



AllAboutEcology

Ecological Consultant

Preliminary Ecological Appraisal
'Low Impact' Ecological Impact Assessment

For

8 Low Etherley
DL14 0EU



For

Mr Johnny Harrison
May 2022

Document Verification

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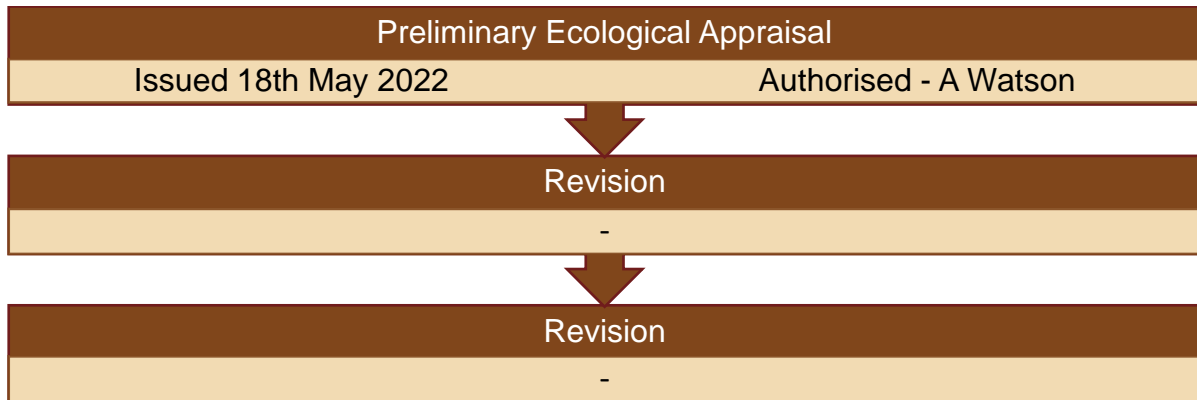


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1. Executive Summary

We are requested by Mr Johnny Harrison to provide a Preliminary Ecological Appraisal for 8 Low Etherley.

Potential for Protected Species surveys were undertaken at the property.

1.1 It is proposed to reconfigure the building, demolishing the garage and building a new two storey extension to the north and west.

1.2 Desk top data searches indicate:

- a. The site is within a rural location.
- b. Medium quality bat foraging and commuting habitat is present in the wider area.
- c. Bat roosts and field records are present in the 2km search area.

1.3 Field surveys were carried out on in May 2022:

- a. A minimal increase in building footprint is proposed using existing paved area.
- b. Bat surveys identified a building with low bat roost potential – the building is under renovation, potential roost sites have not been disturbed.
- c. Bat activity survey identified a site with very limited activity in and around the area – no emergences were noted with only Common pipistrelle present in low numbers.

1.4 Potential for protected species:

- a. Bats – the structure has limited potential to support the occasional, individual roosting bat.
- b. Birds – the building has negligible potential to support nesting birds.
- c. Other species – the proposals are unlikely to affect any additional species.

1.5 Further survey effort considered necessary:

- a. No further ecological surveys are considered necessary at this present time.

1.6 Ecological considerations:

- a. The general assessment of the site is one of limited wildlife interest.
- b. Bats – the inclusion of inbuilt bat features – guidance provided in appendix.
- c. Birds – additional buildings present on site have the potential for continued support of nesting birds present within the wider area.
- d. The enclosed Method Statement should be followed during the proposed works.

1.7 The general content of the report will remain valid for a maximum of two years, further surveys will be necessary after this time.

1.8 If any BAP species are found during construction the project ecologist is to be informed so that further advice can be provided.

2. Introduction

2.1 Survey Objectives

We are requested by Mr Johnny Harrison to provide a Preliminary Ecological Appraisal – Protected Species Survey with reference to bats at 8 Low Etherley.

This report will inform the planning application.

The surveys will:

- Data search with parties holding pertinent wildlife and ecological records.
- Record the habitats present.
- Record incidental evidence of relevant species.
- Evaluate ecological features within the zone of influence.
- Evaluate the likelihood that protected, priority or invasive species are present.
- Identify possible ecological constraints on development.
- Determine appropriate avoidance, mitigation and enhancement measures (as far as possible) within the survey area.
- Advice on further Ecological surveys required.

Produce a written report presenting the above information either:

- 'Low Impact' Ecological Impact Assessment (EclA) Report where sufficient information has been gained to allow an assessment of no significant effects.
- Preliminary Ecological Appraisal Report if further surveys are considered necessary.

2.2 Development Proposals

Refurbish the building, demolishing single storey structures, creating two storey rear extension.

Proposed alterations – reconfiguring the living space – demolishing the existing garage and kitchen, extending north (rear) building a two-storey extension.

