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**CEDARBROOK  
OLD HALL DRIVE  
WIDMERPOOL NOTTINGHAMSHIRE  
NG12 5PZ**

**PROTECTED SPECIES SURVEY (BATS) PRA  
SURVEY REPORT**

**(November 2022)**

**REPORT REF: 22109 - PHA**



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## 1.0 INTRODUCTION

- 1.1 The report provides the results of the Preliminary Roost Assessment PRA focussed upon bats (*Chiroptera*) of the existing dwelling at Cedarbrook, Old Hall Drive, Widmerpool, Nottinghamshire, NG12 5PZ. The building is centred on the ordnance survey grid reference at SK 6298, 2818.
- 1.2 The objective of the survey was to establish whether any proposal for the demolition or part demolition of the existing dwelling would have any impact upon protected species, primarily roosting bats and breeding birds in accordance with the requirements of Condition 5 of the formal planning approval Ref; 19/00270/FUL.
- 1.3 The legislation with regards to the protected species relevant to the site is listed below.
- 1.4 The survey also advises on the presence of breeding birds.

### **Legislation applicable to bats**

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under The Conservation of Habitats and Species Regulations 2010 (as amended). This makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 53(3) (e) of The Conservation of Habitats and Species Regulations 2010 (as amended), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

Under Section 53(9) of the Regulations licences can only be issued if Natural England are satisfied that:

- There is no satisfactory alternative to the work specification and
- The action authorised will not be detrimental to the maintenance of the population of the species at a favorable conservation status in their natural range.

Natural England aim to process licence applications within 35 working days of receipt.

### **Legislation applicable to Breeding Birds**

The bird breeding season generally lasts from early March to September for most species. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), Countryside Rights of Way (CROW) Act 2000. This legislation makes it illegal, both intentionally and recklessly to:

- Kill, injure or take any wild bird.
- Take, damage or destroy the nest of any wild bird while it is being built or in use.
- Take or destroy the eggs of any wild bird; and
- Possess or control a wild bird or egg unless obtained legally.

Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are afforded additional protection, which makes it an offense to disturb a bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such bird.

## Site Description

### Location

The dwelling is located at Old Hall Drive, within the village of Widmerpool, Nottinghamshire. The site comprises of a detached single-storey pitched roof bungalow dwelling with flat roof garage and timber frame annex extensions, private front and rear gardens and hard-standing car parking.

The location of the building surveyed is shown within the aerial photograph below.

### 1.5 Aerial photograph of the site



### **Previous Survey History for Protected Species.**

- 1.6 Full planning approval for the 'Construction of two storey house following demolition of bungalow' dated 7<sup>th</sup> May 2019. The existing bungalow was previously surveyed by B. J. Collins 'Follow-up Bat Scoping Survey' dated March 2019. The surveyor had also undertaken previous surveys on the dwelling, including emergence and activity surveys during the bat activity season, during a period of 2007 to 2019.
- 1.7 2007 – Preliminary Bat Roost Assessment. This located evidence of a transient roost feature in the soffit box on the south side of the property, close to the main entrance. There was no evidence inside the attic space to suggest bat occupation and no other evidence located.
- 1.8 2010 – Follow-up survey. The survey recorded the same evidence in-situ, with no signs of any recent occupation. The survey identified signs of low-level use of the soffit box on the western side of the building, where 3 to 4 droppings were deposited on the inside of the gable wall indicating roosting within the soffit box in this area. An emergence and activity survey was carried out and this recorded no bats roosting within the building.
- 1.9 2013 – Follow-up survey. The survey found no evidence of continued roosting in any of the locations previously recorded. There was no evidence of any bat occupation.
- 1.10 2019 – Follow-up preliminary bat roost assessment. No evidence of any bat occupation was found and no sign to suggest the reuse of the roost features identified in 2010.
- 1.11 Local Planning Authority, Rushcliffe Borough Council, have included the recommendations outlined within the B. J. Collins report dated March 2019 within the following planning conditions prior to any demolition of the whole or part of the existing dwelling;
- 1.12 Condition 5 - Prior to the demolition of the existing bungalow known as Cedarbrook an inspection of the bungalow must be carried out by a qualified bat ecologist in accordance with the recommendations set out at paragraphs 5.3-5.4 of the B. J. Collins 'Follow-up Bat Scoping Survey' dated March 2019. If any bat is found at any time during the demolition of the bungalow the procedure set out at Appendix 2 of the B. J. Collins 'Follow-up Bat Scoping Survey' dated March 2019 must be followed in full.
- 1.13 Condition 6 – An Istock eco-home bat tube of type referred to in Chapter 6 of the B. J. Collins 'Follow-up Bat Scoping Survey' dated March 2019 shall be incorporated into either the front (south) or side (west) facing gable wall of new dwelling hereby permitted prior to the first occupation of that dwelling. The bat tube shall then be retained on the dwelling in perpetuity and no external lighting shall be fitted on any part of the wall within which it is installed.

