

## **Bat Preliminary Roost Assessment**

**6 Pinewood Road, Poole BH13 6JS**

This report is the responsibility of Abbas Ecology,  
It should be noted, that whilst every effort is made to meet the client's brief,  
no site investigation can ensure complete assessment,  
or prediction of the natural environment.

A bat assessment is valid for two years from the assessment date, although more up-to-date data  
may be required for a planning application dependent on conditions and impacts.

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Reference Number: 5658

Visual Survey: 17/10/2023

Location: 6 Pinewood Road, Poole BH13 6JS

Grid Reference: SZ 0670 9036.

Client Name: Harry Alexander of Martingales on behalf of client.

Surveyor: Alan Crane, experienced bat worker. Report: Jonathan Crewe.

Preliminary Result: Low - Negligible for bats and birds.

Further Work: Ecological supervision under a method statement while 2 low potential features are investigated.

## Purpose

This report outlines the results of a preliminary bat survey conducted at the above address in relation to the works on a dormer bungalow with attached garage split into 3 areas. There is a planning application proposal for demolition. Both internal and external inspections were carried out. Evidence for breeding birds were also looked for as a part of this assessment. The survey focused exclusively on the building and no checks were made on external garden areas.

The report aims to establish whether the proposed works will impact on roosting bats and breeding birds and identifies if there is a requirement for further survey work.

After completion of this bat survey; the surveyor has concluded that there is **low - negligible potential for bats and no evidence of nesting birds**. In order to avoid harm to bats the low potential features will be investigated under supervision by a licensed ecologist before demolition work begins. **If a bat is seen using a roost work will have to be postponed until activity surveys can be conducted in the period May – August and the feature will have to left in place to safeguard the bat.**

Legislation relevant to these target species is outlined in appendix 1.

## **Methodology**

The survey effort consisted of a thorough daytime inspection of the external areas and roof space of the bungalow, with checks on the interior and exterior of the garden building and garage also. The checks looked to find bats or evidence that they use the site. Equipment used for the search included torches, camera and binoculars.

Evidence looked for included:

- Bat droppings
- Corpses
- Scratch marks
- Urine staining
- Grease marks
- Clean cobweb free areas around potential access points
- Potential crevice roosting sites within the structure and on its outside.

Bats do make audible squeaks, and these were listened out for by the surveyor during the survey. It should be noted that crevice dwelling species of bats are often missed in daytime inspections so potential habitat is looked for and if found will trigger the need for activity surveys at night.

A consistent search for evidence of bats was applied to all parts of the site that are due to be impacted by the proposed works. The methodology used to search this site is consistent with the guidelines provided in the Bat Conservation Trusts Bat Survey Guidelines (2016).

## **Results**

### **Exterior:**

- In the main, all elevations of the bungalow were very well sealed.
- Almost all soffits, flashings, tiles, windows and doors were very tight fitting.
- The dormer windows had flat, felt roofs. Dormer cheeks were fully covered with lead.
- Where the soffits either side of both eastern (front) dormers met the roof, there appeared to be a gap that could potentially allow access to a bat. Location is marked red on photo below (these gaps were both sides of each dormer).

- At the lower right corner of the dormer on the West elevation were 2 slightly raised tiles (location marked red in photo above).

### **Interior:**

- No signs of any bat use were discovered.
- There was a top attic space running the whole length of the building.; this had a ridge timber.
- It was fully insulated with Kingspan / Cellotex type insulation slabs, and fibreglass towards the two ends. All in good condition.
- Underside of the roof was lined with bitumen liner, all in good condition.
- There were no light lights into the void.
- Size – 13.5m long, 2m wide, 0.8m tall.
- Access into the void was limited by size and a chimney that was right in the middle of the loft. A search for droppings was carried out in the first 5m from the hatch towards the north end. No evidence of bats was found.
- It was possible to see the rest of this end of the loft, and no droppings could be seen further along (they would have shown on the pale insulation).

### **Flank voids**

At the front (east) of the property were 3 flank voids, either side of, and between, the dormers. These were all fully boarded on the floor, walls and ceiling to create built in cupboards which were part of the house. There was no evidence of bat use.

### **Garage**

The garage was brick built with a flat felt roof. This, along with uPVC fascias, were all in very good condition, having been replaced with new in summer 2023. The floor of the garage building was concrete.

The building was divided into 3 separate areas –

#### Main garage.

This was a double garage with 2 metal up and over doors. There were no gaps around these doors and no external crevice features that could be used by bats.

#### Small rooms - south east and south west corners

These were separate rooms with uPVC door and windows. As such, the interior of both was very bright.

The garage and the connected rooms had no evidence of bats and were not suitable for use by bats or nesting birds.

### **Survey Constraints**

Access was limited due to the very low height of the attic in the house.

### **Interpretation of Results**

After having carried out this bat survey; the surveyor has concluded that there is **low - negligible potential for bats and no evidence of nesting birds.**

## Proposal

Demolition of all buildings

## Recommendations

- Immediately prior to demolition the small number of potential bat roosts must be investigated by a licensed ecologist using an endoscope or torches to confirm that crevices are not in use as bat roosts. If no bats are found demolition work may proceed.
- If a bat or bats are found work will have to stop and Natural England will be approached for advice; it is very likely that work on the property will have to be paused and further surveys be conducted between May and August to establish the use of the roost by bats, prior to applying for a license to destroy a bat roost.
- If there is no evidence that bats are using the property demolition may go ahead; to achieve 10% net gain through a planning proposal 2 x Schwegler 1FR bat tubes or alternative agreed with the ecologist must be built into the E or W elevation of the new building on site. These must not be directly illuminated and these elevations must not have permanently lit external lights. Light must be warm tone LED with no upward light spill. External lights must be motion activated with a maximum 2 minute lit cycle.

## Target Photographs



Location of gaps by dormers



Close up view of gap



Tile gaps by dormer



Close up of tile gap



## Appendix 1: Legislation

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**All bat species** are fully protected under section 9 (5) of the Wildlife and Countryside Act (WCA) 1981 (as amended). According to this act it is an offence to:

- Intentionally capture, kill or injure one of these animals
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used by one of these animals for shelter or protection
- Intentionally or recklessly disturb an animal whilst it is using this place
- sell, offer for sale or advertise for one of these animals live or dead

All bat species are fully protected under Annex IV of the EC Directive 92/43/EEC, which is transposed in UK law under the Conservation of habitats and Species Regulations (HSR) 2017.

Barn owls (*Tyto alba*) and other breeding birds are protected under Schedule 1 of the WCA (1981). This makes it an offence to disturb breeding birds.

The National Planning Framework has been revised in July 2021. Section 15, NPPF July 2021 states that planning policies and decisions should contribute to and enhance the natural and local environment.