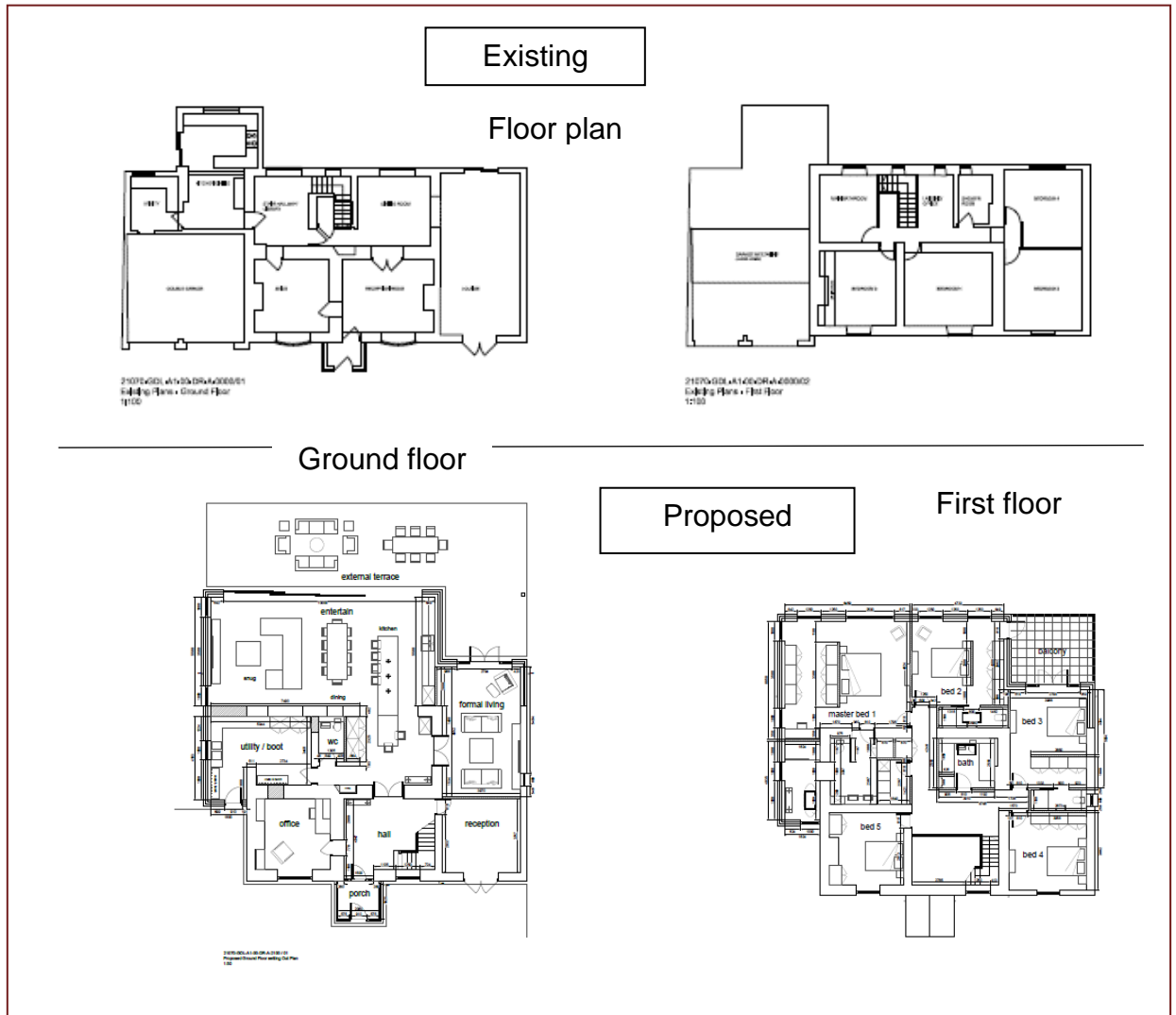


Figure 1 - Existing and proposed plans

2.3 Site Location

Site	8 Low Etherley	
Post Code	DL14 0EU	
Grid Reference	NZ 17117 28933	
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham	
Parishes (GB)	Etherley CP	
National Character Area	Durham Coalfield Pennine Fringe	
Planning	County Durham	



Figure 2 – Position of the survey area using GIS & Google
The yellow circle indicates an approximate 2km zone

The survey area consists of the buildings at 8 Low Etherley.

Situated in Low Etherley, to the north of B6282, 2km west of Bishop Auckland within a rural location, of the former coal mining landscape.

2.4 Surveyors & Timing

Surveys were undertaken in 2022:

- A bat building and habitat survey on March 29th during daylight hours by Tricia Snaith.
- A bat activity survey was conducted on May 10th by Tricia Snaith and Louise Snaith.

Tricia Snaith holds:

WML-A34-Level 2 (Class Licence) – to survey bats using artificial light, endoscopes, hand and hand-held static nets registered number 2015-14858-CLS-CLS.

WML-CL08- To survey Great crested newts for scientific (including research) or educational purposes – Level 1 (Class Licence), which covers surveying by hand, nets, torches and aquatic funnel traps (including bottle traps) registered number 2015-13610-CLS-CLS.

Constraints Or Limitations To The Survey Or Report

The ecological status of a site can change over time, surveys can only record what is present at the time of survey.

Bats are known to move between several roosts dependent upon their requirements and may not present at the time of survey. Bats can roost deep in cracks, crevices and cavity walls making them difficult to identify during visual inspections.

The results of ecological surveys are time limited and checking surveys may be required to confirm that the survey remains current.

3. Legal Status Of Protected Species

The potential impact of planning decisions on biodiversity and geological conservation need to be fully considered.

3.1 Habitats Regulations – Appropriate Assessment

Developers are required to consider the potential effects on protected habitats. Under Article 6(3) of the Habitats Directive, an appropriate assessment is required where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives”

3.2 The Conservation of Habitats and Species Regulations 2017

It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species.

A person will commit an offence if they deliberately disturb such animals in a way as to be likely significantly to affect:

- (a) The ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or
- (b) The local distribution of abundance of that species.

It is an offence to deliberately pick, collect, cut, uproot or destroy a wild plant of a European protected species. It is also an offence for any purpose to possess, sell or exchange such a plant.

3.3 UK & Local Biodiversity Action Plan

UK Post-2010 Biodiversity Framework in July 2012, covering the period 2011-2020, based on the UK Biodiversity Action Plan (BAP) published in 1994. The current list of UKBAP priority species and habitats was published in August 2007 and now contains 1150 species and 65 habitats, the framework of which remains in place.

Note: This information is a guide only. Please refer to the full relevant texts for more information.

4. Survey Methodology

4.1 Pre-survey Data Search (Desk Top Survey)

Consultation of pre-existing information on Local Wildlife sites, biodiversity of the area and protected species at and around the survey site was obtained through the following:

- Google or Bing maps to study aerial photography and satellite imagery.
- Multi Agency Geographic Information Centre (MAGIC) a variety of searches are done to deduce the general character of the area and the presence of any relevant wildlife areas.
- Local wildlife groups or the local records centre for information on relevant protected species and/or bats within a 2km radius (5km for Barn owls) of the survey area.
- Any previous reports containing relevant information.

These are used to determine if the development is within the geographical range and suitable habitat for the considered species.

4.2 Field Surveys

4.2.1 Habitat Survey

The field survey of the site was carried out in accordance with the methodology outlined in the JNCC handbook for Phase 1 habitat survey. Each parcel of land was assessed and classified. A walkover survey was conducted; habitat and features were target noted where appropriate.

Plant species were identified and compared to county axiophytes lists. Habitats which were identified as being of particular interest would be studied in more detail. Plant species lists with abundance were recorded for such areas, if necessary. Any Schedule 9 plant species are recorded.

The quality of field data will be affected by the season of the survey, with some plant species only being evident or identifiable in certain seasons. Identification of any of these plants will be noted during the survey, if possible, further surveys may be considered necessary during the vegetative season.

4.2.2 Preliminary Bat Roost Assessment

Preliminary Roost Assessment Survey – Building/tree surveys can be carried out at any time of year, but bats are most likely to be seen or heard in roofs during the summer (mainly maternity roosts) or autumn (swarming/mating roosts) or seen in subterranean areas during the winter (hibernating bats).

