



# AllAboutEcology

Ecological Consultant

Preliminary Ecological Appraisal  
'Low Impact' Ecological Impact Assessment

For

63 Staindrop Road  
DL14 9JU



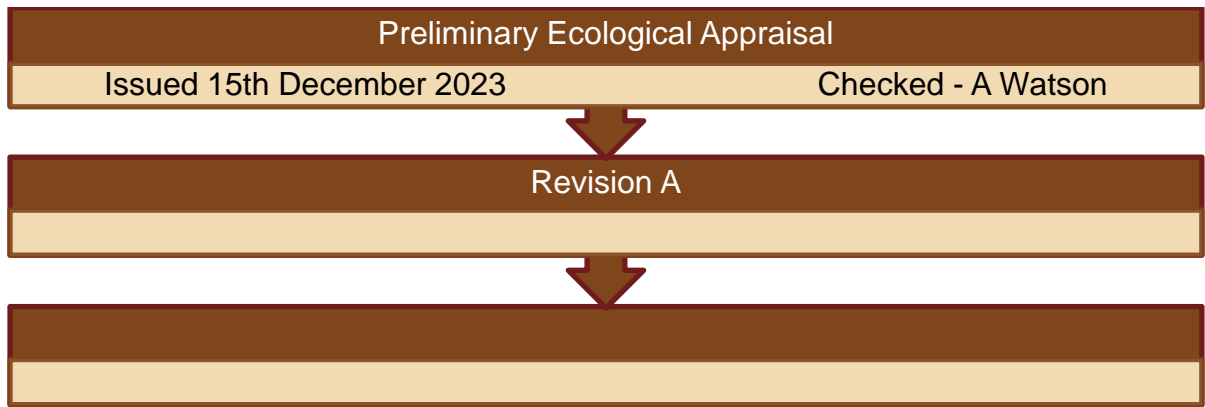
For

Keith McClure

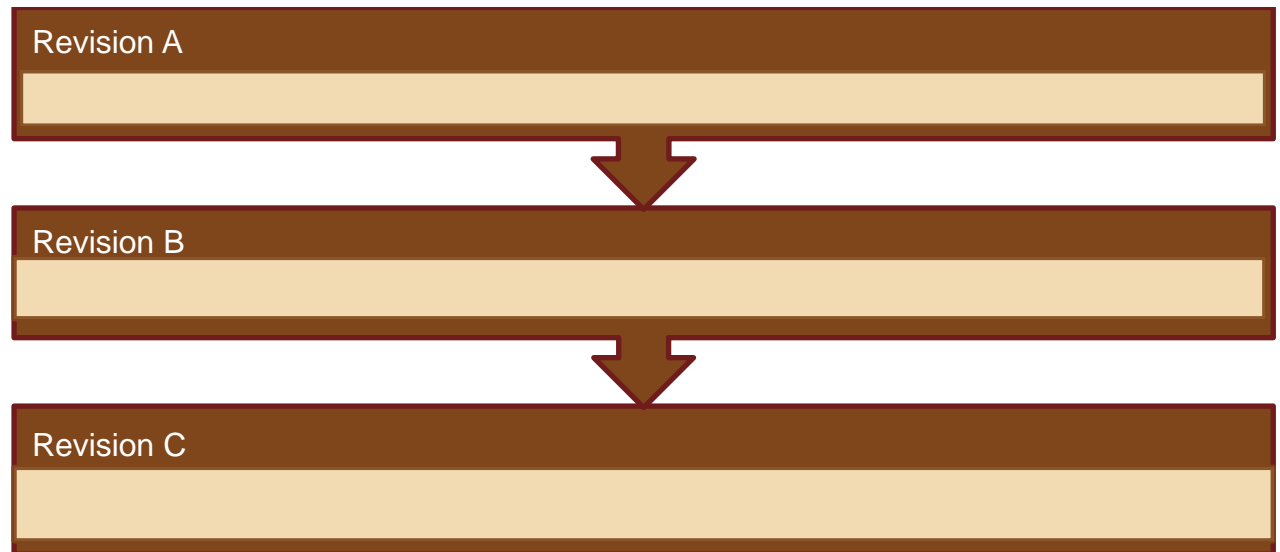
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# Document Verification

Document Title	• Preliminary Ecological Appraisal
Prepared By	• Tricia Snaith BSc BA PGCE PGCert EST MifL ACIEEM
Checked By	• Andrew Watson FLS CEnv MICFor CBiol MRSB FArborA LCGI



