PRELIMINARY ROOST APPRAISAL (PRA) REPORT

15th January 2021

34 Goldcroft Avenue, Weymouth, Dorset, DT4 0ET

On behalf of: Ms Tracey Powell

Report written by: Sophie Morris

Review by: Russell Hoyle

Report version: Final Version 1.0

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SURVEY DATA VALIDITY

Information and data provided within this report is

considered accurate at the time of writing. Bat survey data is considered

valid for 3 years from the survey date, although more up-to-date survey

data may be required for a planning application dependent on conditions and impacts.

Contents

Summary

- ABR Ecology Ltd were commissioned by Ms Tracey Powell to undertake a Preliminary Roost Appraisal (PRA) at 34 Goldcroft Avenue, Weymouth, Dorset, DT4 0ET to advise on the presence/absence of bats at the property. This report was requested to support a planning application for conversion of the loft and a single-storey extension to the northeast and southeast elevations.

- The Preliminary Roost Appraisal (PRA) was undertaken by licensed bat ecologist Russell Hoyle and assistant ecologist Sophie Morris on the 13th January 2021. The survey revealed no evidence of bats in the form of droppings, staining or the presence of bats internally and the external assessment of the property revealed that the building holds **negligible potential** for roosting bats due to a lack of access points and roosting provisions.

- The building does not hold the potential to support roosting bats and so no further works are required. However, should **three years** pass without works taking place (or any material change occurs to the building or roof) this report will no longer be valid and an update site visit to reassess the building would be required.

1. Introduction

ABR Ecology Ltd were commissioned by Ms Tracey Powell to undertake a Preliminary Roost Appraisal (PRA) at 34 Goldcroft Avenue, Weymouth, Dorset, DT4 0ET (central grid reference: SY 67173 79855) to advise on the presence/absence of bats at the property. This report was requested to support a planning application for conversion of the loft and a single-storey extension to the northeast and southeast elevations.

The Preliminary Roost Appraisal (PRA) was undertaken on the 13th January 2021 by Class 2 licensed bat ecologist Russell Hoyle and assistant ecologist Sophie Morris. A location plan and proposed plans have been provided in Appendix 1.

Site context

The application site is located in Weymouth, Dorset within a residential housing area. The Radipole Lakes SSSI is situated 95m east and Weymouth Bay with arable land is present with good hedgerow networks are within the wider landscape. The immediate and surrounding landscapes were considered to provide good foraging and commuting opportunities for bats.

Aims and scope of this report

This report is based on the results of the PRA, which was principally aimed at determining if a bat roost is present within the property and/or whether the building(s) had 'potential' to support roosting bats in line with The BCT Good Practice Survey Guidelines (Collins, 2016).

This report aims to establish whether the proposed works will impact on roosting bats, where possible, and identifies whether there is a requirement for further activity (emergence/re-entry) surveys, which may inform the need for a bat European Protected Species (EPS) licence to allow the works to proceed lawfully.

2. Legislation and policy

Legislation and UK BAP

Legislation

In England, all bat species are legally protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Additionally, bats are also fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species Regulations (HSR) 2017.

UK BAP

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity under the NERC Act (2006). These include bats including barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp*.), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

It is the developer/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent.

3. Methodology

Bats

Preliminary Roost Appraisal (PRA)

Natural England Class 2 licensed bat ecologist Russell Hoyle and assistant ecologist Sophie Morris undertook the PRA of the property on site. Timing and weather conditions are provided in the table below:

Survey date	Time of survey	Surveyor(s)	Equipment used	Weather conditions		
13/01/2021	10:30am	Russell Hoyle and Sophie Morris	Extendable ladder, high-powered torch and binoculars	Temp:	Oktas cloud cover:	Beaufort wind force:
				9°c	8/8	1-2/12

The survey was undertaken in accordance with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016). A thorough search for evidence of bats was undertaken in any internal loft spaces or voids and on any external features of the building, notably any window sills, walls, floors and flat surfaces. Evidence of roosting bats include:

- Presence of live/dead bats;
- Bat droppings - distinguished from rat/mouse droppings by their crumbly texture;
- Staining from fur around access points; and
- The presence of feeding remains, such as insect wings and casings.