Bat (Building) Survey

A thorough inspection of all the structures is carried out during daylight hours, following the BCT - Bat Surveys for Professional Ecologists - Good Practice Guidelines 2016, with prior arrangement of the owners, occupiers, caretakers etc., using access and inspection equipment, such as ladders, binoculars and a good torch:

- External inspection of the structure, looking for bat droppings and other evidence of bat usage, also suitable entry and exit points.
- Internal inspection of the structure, focus in particular on areas which provide appropriate environmental conditions for bats.
- Record any signs of bats found on a plan of the structure and collect samples of droppings, bones or feeding remains for comparison with a reference collection.
- A risk analysis is carried out to ensure safe working methods are adopted.
- Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

4.2.3 Bat Activity Survey (Presence/Absence Survey)

A dusk emergence survey should be undertaken during the period that bats are most active (usually April through to the end of September) and are used to locate roosts in trees, buildings or built structures, as bats are not always found by internal and external inspection surveys.

Emergence/re-entry surveys can also give a reasonable estimate of the number of bats, if any, that are present. The structure will have been surveyed in daylight to assess the features and potential exit locations and the number of surveyors required.

Sufficient surveyors are used so that all aspects of the structure can be viewed at one time and position so that all possible bat exits can be observed at one time and the line-of-sight should not exceed 50m.

Activity surveys are carried out using the following timeframes:

- Dusk - Emergence survey commence ¼ hour before sunset until 2 to 3 hours after sunset.
- Dawn - Re-entry surveys consist of the 2 hours prior to sunrise.

Bat detectors which pick up the echolocation calls and are used to assist in detecting bats. Calls are also recorded for analysis, if necessary, and further confirmation of species and abundance. Care should be taken in the interpretation of this data.

Equipment used:

- Hand held bat detectors - Batbox duet and Echo Meter Touch.
- Anabat SD2 bat detectors.
- High power & close focussing binoculars.
- Torches including a Cluson high power torch & Petzl head torch.
- Endoscope.
- A range of video recording equipment - video cameras/IR torches and IR scopes.

Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

4.2.4 Bat DNA Analysis

If necessary, droppings will be collected for DNA analysis.

4.2.5 Protected Species

Additional to the habitat survey, a scoping survey for the potential for the presence of any other European protected species and local Biodiversity Action Plan (BAP) species, (more details can be found on the UK Biodiversity Action Plan website) will be undertaken within the survey area.

The potential of these BAP species being present will be assessed from the desktop surveys, consultation responses, field signs and local knowledge. In particular:

- Trees or buildings present will be viewed for their potential for bat usage.
- Buildings were assessed for their potential for use by Barn owls.
- If present any trackways, regularly used by badger, deer or relevant species, will be mapped.
- Any badger sett evidence will be recorded and assessed as to usage.
- OS maps online is used to identify ponds present within a 500m zone of the will be assessed for use by Great crested newts.
- Wetlands and waterways will be reviewed for their potential use by otter, water voles and white clawed crayfish.
- Bird presence and activity will be noted.

4.3 Site Assessment

General Site Assessment

On the basis of the survey information the site will be categorised using a three-point scale as follows:

- 1= Site of high conservation priority.
- 2= Site of lower priority for conservation.
- 3 =Site of limited wildlife interest.

Any sites rated 1 or 2 will also be categorised using the Chartered Institute of Ecological and Environmental Management - Guidelines for Ecological Impact Assessment (as detailed in appendix).

Potential To Impact Upon Sites Recognised Of Local Nature Conservation Importance

As part of the Habitats Directive developers are required to assess the likely impacts of the project either alone or in combination with other projects, upon any European sites and consider whether the impacts are likely to be significant. The Habitats Regulations Assessment is a four-stage process. Stage 1 – Screening of the site will assess the Likely Significant Effect on European sites. European sites collectively include both designated and candidate Special Protection Areas (SPA) and Special Areas of Conservation (SAC), and Ramsar sites.

Potential To Host A Priority Habitat Or Species

Each site is assessed for the presence of important habitats or the potential to support priority or important species. As listed in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England.

Structures present on site will be assessed for bat roost potential.

Aquatic habitats present will be assessed for their potential to support priority species.

Site assessments will be used to advise on additional survey effort required.

5. Survey Results

The raw data where appropriate can be found in the appendix.

5.1 Pre-survey Data Search (Desk Top Surveys)

5.1.1 Designated Sites

A search was made using MAGIC (Multi Agency Geographic Information for the Countryside) to look for sites of wildlife interest with a 2km zone of the survey site.

Relevant Statutory Site or Habitats

SSSI IRZ	Non relevant
Within 200m	
Statutory Sites	None
Habitats	None

5.1.2 Local Protected Species Data

European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	
Bats	two identified – 2x CPip

Local Wildlife Group Data

Bat Distribution Within The County

Eleven species of bat have been recorded in County Durham, of which eight are known to breed - Common pipistrelle, Soprano pipistrelle, Brown long-eared bat, Whiskered bat, Brandt's bat, Natterer's bat, Noctule, Daubenton's bat, Leisler's bat, Nathusius' pipistrelle and Serotine.

The two most commonly found roosting in buildings are the common pipistrelle (*Pipistrellus pipistrellus*) and the soprano pipistrelle (*Pipistrellus pygmaeus*). Nathusius' pipistrelle have been observed at a number of wetland sites and the serotine has only been recorded twice.

Durham Bat Group has been requested for an updated data search for the area. We have archived data for much of the area.