## Reasons For Revision



# Table of Contents

<b>1.</b>	<b><i>Executive Summary</i></b> .....	<b>1</b>
<b>2.</b>	<b><i>Introduction</i></b> .....	<b>3</b>
<b>2.1</b>	<b>Survey Objectives</b> .....	<b>3</b>
<b>2.2</b>	<b>Development Proposals</b> .....	<b>3</b>
<b>2.3</b>	<b>Site Location</b> .....	<b>5</b>
<b>2.4</b>	<b>Surveyors &amp; Timing</b> .....	<b>6</b>
<b>3.</b>	<b><i>Legal Status Of Protected Species</i></b> .....	<b>7</b>
<b>4.</b>	<b><i>Survey Methodology</i></b> .....	<b>8</b>
<b>4.1</b>	<b>Pre-survey Data Search (Desk Top Survey)</b> .....	<b>8</b>
<b>4.2</b>	<b>Field Surveys</b> .....	<b>8</b>
4.2.1	Habitat Survey .....	8
4.2.2	Preliminary Bat Roost Assessment .....	9
4.2.3	Bat Activity Survey (Presence/Absence Survey) .....	9
4.2.4	Bat DNA Analysis.....	10
4.2.5	Protected Species .....	10
<b>4.3</b>	<b>Site Assessment</b> .....	<b>11</b>
<b>5.</b>	<b><i>Survey Results</i></b> .....	<b>12</b>
<b>5.1</b>	<b>Pre-survey Data Search (Desk Top Surveys)</b> .....	<b>12</b>
5.1.1	Designated Sites .....	12
5.1.2	Local Protected Species Data.....	15
5.1.3	Previous Surveys .....	16
<b>5.2</b>	<b>Field Surveys</b> .....	<b>17</b>
5.2.1	Habitat Survey .....	17
5.2.2	Preliminary Roost Assessment (Bat Building Survey) .....	19
5.2.3	Bat Activity Surveys .....	23
5.2.4	Bat DNA Analysis Results.....	23
5.2.5	Protected Species Scoping Survey .....	23
<b>5.3</b>	<b>Site Assessment</b> .....	<b>24</b>
<b>6</b>	<b><i>Ecological Constraints &amp; Opportunities</i></b> .....	<b>25</b>
	<b><i>Appendix 1 - References</i></b> .....	<b>26</b>
	<b><i>Appendix 2 – Assessments</i></b> .....	<b>30</b>
	<b><i>Appendix 3- Raw Data</i></b> .....	<b>34</b>
	<b><i>Precautionary Method Statement</i></b> .....	<b>41</b>

## Table of Figures

Figure 1 – Site plans.....	4
Figure 2 – Position of the survey area using GIS & Google.....	5
Figure 3 – SSSI Impact Zone .....	13
Figure 4 – Habitats & sites within 2km of site .....	14
Figure 5 – Bat records supplied by DBG .....	16
Figure 6 – Existing habitat.....	17
Figure 7 – Oakley Cross Beck.....	18
Figure 8 – Building elevations .....	19
Figure 9 – General roof images.....	20
Figure 10 – internal roof space.....	21
Figure 11 – Internal roof .....	22

# 1. Executive Summary

We are requested by Keith McClure to provide a Preliminary Ecological Appraisal for bats at 63 Staindrop Road.

Potential for Protected Species surveys were undertaken at the property.

- 1.1 It is proposed to extend the existing dwelling.
- 1.2 Desk top data searches indicate:
  - a. The site is on the boundary of a residential area, with limited direct bat commuting and foraging potential.
  - b. No important sites or habitats are present within the 2km IRZ.
  - c. Known bat roosts are present within 2km of the site.
- 1.3 Field surveys were carried out on in December 2023:
  - a. A reconfiguration of the existing building footprint, with no overall increase in building footprint.
  - b. Site habitat – patio and raised garden.
  - c. The general assessment of the site is one of limited wildlife interest.
- 1.4 Potential for protected species:
  - a. Bats – preliminary assessment – The existing roof has no obvious potential bat roost features. No evidence of bat presence noted.
  - b. Bats – activity survey – no bat activity surveys have been conducted.
  - c. Riparian species – the existing brick garden wall creates a barrier between the site and the adjacent waterway with no access paths.
  - d. Other species – None.
- 1.5 Further survey effort considered necessary:
  - a. No further ecological surveys are considered necessary at the present time.
  - b. Ecological supervision is advised during any roof removal.
- 1.6 Ecological considerations:
  - a. An inbuilt bat box is advised on the eastern elevation.
  - b. 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 Keith McClure to provide a Preliminary Ecological Appraisal – Protected Species Survey with reference to bats at the 63 Staindrop Road.

This report will inform the planning application – DM/23/03193/FPA.

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

Demolish existing garage and greenhouse and construct rear and side extensions at 63 Staindrop Road West Auckland Bishop Auckland DL14 9JU.

