



**Bat Emergence Survey of Belmont Close Garages,  
London, EN4 9LT**

**Commissioned by Foxglade Properties Limited  
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# 1 Executive Summary

## 1.1 Background information

A Preliminary Ecological Assessment (PEA) was carried out at Belmont Close Garages, London, EN4 9LT during July 2023. The purpose was to check for any ecological issues which might affect proposed development works on site. The proposal is for the retention of the garages and the creation of six new homes on the site. The existing pitched roof of the garages will be removed to accommodate the six new homes on a first-floor podium level. Four car parking spaces are proposed in addition to a cycle store and refuse store, and the site will be comprehensively landscaped.

The PEA survey found a low probability of bats roosting within the garage block B1 based only on the external features of the building, e.g., missing and broken roof and ridge tiles along the northern and eastern elevations. For low potential, usually one emergence survey visit would be required. However, the internal areas of the garages could not be accessed during the survey visit. It is possible that the internal areas may contain features or evidence that increases the potential of the building to contain a bat roost. Therefore, to compensate for lack of access internally, roost potential was instead assessed as low-moderate and as low-moderate potential was estimated then two survey visits were recommended instead of one. Further emergence/re-entry surveying was recommended to involve four surveyors on two survey visits, at either dusk or dawn. These survey visits were carried out in August and September 2023. This report gives details of the bat emergence survey of the buildings

## 1.2 Survey results

The surveys found no evidence of bats roosting in the buildings.

## 1.3 Evaluation

The buildings are of negligible value to the local bat population.

## 1.4 Recommendations

No further survey or mitigation for roosting bats is required, providing works are commenced within a year of this survey being carried out. Should works be delayed for more than a year an update survey should be carried out as bats are highly mobile and may then be roosting in the buildings.

## 2 Introduction

### 2.1 Surveyors

The lead surveyor for bat surveys was Dan Sullivan BSc (Hons) MCIEEM, an experienced ecologist with over 21 years' experience of bat surveying. Additional surveyors were Noel Sweeney, Nick Spindler & Ralph Parks. All are experienced bat surveyors.

### 2.2 Client

The client was Foxglade Properties Limited.

### 2.3 Site location

The site is located at Belmont Close Garages, London, EN4 9LT and centred at National Grid Reference TQ 28028 96285. It is approximately 0.095 hectares in area. Under the UKHAB classification system, the site currently contains:

- Developed land; sealed surface (including the garage block, B1) [u1b]
- Mixed scrub [h3]
- Line of trees [w1g6]
- 

The majority of the survey site is formed of hardstanding, including the garage block B1. The south-western end of the site is lined with a line of trees (small-medium sized) and mixed scrub. Figure 1 below shows the site.



Figure 1: Aerial image showing view of the survey site.

## 2.4 Development proposal

The proposal is for the retention of the garages and the creation of six new homes on the site. The existing pitched roof of the garages will be removed to accommodate the six new homes on a first-floor podium level. Four car parking spaces are proposed in addition to a cycle store and refuse store, and the site will be comprehensively landscaped.

## 2.5 Survey instruction

The client commissioned Green Shoots Ecology to carry out a bat emergence survey of the building on site. A Preliminary Roost Assessment of the buildings found it to have moderate potential to contain bat roosts.

## 2.6 Site visit dates

Bat survey visits were carried out at dusk on 16/08/2023 and 11/09/2023.

# 3 Desk Survey

## 3.1 Biological records search

A data search for protected and notable species including bats within 1 kms of the site was commissioned from GiGL (Greenspace Information for Greater London).

## 3.2 MAGIC search

A search of the MAGIC ([magic.defra.gov.uk](http://magic.defra.gov.uk)) website was carried out to if any European Protected Species Mitigation Licences (EPS) had been granted in the same search area.

# 4 Relevant legislation and planning policies

All species of British bat are listed in Appendix II of the Berne Convention and various annexes of the Habitats Directive. They are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 2017 (Regulation 43). It is therefore illegal to kill, injure or handle any bat or obstruct access to, destroy or disturb any site that they use. A £5000 fine and/or 6 months imprisonment per offence is the maximum penalty. Where a bat roost will be affected by development a licence to carry out the work will be required (issued by Natural England). This will be granted only if suitable mitigation for any adverse impacts on bats is to be carried out.

## 5 Survey Methodology

### 5.1 General information

The survey methodology for the bat emergence surveys carried out followed the guidelines as set out in the Bat Conservation Trust publication, Bat surveys for Professional Ecologist (Good practice guidelines), 3<sup>rd</sup> edition, 2016.

### 5.2 Type of survey carried out

#### 5.2.1 Bat Emergence/re-entry survey

The surveys involved an emergence/re-entry survey over a total of 2 visits. The aim of the survey is to determine the actual presence or absence of roosting bats at the time of survey and the need for further survey and/or mitigation. The emergence survey included dusk visits, using bat detectors and infra-red cameras to watch, listen for (using bat detectors), and record bats exiting or entering bat roosts.