Bat Records From The Area Around 8 Low Etherley

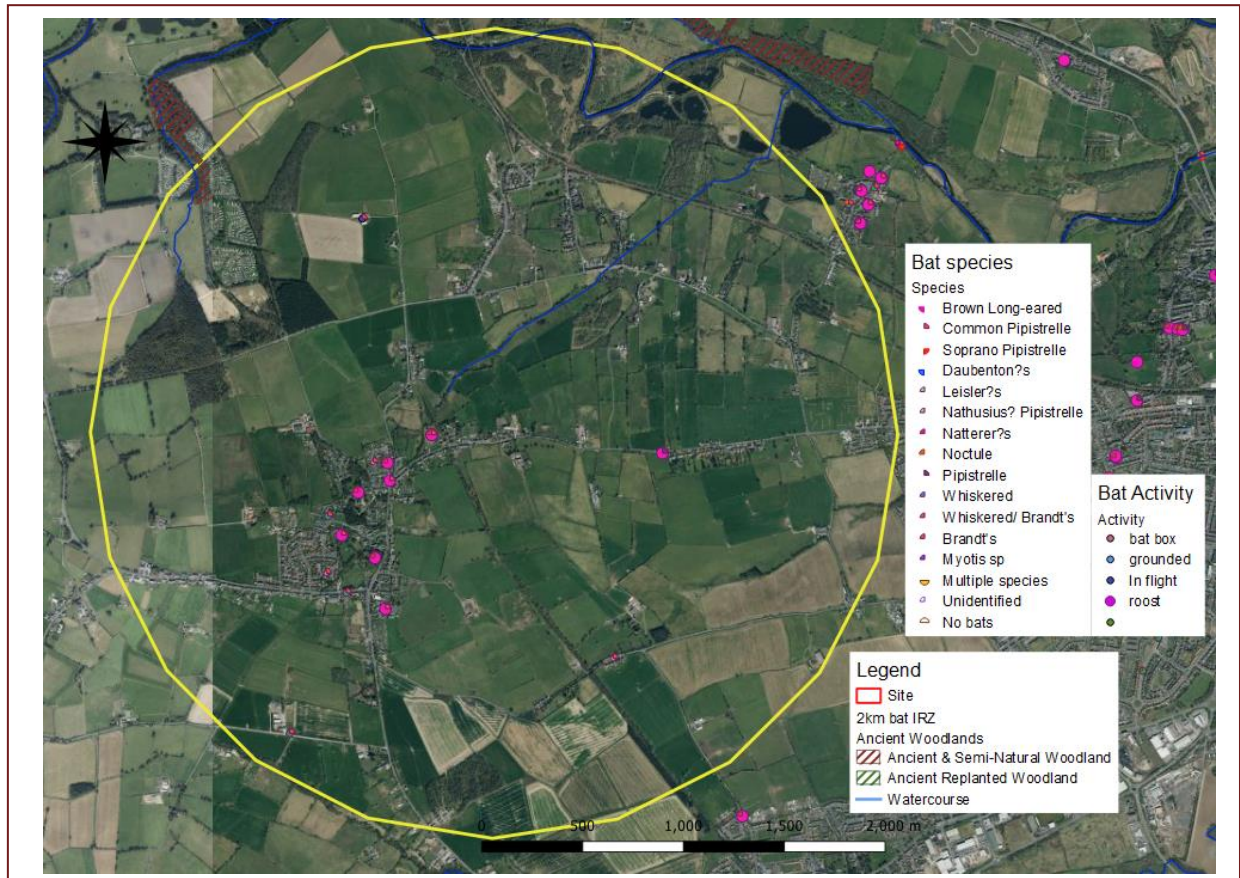


Figure 3 – Bat records supplied by DBG
Plotted using QGIS.

Roost records within the 2km area.

Bat Records From The Area Around 8 Low Etherley

1km square	Description	Bat species	Number
NZ1628	Auckland View, Toft Hill, Bishop Auckland	Common Pipistrelle	1
NZ1628	Low Etherley DL14 0EU (NZ166287)	Common Pipistrelle	
NZ1628	Old Vicarage, High Etherley	Common Pipistrelle	1
NZ1628	Pennine View, Low Etherley	Common Pipistrelle	3+
NZ1628	Willow Court, Toft Hill	Common Pipistrelle	1
NZ1828	59 Etherley Lane, Etherley Grange	Pipistrelle	10
NZ1628	Bankwell Drive, High Etherley	Species unknown	no count
NZ1628	Pennine View, Low Etherley	Species unknown	no count
NZ1628	St Cuthbert's Church, High Etherley	Species unknown	no count
NZ1628	Stobart's Court, High Etherley	Species unknown	1

5.1.3 Previous Surveys

No previous surveys have been conducted on the building.

5.2 Field Surveys

5.2.1 Phase I Habitat Survey

An increase in building footprint is proposed, the proposed two storey rear extension will utilise the existing concrete slab paved area.

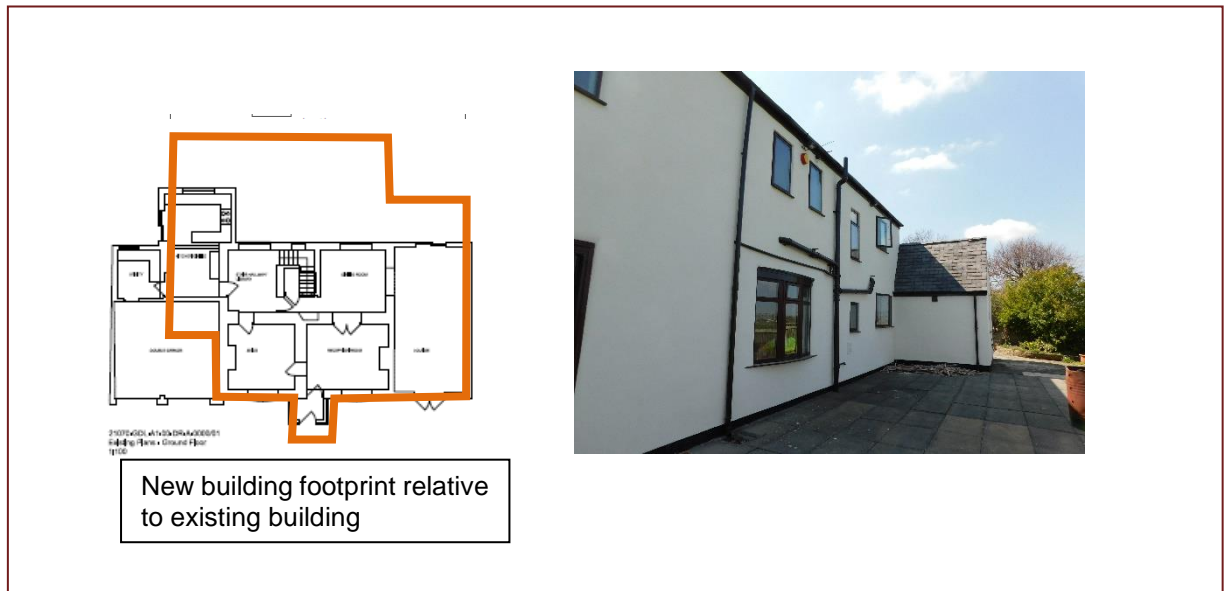


Figure 4 – Habitat within the site boundary

5.2.2 Preliminary Roost Assessment (Bat Building Survey)

It is proposed to demolish the existing garage and kitchen. Internal work is well underway within the building, internal walls and some roofing structures have been removed, windows have been removed, due or replacement.

Garage & Kitchen

A single storey, single brick structure, a former flat roof structure has been 'over built' with a 'L' shaped tile roof – externally a few slipped tiles, remaining watertight.