## 2.0 METHODOLOGY

2.1 This section describes how the essential evidence supporting this report was gathered and what equipment and techniques were used.

### Desk Top Study

2.2 A desktop study was carried out to determine the presence of any protected species records. This included the study of ordinance survey maps and aerial photographs including Google Earth and 'Where's the path' maps.

2.3 The MAGIC ([www.magic.gov.uk](http://www.magic.gov.uk)) and the NBN Gateway ([www.nbn.org.uk](http://www.nbn.org.uk)) were visited, to identify records of protected species within a 1km radius of the site.

2.4 The OS grid reference is SK 6298, 2818 and the site can be found on: -

- OS Explorer 246 - Loughborough
- OS Landranger 129 – Nottingham and Loughborough

### 2.5 Preliminary Roost Assessment (PRA)

2.6 The survey of the existing building was carried out on 10<sup>th</sup> November 2022. The purpose of the search was to find features that could be potential roost sites for bats and to examine the building for evidence of bat use. This included looking for feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead). Equipment such as powerful torch, camera, binoculars and endoscope were used to carry out an inspection of the exterior and interior of the buildings. The buildings were then assessed for their potential to support roosting bats in accordance with the Criteria for bat roost potential in buildings (Collins J. 2016) as shown within table 2 below.

2.7 Weather Conditions

Table 1:

Date	Weather Conditions
10/11/2022	15°C sunny periods with light breeze 0-1, 80% cloud cover.

### 2.8 Survey Constraints

No constraints were identified which would prevent the survey being undertaken.



Table 2:

<b>Roost Potential</b>	<b>Description</b>	<b>Surveys Required</b>
Confirmed	Evidence of bats found during initial daytime inspection.	Three surveys comprising dusk or dawn, one must be a dawn survey between May to September with at least two of the surveys 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 surveys comprising dusk or dawn, one must be a dawn survey between May to September with at least two of the 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 – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Two surveys comprising dusk or dawn, one must be a dawn survey between May to September with at least two of the surveys between May and August.
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).	One survey required between May to August.
Negligible	Negligible habitat features on site likely to be used by roosting bats	No further surveys are required.

## 2.9 Personnel and equipment

The Preliminary Roost Assessment Survey was carried out by Mr. Mark Gash of Turnstone Ecology Ltd., who was acting as an agent of Tristan Evans of Turnstone Ecology. Tristan holds a Natural England Class Licence (2016-22374-CLS-CLS) for the disturbance of bats for all counties of England and Mr. Paul Hicking. Both surveyors inspected the interior and exterior of the building using powerful torches and headtorches, endoscope, powerful binoculars and manual recording equipment i.e., pen and notepad. The existing loft space was accessed by an existing retractable loft ladder.

### 3.0 RESULTS

- 3.1 PRELIMINARY ROOST ASSESSMENT – The existing dwelling comprises of a single-storey c1960's detached dwelling with a single storey flat roof garage extension and timber frame annex extension.



Photograph of front elevation with attached flat roof garage.



Photograph of rear elevation.

The building comprises of traditional masonry cavity wall construction with facing brickwork and render. The roof comprises of a double pitched roof comprising of traditional rafters and ceiling

joists supported on purlins and braces taken down to load-bearing walls. The rafters are overlaid with a modern breathable roof membrane overlaid with battens and a clay tile roof covering. There is a large gable feature within the front elevation. This is clad with a painted boarding and is well sealed. Eaves comprise of tightly sealed UPVC fascia's and soffits with UPVC gutters and downpipes. Windows and doors comprise of double glazed UPVC casement windows and double glazed UPVC doors.

- 3.2 There is a single storey garage attached to the western end of the bungalow and comprises of rendered single brick walls with a traditional timber flat roof overlaid with a felt roof covering with UPVC fascia's , gutters and downpipes. The garage was once an open car port and a painted aluminium up and over garage door has been added in later years sealing access to the building.
- 3.3 Externally all buildings are well sealed. With the exception of a single open joint within the eaves of the front gable there are no gaps, missing joints or raised areas of flashings within the external envelope of the building. Gaps previously identified within the B. J. Collins report dated March 2019 have subsequently been sealed. The remaining open joint within the front gable corner is clean and free of debris.



- 3.4 Attached to the eastern end of the bungalow there is a timber conservatory with a timber frame and timber clad annex building and store.



Photographs of annex building at eastern end of bungalow.