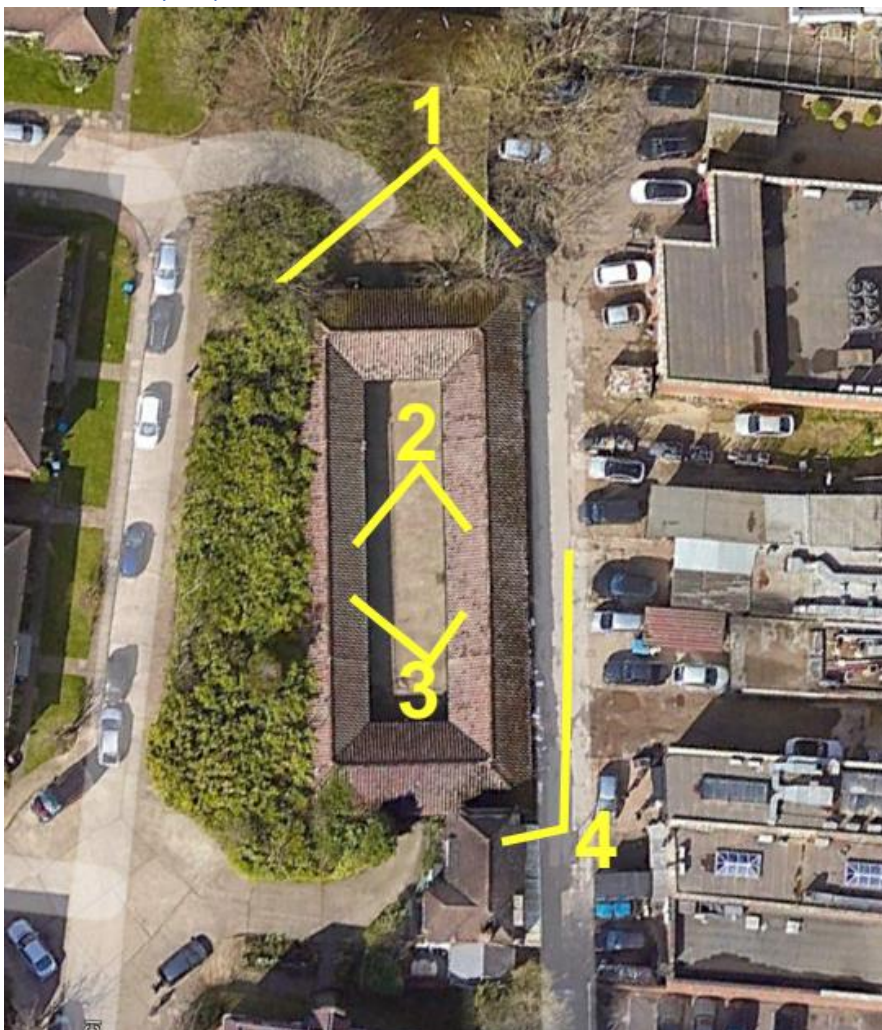
### 5.3 Equipment used

#### 5.3.1 Emergence/re-entry survey

The surveys involved the use of bat detectors and infrared cameras and included use of the following detector types:

Echo Meter Touch 2 and Echo Meter Touch Pro. All surveyors also used Nightfox Whisker infrared cameras.

### 5.4 Surveyor positions



## 5.5 Constraints

Weather conditions on the bat survey visit dates were suitable for bat activity and the visits were carried out at an appropriate time of year and with appropriate time between them as per current guidelines (Collins, 2016). There were considered to be no constraints which could have adversely affected the results.

## 6 Desk survey results

### 6.1 Biological records search

The data search found records of bat species within 1 km of the site. These were:

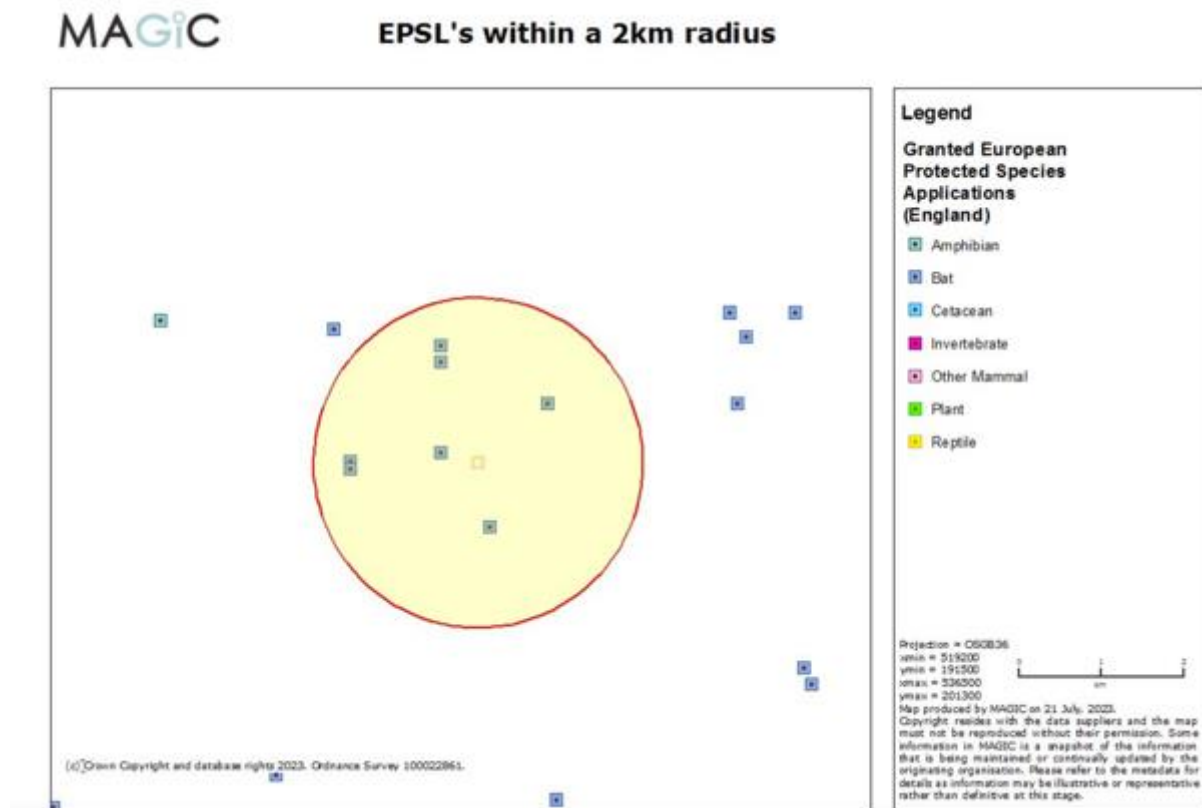
- Brown long-eared bat (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Daubenton's bat (*Myotis daubentonii*) and noctule (*Nyctalus noctula*)

### 6.2 MAGIC search

#### 6.2.1 European Protected Species Mitigation licences

The MAGIC search revealed a total of seven European protected species mitigation licences in a 2km radius.

The closest of the seven is located ~480m to the north-west of the site, and was granted to allow for the impact and destruction of a breeding site and destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*) bat/s. Location as shown on Figure 3 below:



**Figure 3: Locations of sites within 1 km for which European Protected Species Licenses have been issued.**

## 7 Site survey results

### 7.1 Bat emergence and re-entry survey

#### 7.1.1 Survey times and weather conditions

Date	Survey	Times	Weather conditions
16/08/2023	Dusk	20:07 - 21:52 Sunset at 20:22	Temp: 21 C Cloudy: 10% Wind: 1 Rain: None
11/09/2023	Dusk	19:11 - 20:56 Sunrise at 19:26	Temp: 26C Cloudy: 30% Wind: 1 Rain: None

### 7.2 Emergence/re-entry survey results

#### 7.2.1 Description of emerging/re-entering bats

None

#### 7.2.2 Description of other bat behaviour

During the surveys there was a very low level of bat activity with only a common pipistrelle foraging briefly and a few noctule and common pipistrelle passes. Full details of bat activity are included in Appendix 2.

## 8 Evaluation

There is no evidence at present of the building being used as bat roosts.

## 9 Impact assessment

Based on the survey results it is considered highly unlikely the works would impact on any bat roosts.

## 10 Recommendations

### 10.1 Further surveys

No further survey or mitigation for roosting bats is required, providing works are commenced within a year of this survey being carried out. Should works be delayed for more than a year an update survey should be carried out as bats are highly mobile and may then be roosting in the buildings.

### 10.2 European Protected species mitigation licence

None required.

### 10.3 Mitigation required relating to bats

None required.

## 11 References

Collins, J. (ed), (2016), Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition, BCT, London  
Mitchell-Jones, A.J. (2004), Bat Mitigation Guidelines, English Nature, Peterborough

## 12 Appendix

Appendix – Bat survey results



## Appendix – Bat survey results

Date	Surveyor and survey position	Building	Activity
16/08/2023	Nick Spindler (1)	Belmont Close Garages	20:32 Noctule (N) - distant pass, not seen (DPNS) 21:02 Common pipistrelle (CP) – pass, not seen (PNS) 21:07 N - DPNS 21:40 CP – PNS
16/08/2023	Dan Sullivan (2)	Belmont Close Garages	21:44 CP – DPNS
16/08/2023	Noel Sweeney (3)	Belmont Close Garages	21:06 N - DPNS 21:07 N – DPNS 21:43 CP – PNS
16/08/2023	Ralph Parks (4)	Belmont Close Garages	21:06 N – PNS
11/09/2023	Nick Spindler (1)	Belmont Close Garages	19:35 Noctule (N) – distant pass (DP), not seen (NS) 19:47 N – DPNS 20:16-23 CP- foraging (F), NS 20:37 CP – PNS 20:41 N – PNS 20:45 CP – PNS
11/09/2023	Dan Sullivan (2)	Belmont Close Garages	20:41 – N - PNS
11/09/2023	Noel Sweeney (3)	Belmont Close Garages	20:41 – N - PNS
11/09/2023	Ralph Parks (4)	Belmont Close Garages	20:41 – N - PNS 20:52 – CP - PNS