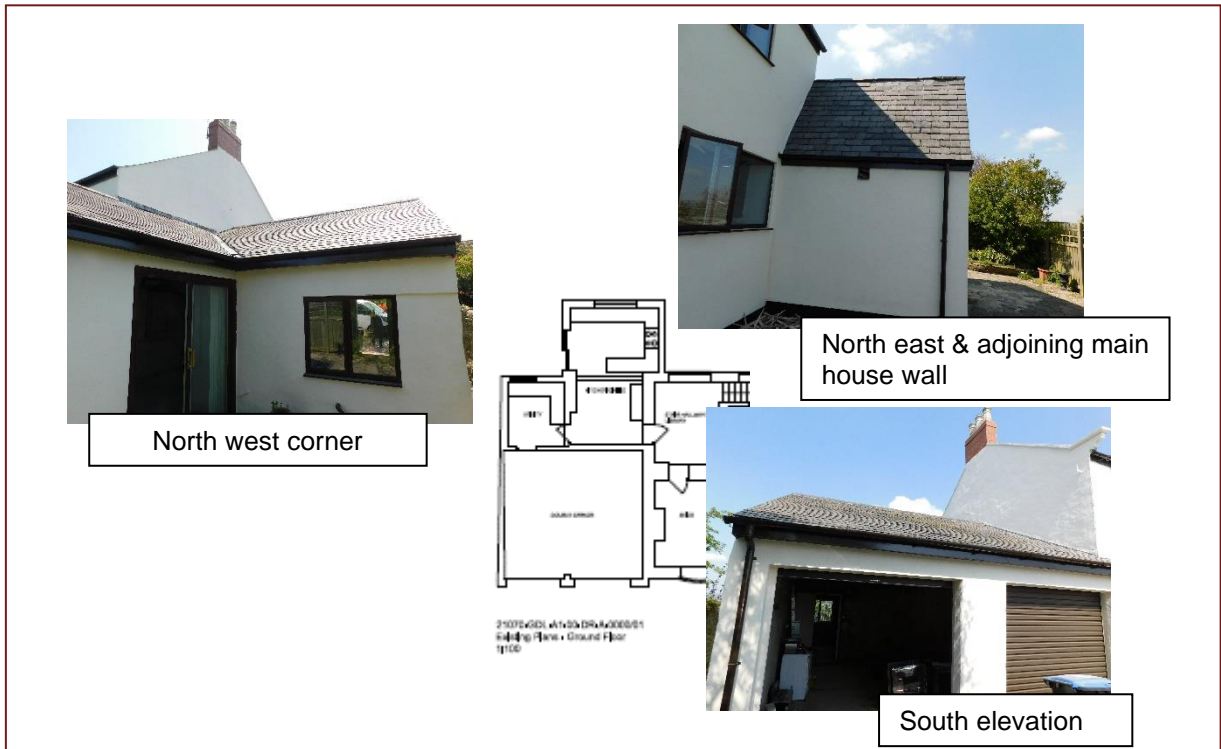


Figure 5 –Garage features

Internally the former flat roof garage structure remains within the double garage. An unused space exists with hardboard flooring present. Bitumen underfelt is present.

Roofing has been removed in the former kitchen area.

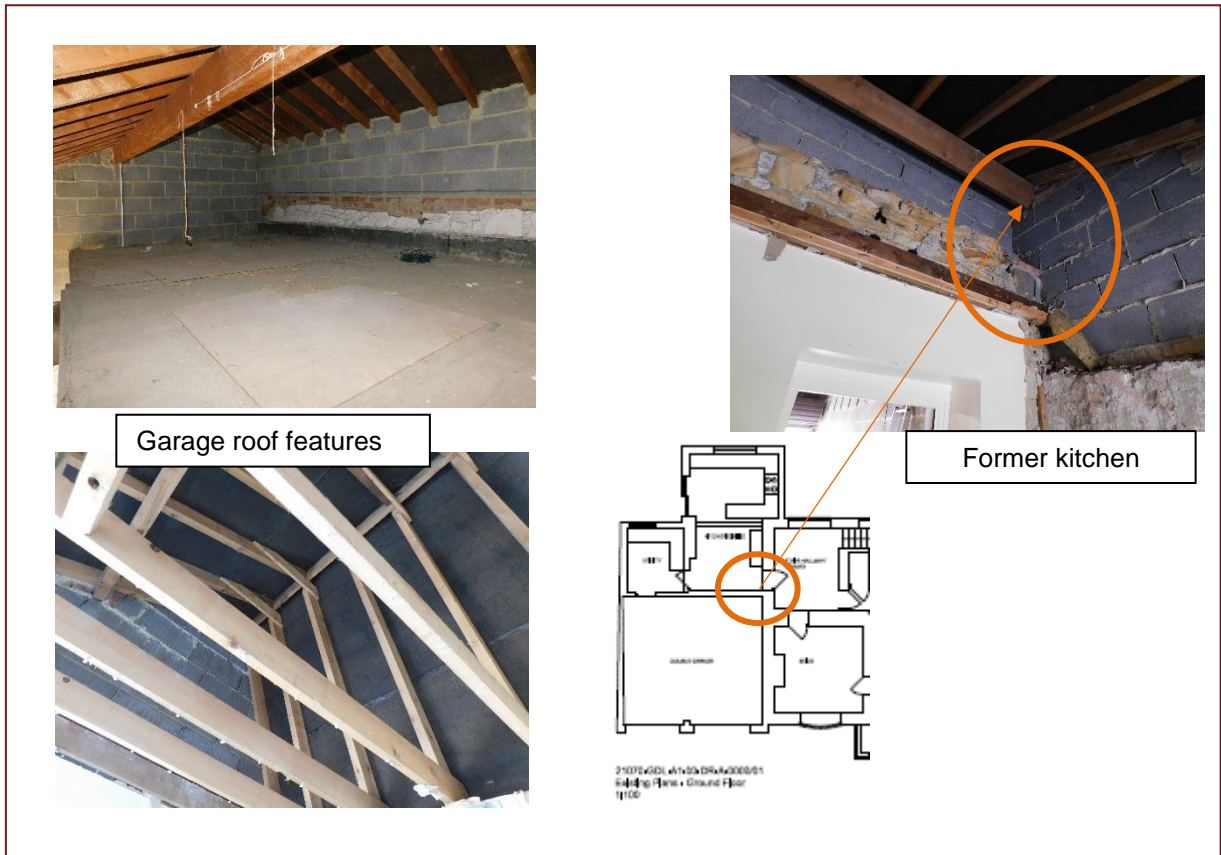


Figure 6 –Kitchen roof features

Main House

A two-storey brick structure with a single ridge slate roof. The house has been gutted awaiting refurbishment, first floor windows have been removed on the southern elevation.

External Features

All roofing remains intact, a single ridge tile roof, with soffit boarding present north and south. All external walls are painted in light coloured paint. Solar panels are present on the southern elevation.

No gable end features exist.