**Potential for bat impact** – potential for destruction of bat roosts or bat disturbance on site.

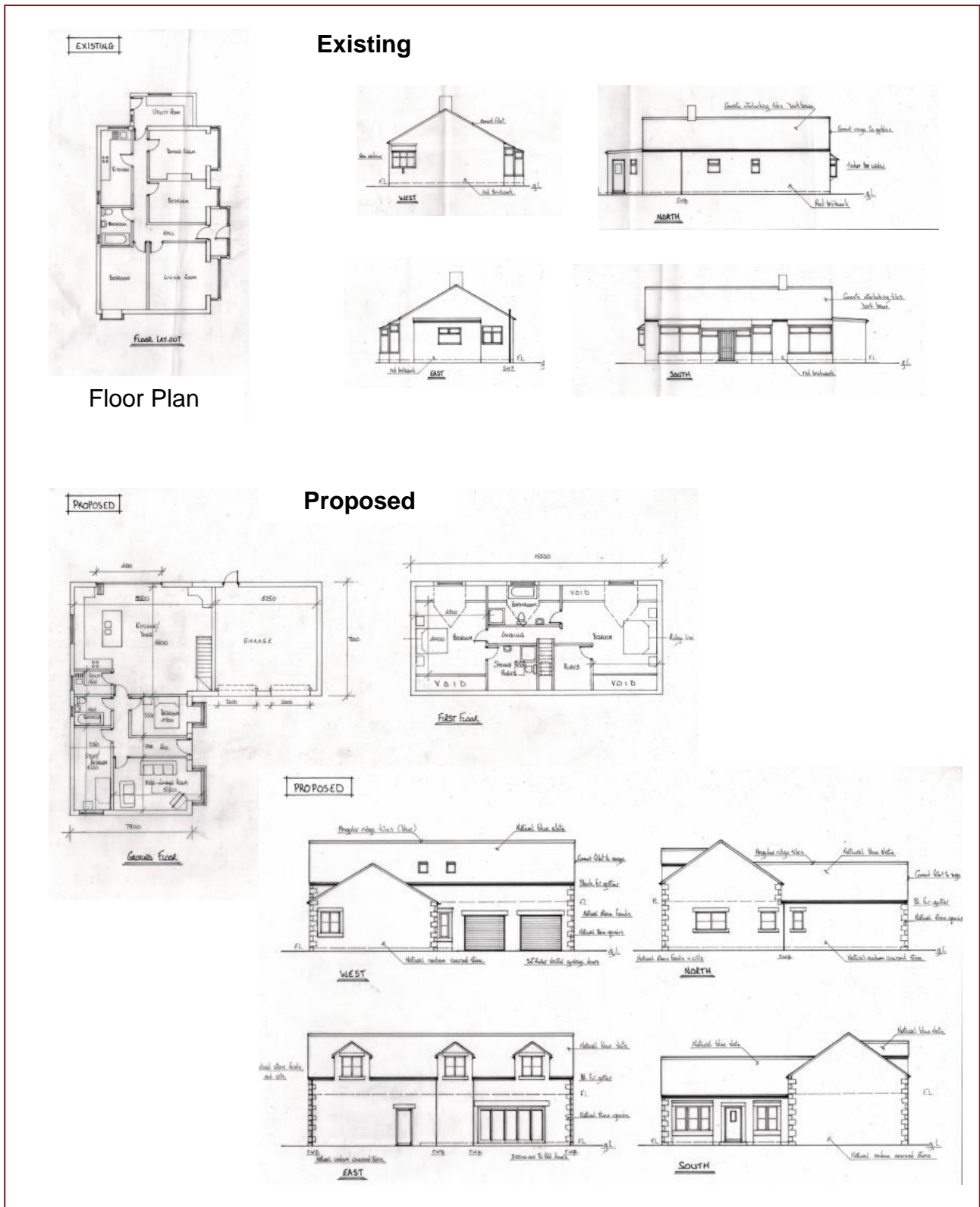


Figure 1 – Site plans



### 2.3 Site Location

Site	63 Staindrop Road		
Post Code	DL14 9JU		
Grid Reference	NZ 17854 25980		
Planning	Durham		
National Character Area	Durham Coalfield Pennine Fringe		
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham		
Parishes (GB)	West Auckland CP		



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

63 Staindrop Road an existing dwelling in a residential area on the south east of West Auckland.

Limited woodland and waterways present within 2km, the River Gaunless and the Hummer Beck flow northwards across the area.

## 2.4 Surveyors & Timing

Surveys were undertaken in 2023:

- A bat building and habitat survey on December 5<sup>th</sup> 2023 during daylight hours by Tricia 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.

MODULAR River Survey – River Condition Assessment – for The Biodiversity Metric. Successfully gained skills in: conducting MoRPhfield surveys and River Type desk studies, recording data using the RCA information system, and interpreting RCA Indicators and Scores for baseline and post-intervention assessments.