The building was identified as a 'confirmed' bat roost if evidence of roosting bats was recorded. If bat droppings were present, a sample of droppings were collected and sent to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

Most native bats in the UK are crevice-dwelling species, with bats roosting in remote areas such as between tiles and membrane, behind cladding, at wall tops, in cavities, soffits and behind lead flashing, to name a few examples. Evidence of these species is often concealed and/or inaccessible due to the remote nature of the roost. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat access points around the building, as well as the quality/availability of surrounding bat habitat, was conducted. The building was then assigned a category based on a sliding scale of negligible to high, in accordance with the BCT Guidelines (Collins, 2016):

Bat roosting potential	Description
High potential	A building with one or more potential roosting sites that are highly suitable for use by many bats on a regular basis and for a longer period of time.
Moderate potential	A building with one or more potential roosting features that could be used by bats due to appropriate conditions but are unlikely to support a bat roost of important conservation status (roost type only, not species).
Low potential	The building features one or more potential roosting features that could be used by bats opportunistically. These features do not provide the appropriate conditions to be used on a regular basis by large numbers of roosting bats.
Negligible potential	The features of the building are negligible and are highly unlikely to be used by roosting bats.

Survey limitations

Potential evidence of crevice-dwelling bats may have been missed due to the nature and remote location of potential roosting areas. However, binoculars were used to identify any potential bat droppings on the exterior features of the building, where possible.

No other survey limitations were noted.

4. Results

Bats – Preliminary Roost Appraisal

Building descriptions

The property was surveyed by Russell Hoyle and Sophie Morris, and an assessment of the building to support roosting bats was undertaken. Photographs of the property are provided in Appendix 2 and a building description is provided below:

Building name	Description
Dwelling	• The two-storey semi-detached house is constructed of brick elevations. • The roof is pitched and hipped with clay roof tiles and clay ridge and bonnet tiles present. • An internal brick chimney with a lead seal is present at the northwest elevation, separating the two houses. • uPVC fascia and door frames are present. • Wood and uPVC window frames are present. • Wooden closed eaves are present. • A single-storey porch with a clay mono pitched roof is present at the southwest elevation. • A single-storey extension with rendered elevations and a flat lead roof is present at the northeast elevation. • Internally, one loft void is present, and a description is provided below: • The void measures approximately 6m in length, 4.5m in width and 2.5m in height. • The void is lined with wooden sarking. • A wooden ridge and purlin beams are present. • Fibreglass insulation and some boarding is present.

PRA results

The results of the PRA are provided in the table below:

Building name	PRA results
Dwelling	▪ No evidence of roosting bats such as droppings, staining or feeding remains were identified during the survey.

Assessment of bat roosting potential and potential bat access points

An inspection of the internal and external features of the building was undertaken to identify potential bat access points and roosting provisions, and these are summarised below:

Building name	Potential bat access points	Potential roosting provisions	Potential of the building
Dwelling	• Negligible – the roof was tight, and the eaves were closed; no gaps were present. A few gaps were present at the bonnet tiles of the roof. These gaps were surveyed and deemed not suitable for bat use.	• Negligible roosting provisions due to a lack of potential bat access points.	**Negligible potential for roosting bats**

The building was assessed and was deemed to hold 'negligible potential' for roosting bats due to a lack of potential roosting provisions and access points. Roosting bats are not considered to be impacted by the proposed works for conversion of the loft and single-storey extension. Further details are provided in Section 5 regarding the validity of this report.

5. Conclusions

The PRA of the building was undertaken, and the building was identified to hold 'negligible potential' for roosting bats due to a lack of suitable bat roosting provisions. Roosting bats are not considered to be impacted as part of the proposed works and therefore no further action is recommended in relation to roosting bats and the proposed works.

It should be noted that the PRA provides a 'snapshot' of conditions at the time of survey and does not account for seasonal changes. It is considered possible for bat species to ingress at any point in the future, therefore it is recommended that if in 3 years works have not begun a further PRA is undertaken to assess whether the conditions have altered.

In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified bat ecologist will be sought for advice. The nature of the advice will concern allowing the bat(s) to leave on their own accord or waiting for a licensed person to remove the bat(s). **All building contractors/roofers are explicitly forbidden from handling bats or interfering with bats in any way.**

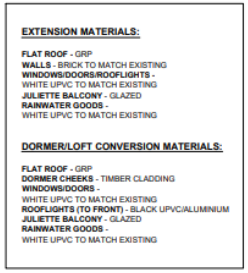
6. References

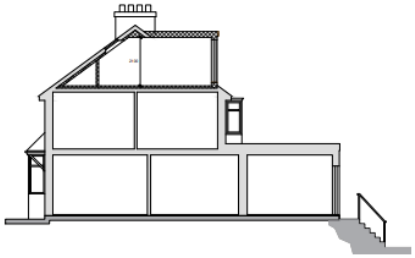
Collins, J (ed) (2016). *Bat Surveys for Professionals Ecologists: Good Practice Guidelines (3rd Edition).* The Bat Conservation Trust, London.