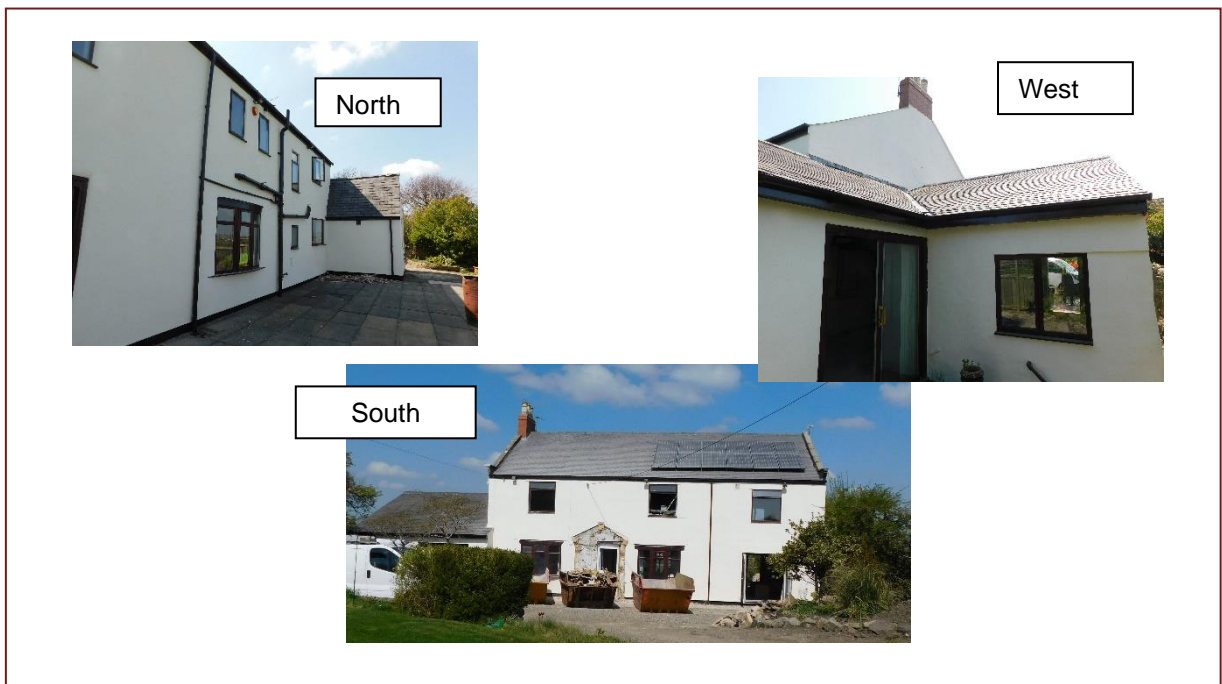


Figure 7 –External features

Internal Features

Internally the building has limited features remaining, intact bitumen roofing felt is present, ceilings have been removed.



Figure 8 – Internal features

Eastern first floor room – a sarking boarded roofing feature was revealed on removing a false ceiling.

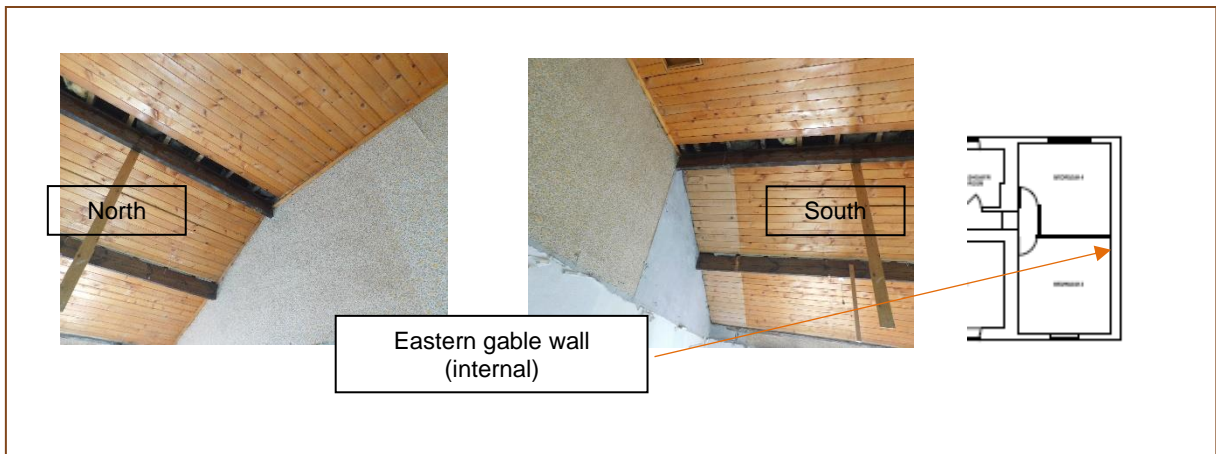


Figure 9 – Eastern first floor bedrooms

5.2.2 Bat Activity Surveys

A single bat activity survey was considered necessary to consider limited access points present within the building. Two surveyors were present.

	Dusk
Date	May 10th
Start time	20:40
Finish time	22:45
Sunrise/Sunset	20:59
Dusk/Dawn Civil twilight	21:42



Figure 10 – Bat surveyor positions

Summary

Recorder	No of species	No of triggers	No of records
Nancy	1	5	5
Jane	1	3	3

First bat, was observed to south of the site, seen not heard, at 21:27. Very limited activity was recorded over the site, bats could be seen foraging along the hedge to the north of the site (detectors positioned to record activity on site).

No bats were identified emerging from any of the structures.



Figure 11 – Bat activity on site

Surveyors remained on site, no bats recorded after 22:00 not bats observed over the site.

5.2.3 Bat DNA Analysis Results

No evidence of bats or droppings were seen within the building.

5.2.4 Protected Species Scoping Survey

The proposals are unlikely to impact on any additional species.

No additional species were observed within the bounds of the property.

5.3 Site Assessment

The general assessment is that the land falls into category 3 - that of limited wildlife interest, due to the size of the proposals.

6 Ecological Constraints & Opportunities

Ecological constraints – Minimal/Nil.



7. Conclusion & Recommendations

Conclusion

- 7.1 Desktop surveys identified the site is within a rural location with potential foraging habitat around the site.
- 7.2 Bat records identify bat roosts within 2km of the area, including field records.
- 7.3 Field surveys were conducted during May 2022:
 - a. A habitat assessment – an increase in building footprint proposed, using existing paved area.
 - b. Building assessment – a building undergoing renovations, potential roost sites have remained intact, with potential roost features present.
 - c. Bat activity –no emergencies noted, a site with very limited bat activity around the survey site.
 - d. Additional species – the building is unlikely to support any additional species.
- 7.4 No invasive species were identified on site.
- 7.5 The size and nature of the proposed development is unlikely to significantly impact on the local wildlife.

Recommendations

- 7.6 Further survey requirements:
 - a. No additional ecological surveys are considered necessary.
 - b. The enclosed Method Statement should be followed during the proposals.
- 7.7 The proposals have the potential to include suitable wildlife enhancements:
 - a. Bats – the proposed extension has the potential to include bat roost features.
- 7.8 Any building demolition, tree or hedge removals considered necessary during the breeding bird season March 1st to August 31st inclusive will require nesting bird surveys.