- 3.5 Internally the main loft space of the bungalow comprises of traditional rafters and ceiling joists with insulation at ceiling level. The rafters are overlaid with a modern breathable roof membrane indicating that the covering has been replaced. The roof space is well sealed and there are no light gaps penetrating the roof space. There are large amounts of debris and spiders webs within the loft.
- 3.6 No droppings or feeding remains were found present within the roof space.



Photograph of loft space within the roof of the bungalow.

- 3.7 The garage roof comprises of timber flat roof joists overlaid with boarding and roofing felt. The roof is well sealed and there are no gaps or access to the exterior of the building. There are old birds nest present between the rafters.
- 3.8 There are no loft spaces within the annex building along the east of the bungalow and ceilings comprise of roof boarding overlaid with flat roof membrane. There is a suspended ceiling within the annex at the front however, the roof is well sealed directly above this.

### Biological records

- 3.9 Records were found during the desktop study for 2 species of bat within 0.5-1km of the property as shown within table 3 below. In addition the village of Widmerpool contains habitats comprising of wetland and mature woodland and is known to support roosts of brown long-eared bats (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*) and whiskered bat (*Myotis mystacinus*).

Table 3: Biological records;

English Name	Scientific Name	No. of Records
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	1 2020
Noctule		2 2020

- 3.10 BREEDING BIRDS – This section states the findings of the observations and presence of breeding birds during the survey.
- 3.11 A total of 8 species were recorded which were recorded within the boundary of the site, including one red listed and two amber listed UK conservation status species, as shown within the table 4 below.
- 3.12 No birds were seen to enter or exit the existing building during the survey however, the remains of an old swallow and blackbird nest were found within the garage. These sites would have been used when the garage was formerly and open car port.

Table 4: The following species were recorded during the dusk survey;

English Name	Scientific Name
<b>Birds associated within the site</b>	
Blackbird	<i>Turdus merula</i>
Woodpigeon <b>AMBER STATUS</b>	<i>Columba palumbus</i>
House sparrow <b>RED STATUS</b>	<i>Passer domesticus</i>
Robin	<i>Erithacus rubecula</i>
Wren <b>AMBER STATUS</b>	<i>Troglodytes troglodytes</i>
Blue tit	<i>Cyanistes caeruleus</i>
Great tit	<i>Parus major</i>
Common Raven	<i>Corvus corax</i>



Photographs of old swallow nest (left) and black bird nest (right) within garage.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

### Bats

- 4.1 The results of the November 2022 preliminary bat roost assessment of the condition of the existing dwelling and annex buildings show that there has been some improvement to the external fabric. The building is now without some of the features previously recorded within B. J .Collins report of 2019. There is however, one remaining feature within the external fabric of the main bungalow building and therefore this building is assessed as having **low** potential to support roosting bats. The garage and annex buildings are without features to support roosting bats and therefore they have been assessed as having **negligible** potential to support roosting bats.
- 4.2 The removal of the garage building is the only work required at this stage to allow access to the rear of the property.
- 4.3 The sequence for the demolition of the existing garage is to be undertaken as follows;
- 4.4 **Phase 1** – November to January 2022. Access is required to the rear of the property to allow for the construction of the new dwelling. This will require the demolition of the flat roof garage at the western end of the dwelling. No evidence or features have been recorded present within this structure and therefore the work will not be constrained by the requirement for a European Protected Species Licence.
- 4.5 On removal of the garage any exposed structure including, open joints, caps, cracks, cavities and the like will be immediately sealed to prevent access to bats and birds.
- 4.6 **At this time only partial release of condition 5 can be authorised within the formal planning approval to allow the phase 1 work to be undertaken to allow the construction of the new dwelling to commence.**
- 4.7 **Phase 2** – October – November 2023 – Demolition of the existing bungalow and annex buildings. The timing of this work is within the requirements set out within condition 5 however a further bat activity season May to September 2023 will have passed and therefore we advise that a further single emergence and activity survey is undertaken in June/July 2023 to further advise on the presence or absence of bats.
- 4.8 If no bats are found to be present then the bungalow and annex may be demolished under the supervision of the project ecologist under the requirements as set out within condition 5 and paragraphs 5.3 and 5.4 of the B. J. Collins report dated March 2019. This will then allow conditions 5 and 6 to be fully discharged.
- 4.9 Until such further survey work as described above has been undertaken and the timing of the work conditions 5 and 6 are to remain undischarged.
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- 4.10 New and permanent bats roost features are to be included within the design of the new dwelling as recommended in condition 6 and are to be built within the external fabric.

Bat brick with common brickwork suitable for the application of a render finish supplied by - Bird Brick Houses Ltd – Stretcher bond faced box.

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