



Bat Emergence Report

14 Stanley Road

Condition 14 (77993/APP/2023/3341)

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

Background

1.1 The Ecology Partnership was commissioned by Nikesh Shah to undertake a bat emergence survey for land at 14 Stanley Road, Hillingdon, Northwood, HA6 1RG, hereafter referred to as the 'site', to discharge condition 14 of the planning permission.

Condition 14 – RES19 Ecology

"No development shall take place until the following details of have been submitted to and approved

by the Local Planning Authority:

- A Dusk Emergence & Dawn Re-entry Bat Survey including details of any ecological mitigation and habitat enhancements and a site plan showing their location;*
- In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead.*
- A Construction Ecological Management Plan (CEMP); and*
- A Landscape and Ecology Management Plan (LEMP).*

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved Preliminary Ecological Appraisal Report (v1.0, 06/09/2023, ROAVR), Drawing Number 23 which includes undertaking a A Schwegler 1FF Bat Box, and the Dusk Emergence & Dawn Re-entry Bat Surveys, the CEMP and the LEMP.

The development shall be carried out in accordance with the Natural England licence and all mitigation measures and habitat enhancements shall be fully installed before occupation and retained in full accordance with the approved details.

Previous Surveys

1.2 A Preliminary Roost Assessment was previously undertaken by ROAVR Group on 18th August 2023 in which the house (building B1) was considered to support 'low' suitability for roosting bats due to the presence of several PRFs which include gaps in

external and internal brickwork, slipped roof tiles, lifted lead flashing, and gaps between internal felt lining and roof.

Legislation

1.3 All UK bat species and their roosts are protected by law within The Wildlife and Countryside Act 1981 and the Habitats Directive Annex IV. This means it is a criminal 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);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

2.0 METHODOLOGY

Dusk Emergence Surveys

2.1 A dusk emergence survey was carried out on 15th May 2024. The survey started 15 minutes before sunset and was completed 1 and a half hours after sunset. The surveys followed Bat Conservation Trust guidelines (Collins 2016 & Interim Guidance Note 2022). Surveyors were positioned to cover all aspects of the building and areas of interest (Figure 3). Infra-Red (IR) cameras (Canon XA20 and Nightfox Whisker) with IR lamps (Nightfox) were utilised during the surveys to support surveyors. All surveyors were equipped with an Echo Meter Touch 2 Pro. Surveyors included Natasha Wilson BSc (Hons) and Carl Marshall.



Figure 2: Surveyor positions (green stars) and IR camera positions (yellow stars).

3.0 RESULTS

15th May 2024

3.1 Sunset was at 20:48 with 10% cloud cover, with a start temperature of 17°C dropping to 15°C at the end of the survey. No roosting bats were recorded emerging from the house. The first bat recorded was a common pipistrelle at 21:10 commuting through the garden. During the survey, occasional common pipistrelle activity was recorded

4.0 DISCUSSION

4.1 No bats were recorded emerging during the two dusk emergence surveys. Therefore, the building does not support roosting bats and can be removed with further consideration.

4.2 Any proposed lighting scheme as part of the development should consider bats in the surrounding area as well as the site. All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behaviour. Recommendations include:

- Installing lighting only if there is a significant need;

- Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
- Directing lighting to where it is needed and avoiding light spillage;
- Using baffled lighting where light is directed towards the ground and
- Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

5.0 REFERENCES

Bat Conservation Trust., (2022). *Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys*

Collins, J. (ed.), (2016)., *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). Bat Conservation Trust, London.

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The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Eddie Selwyn BSc (Hons) MSc ACIEEM

Principal Ecologist

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