For and on behalf of
AllAboutEcology

Tricia Snaith BSc BA PGCE PGCEst MIFL ACIEEM

Appendix 1 - References

8.1 References

- The Wildlife and Countryside Act 1981.
- The Conservation of Habitats and Species Regulations 2017.
- National Planning Policy Framework – (revised on 20 July 2021).
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.
- Handbook for Phase 1 habitat survey – a technique for environmental audit – England Field Unit Nature Conservancy Council 1990 revised 2007.
- Bat Conservation Trust – Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition 2016.
- Great Crested Newt Suitability Index – Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10 (4), 143-155.

8.2 Legal Status Of Protected Species - Background

8.2.1 The Conservation Of Habitats & Species Regulations 2017

It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species.

A person will commit an offence if they deliberately disturb such animals in a way as to be likely significantly to affect:

- (a) The ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or
- (b) The local distribution of abundance of that species.

It is an offence to deliberately pick, collect, cut, uproot or destroy a wild plant of a European protected species. It is also an offence for any purpose to possess, sell or exchange such a plant.

8.2.2 Key Principles Of Planning

The National Planning Policy Framework (NPPF), updated July 2021 to include minor clarifications to the revised version published in July 2018. Setting out the Government's planning policies for England and how they should be applied.

Chapter 2. Achieving sustainable development.

Para 8.c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment;...helping improve biodiversity....

Para 11 Plans and decisions should apply a presumption in favour of sustainable development.

Chapter 11. Making effective use of land

Para 119...in a way that makes as much use as possible of previously developed or 'brownfield' land.

Para 120 a), b) c) d)

Chapter 15. Conserving and enhancing the natural environment.

Para 174 Planning policies and decisions should contribute to and enhance the natural and local environment by: a) to f)

Para 171 to 178

Habitats and Biodiversity par 179 to 182.

8.3 Terminology

Bat Roost Type

Roost type	NE 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.
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.
Swarming site	Where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
Mating sites	Where mating takes place from late summer and can continue through winter.
Maternity roost	Where female bats give birth and raise their young to independence.
Hibernation roost	Where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
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.

Northern Bat Information

We are lucky enough to have 18 species of bat in the UK, 17 of which are known to be breeding here - that's almost a quarter of our mammal species.

		SPI	North
Brown Long-eared	<i>Plecotus auritus</i>	Y	Y
Noctule	<i>Nyctalus noctula</i>	Y	Y
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	Y	Y
Brandt's bat	<i>Myotis brandtii</i>		Y
Common pipistrelle	<i>Pipistrellus pipistrellus</i>		Y
Daubenton's bat	<i>Myotis daubentonii</i>		Y
Nathusius pipistrelle	<i>Pipistrellus nathusii</i>		Y
Natterer's bat	<i>Myotis nattereri</i>		Y
Whiskered bat	<i>Myotis mystacinus</i>		Y
Serotine	<i>Eptesicus serotinus</i>		P
Alcathoe bat	<i>Myotis alcathoe</i>		?
Barbastelle	<i>Barbastella barbastellus</i>	Y	
Bechstein's bat	<i>Myotis bechsteinii</i>	Y	
Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>	Y	
Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>	Y	
Grey long-eared bat	<i>Plecotus austriacus</i>		
Leisler's bat	<i>Nyctalus leisleri</i>		

SPI – Species of Principal Importance aka Priority Species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006

Appendix 2 - Assessments

9.1 Potential To Support Important Species

Bats

Initial Bat Site Assessments

Commuting & Foraging Habitats	
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated 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 a parkland situation) or a patch of scrub.
Medium	Continuous habitat connected to the wider landscape that could be used by bats for commuting 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	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats 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 broadleaved woodland, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

Potential Roosting Habitats	
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 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 PRFs but with none seen from the ground or features seen with only very limited roosting potential
Medium	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 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.

	Minimal	Low	Medium	High
Setting	Inner city	Urban with little green space	Rural upland/ urban green space	Rural lowland
Distance to wetlands	>1km	500m-1000m	200m-500m	<200m
Distance to woodlands	>1km	500m-1000m	200m-500m	<200m
Commuting routes	Isolated by unsuitable development	No clear flyways linking the site to wider countryside	Some potential commuting routes to and from site	Site well connected to surrounding areas with multiple flyways
Recent records				Roost records within 1km

Building Assessment

	Minimal	Low	Medium	High
Building type	Industrial type / materials	Single small building	Several buildings, large old single structure	Traditional farm buildings, castle, hospital etc
Storeys	Flat roofed	Single	Multiple	Multiple large roof voids
Materials/condition	Modern sheet materials – steel, concrete frame	Good condition, tight joints	Few cracks and crevices	Notable cracks and crevices
Roof condition	Modern sheet materials	Good condition no gaps, weatherproof	Some access, slates, tiles	Uneven with gaps, not too open
Key features	No features	Very limited features	Some features	Hanging tiles, cladding, barge boards, soffits with access
Residents' information	No bats recorded	'few' bats	'many' bats seen	Known roost

Appendix 3- Raw Data

Only raw data not already used within the report will be presented here.

10.1 MAGIC – Multi Agency Geographic Information for the Countryside (including the Ancient Woodland Inventory)

Site Check Report generated on September 10th 2021

Centroid Grid Ref: NZ 17117 28933

The following features have been found in the search area:

Site	8 Low Etherley
Post Code	DL14 0EU
Grid Reference	NZ 17117 28933
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham
Parishes (GB)	Etherley CP
National Character Area	Durham Coalfield Pennine Fringe
Planning	County Durham

Relevant Statutory Site or Habitats

SSSI IRZ	Non relevant
Within 200m	
Statutory Sites	None
Habitats	None

European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	
Amphibian	None identified
Bats	two identified – 2x CPip
Cetacean	None identified
Invertebrate	None identified
Other mammal	None identified
Plant	None identified
Reptile	None identified

10.2 Local Data Search

10.2.1 Local Records Centre

Due to the size and nature of the site - local record centre data was not considered necessary.

10.2.2 Local Wildlife Group

Durham Bat Group has been requested for a data search for the area.

