be required to establish the status of the roost. Generally, three dusk emergence and/or pre-dawn re-entry surveys between May and September. Optimum period May – August (two surveys should be undertaken during the optimal period and at least one survey should be a pre-dawn survey).

Appendix 4: Protection

This document must be available to all involved in the planned development. All contractors must be aware of the potential of protected & priority species being found on site and care should be taken during works to avoid harm (including during any tree works), if protected species are found then all work should cease and an ecologist should be consulted immediately.

If any protected species are identified during development the client must contact an experienced ecologist and all works must stop until a full assessment has been carried out.

Lighting

It is recommended that during the development process the levels of lighting such as security floodlighting and lighting around working platforms should be limited to reduce the level of disturbance caused to bats which have been recorded locally.

Disturbance caused by high power lighting can cause disturbance to common commuting and foraging areas currently used by bats.

It is advised that all works should be carried out during the hours of daylight to further reduce the levels of disturbance caused to bats and other nocturnal wildlife in the surrounding environment.

Protection of Wildlife

During the development stage all excavations if any should be closed where possible to prevent entrapment of wildlife such as mammals which may use the site during the hours of darkness for commuting.

For excavations which require to be left open a shallow slope should be in place to aid escape.

Any pipes over 200mm in diameter should be capped off at night to prevent animals entering.

Consideration should be given to longstanding storage of materials on site and where possible use the hardstanding areas to limit the disturbance to the surrounding environments.

Nesting Birds

Although no nesting activities were demonstrated within the building where development will take place consideration and protection must be implemented during March to September to prevent disturbance.

If nesting birds are identified during this time which may face disturbance from any planned works, the client should seek advice from an experienced ecologist.

General Recommendations for Enhancement

In addition to any specific required to compensate for impacts on protected species or habitats, both national and local planning policy encourages ecological enhancement in all development. Based on the existing ecological value of the site and information available about the proposed development, consideration should be given to the use of native species or those with recognised benefit to wildlife in areas of soft landscaping to enhance the value of the site for wildlife if suitable to the development.