Department for Communities and Local Government (2005). *Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.*

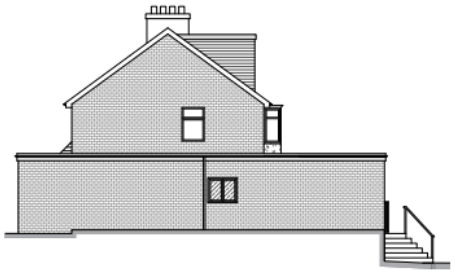
JNCC (The Joint Nature Conservation Committee) (2016). *UK BAP priority terrestrial mammal species*

Appendix 1: Location plan & proposed plans



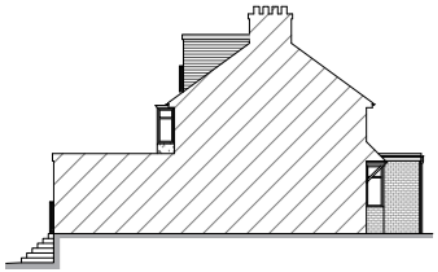


PROPOSED FRONT ELEVATION
SCALE 1:100

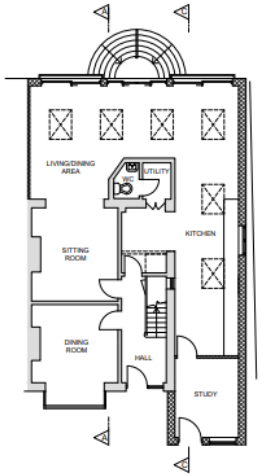


PROPOSED SIDE ELEVATION
SCALE 1:100

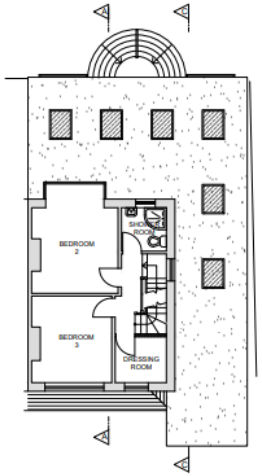
PROPOSED REAR ELEVATION
SCALE 1:100



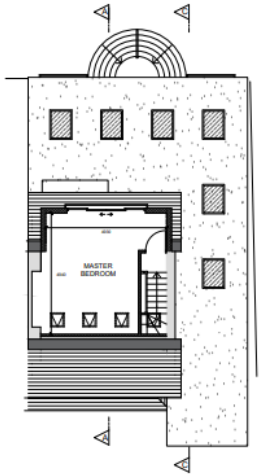
PROPOSED SIDE ELEVATION (NEIGHBOUR)
SCALE 1:100



PROPOSED GROUND FLOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
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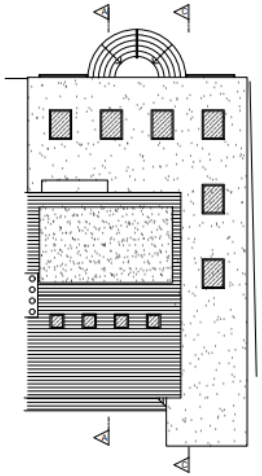

PROPOSED ROOF PLAN
SCALE 1:100

Appendix 2: Photographs

Photo 1: Southwest elevation of house

Photo 2: Northeast elevation of house

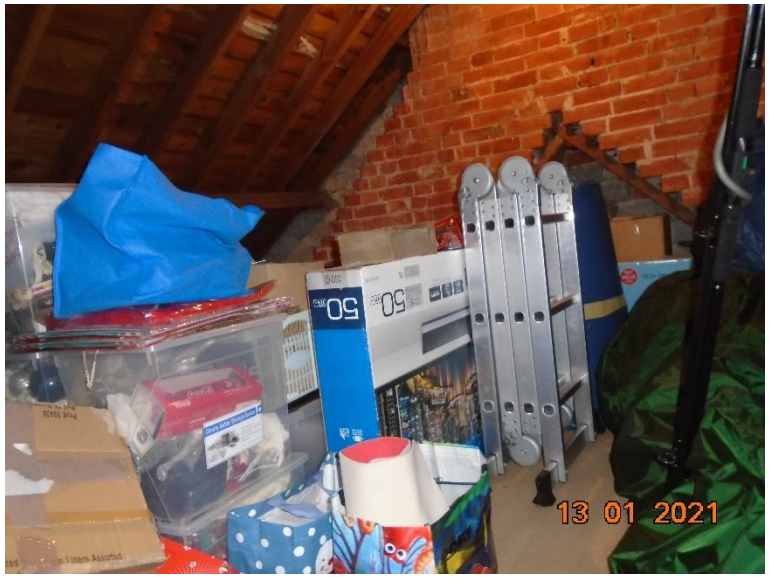

Photo 3: Internal loft void of house