Bat Records From The Area Around 8 Low Etherley

1km square	Description	Bat species	Activity	Number
NZ1628	A68, near Toft Hill Primary School	Common Pipistrelle	Flight	1
NZ1628	Auckland View, Toft Hill, Bishop Auckland	Common Pipistrelle	Roost	1
NZ1628	Dale View, High Etherley	Common Pipistrelle	Foraging	(21 passes)
NZ1628	Different address, Bankwell Drive, High Etherley	Common Pipistrelle	Grounded	1
NZ1116	Etherley House Farm	Common Pipistrelle	Foraging	
NZ1116	Etherley House Farm	Common Pipistrelle	Foraging	
NZ1727	Greenfields, High Etherley	Common Pipistrelle	Grounded	1
NZ1628	Low Etherley DL14 0EU (NZ166287)	Common Pipistrelle	Roost	
NZ1628	Old Vicarage, High Etherley	Common Pipistrelle	Roost	1
NZ1628	Pennine View, Low Etherley	Common Pipistrelle	Roost	3+
NZ1628	Willow Court, Toft Hill	Common Pipistrelle	Grounded	1
NZ1828	59 Etherley Lane, Etherley Grange	Pipistrelle	Roost	10
NZ1628	Bankwell Drive, High Etherley	Species unknown	Roost	no count
NZ1628	Pennine View, Low Etherley	Species unknown	Roost	no count
NZ1628	St Cuthbert's Church, High Etherley	Species unknown	Roost	no count
NZ1628	Stobart's Court, High Etherley	Species unknown	Roost	1

10.3 Bat Survey Raw Data

Surveys completed in the 2022 bat activity season

- A bat activity survey was conducted on May 10th by Tricia Snaith and Louise Snaith.

10.3.1 Weather Data

	Dusk		
Date	May 10 th		
Start time	20:40		
Finish time	22:45		
Sunrise/Sunset	20:59		
Dusk/Dawn Civil twilight	21:42		
Temp at start of survey	14		
Temp at end of survey	12		
Wind speed	low		
Precipitation	nil		
Notes			

10.3.2 Anabat Data Recordings

1st – Dusk survey – May 10th

Two surveyors present - Two Anabats were deployed.

Summary

Recorder	No of species	No of triggers	No of records
Nancy	1	5	5
Jane	1	3	3

Time	Nancy		Jane	
	Label	Number	Label	Number
21:29	P45	1		
21:31			P45	1
21:34	P45	1		
21:37	P45	1		
21:43			P45	1
21:46	P45	1		
21:56	P45	1		
21:57			P45	1



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Precautionary Method Statement

To define methods which will be employed during the works to minimise the risk of an offence being committed to any bats or other protected species potentially present and sets out how bat roosting opportunities will be retained as part of the development activity at:

8 Low Etherley

In order to avoid harming any bats potentially present, damaging or blocking access to their habitats the following method statement should be followed.

Copies should be given to the site owner, Architect, Clerk of Works and contractors involved in the building works and on display at the development.

Should any bats (or any other protected species) be found during any procedures works will be placed on hold and the ecologist Tricia Snaith to be informed (01388710481) immediately for assistance, further survey work and a Natural England Species licence may be required before works can proceed.

Bats, their breeding sites and resting places are protected by law. The law protects them throughout their lifecycle.

This document applies to all structures within the development proposals

All UK bats and their roosts are fully protected by law. To avoid breaking the law by damaging or disturbing bat roosts, resulting in possible imprisonment, fines or confiscation of equipment, certain procedures have to be followed.

You will be breaking the law if you:

- Capture, kill, disturb or injure bats (on purpose or by not taking enough care).
- Damage or destroy a breeding or resting place (even accidentally).
- Obstruct access to their resting or sheltering places (on purpose or by not taking enough care).
- Possess, sell, control or transport live or dead bats, or parts of them.

Fines of up to £5000 per bat affected and confiscation of vehicles used can be imposed for deliberate or reckless disturbance of bats or damage to a roost site.

Bat Roost

A bat roost is interpreted as 'any structure or place which is used for shelter or protection', whether or not bats are present at the time.

Bat roosts can be difficult to locate. It is possible that small colonies may be present within a building and no external signs are visible. British bats vary in size, the smallest being the crevice roosting Pipistrelle with a body the size of a matchbox. This means these animals can roost within the smallest cracks or crevices. When disturbed the bat is likely to be torpid and unable to fly effectively for some minutes during this time they are vulnerable to injury. During removal of material from the roof and tops of the walls any crevices underneath should be checked to ensure that no bat has been disturbed.



Figure 1 - Examples of bat droppings. If examined carefully, when crumbled exoskeletons of insects can be seen shining.

Common locations for crevice roosting bats within buildings include beneath roof coverings, within mortice joints, rubble fill and cavity walls and between loose stones or bricks.

Other traces that can indicate a past presence of bats are their droppings. These resemble mouse droppings but unlike mouse droppings can be crumbled to dust between finger and thumb.

Droppings may be found on wall tops and beneath slates and tiles on top of any sarking.

Timing

Any development work involving dismantling any stonework and the removal of the existing roof materials will be carried out avoiding the hibernation period (November to March inclusive). Periods of cold weather (below 5°C including night temperatures) will be avoided as any bats present will be in hibernation torpor and be extremely vulnerable.

No evidence of nesting birds were present on site, if the works commence during the bird nesting season (1st March to 31st August) the area should be checked for active bird's nests prior to work commencing.

Summary Of Bat Survey Findings

No evidence of bats were identified on site.

Work Schedule

It is advised that building works where possible are designed to **avoid both the bat maternity season May – August inclusive and the bat hibernation season November – February inclusive**

Summary of Bird Survey Findings – No nesting birds were noted on site, The outbuilding has the potential of support swallows and other garden birds.

Basic protection - All **birds**, their **nests** and eggs are protected by **law** and it is thus an offence, with certain exceptions (see Exceptions), to: ... Intentionally take, damage or destroy the **nest** of any wild **bird** while it is in use or being built. Intentionally take or destroy the egg of any wild **bird**.

No removal of active nests, eggs or hatchlings

Any work considered necessary on the above areas should consider the presence of ground nesting birds.

Prior To Any Work Commencing

All site operatives including contractors and sub-contractor staff will be made aware of particular issues relating to the site and their responsibilities in the event of any bats being found.

During Any Works

The removal of any roof tiles are to be lifted vertically, the space below observed for the presence of bats. Paying particular attention to the areas above the wall tops and the ridge tiles.

Guidance

Within the new roof it is advised that bitumen roofing felt or a similar material should be used as an underlay for roofing tiles. It is advised that breathable roofing membranes (BRM) are avoided in particular along the ridge area.

Any timber treatment should follow guidelines TIN212 published by Natural England. Permethrin and cypermethrin compounds are the most 'bat friendly' wood treatments currently available.

Summary Of Protected Species Survey Findings

Any bat or protected species found during operations will have the area re-covered or protected and work to cease in that area. AllAboutEcology to be informed (01388710481) immediately, to contact Tricia Snaith the project Ecologist for assistance.

Ideas for the inclusion of Potential Bat access Points – Originally produced by the English Nature Cumbria Team

Bat Bricks