### 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 and checking surveys may be required to confirm that the survey remains current.

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.

### 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 using UK Habitat classifications. 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.

#### 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.

Equipment used:

- Handheld bat detectors - Batbox duet and Echo Meter Touch.
- Anabat SD2 bat detectors + full spectrum detectors.
- A range of suitable IR cameras – Canon X20 + IR lights, HikMicro Lynx.
- High power & close focussing binoculars.
- Torches including a Cluson high power torch & Petzl head torch.
- Endoscope.

Surveys are conducted in conditions that are close to optimal unless otherwise stated.

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.

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.

##### Land-Based designations

###### Statutory

- Areas of Outstanding Natural Beauty
- Local Nature Reserves
- Moorland line
- National Nature Reserves
- National Parks
- Ramsar Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Biosphere Reserves

###### Historic Non-Statutory

- Registered Parks and Gardens

#### Habitats

MAGIC was used to search for relevant Habitat.

Using the National Habitat Network to identify habitats in the local area.



**SSSI IRZ Impact Zone Assessment**

Using Appendix 1 – Flow Chart from User Guidance – Natural England’s Impact Risk Zones for Sites of Special Scientific Interest.

**Result**

Development categories listed on the left-hand margin of the table	Development description listed in the right-hand margin of the table

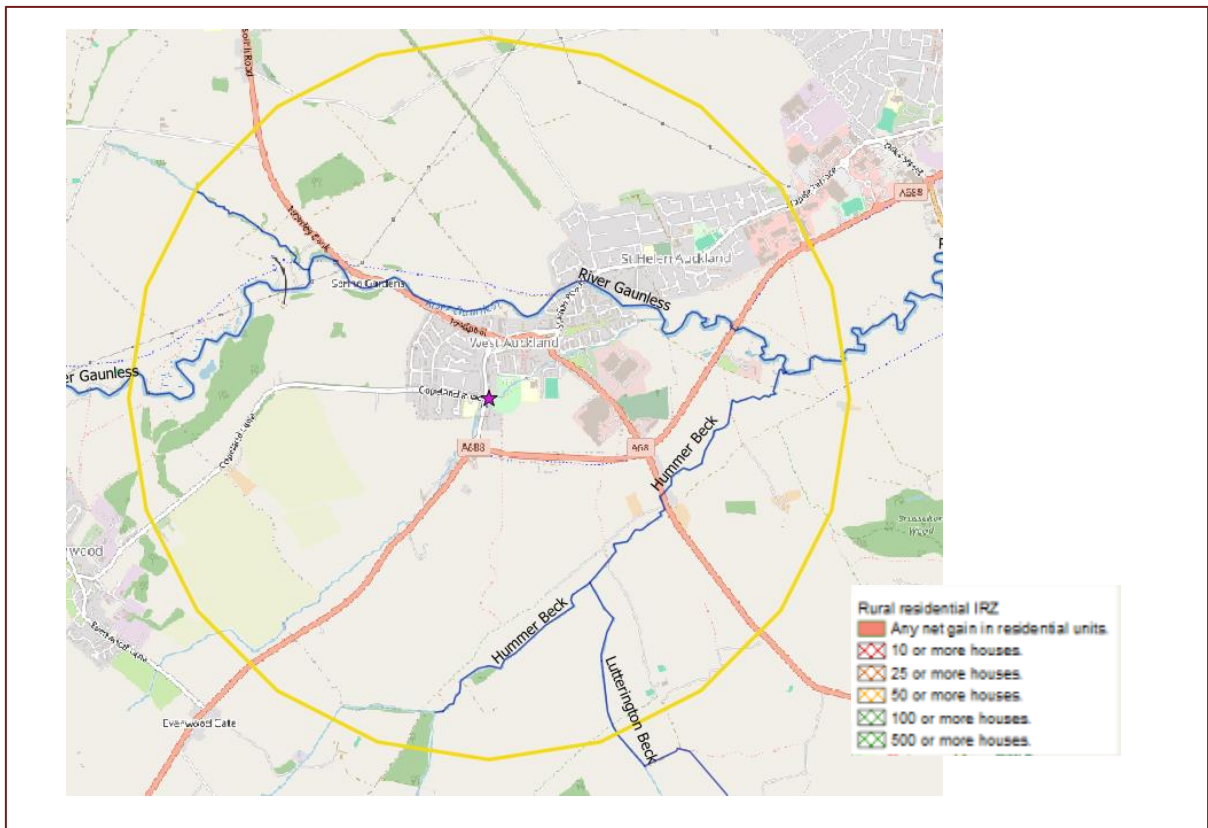


Figure 3 – SSSI Impact Zone

- The proposed development is unlikely to pose a risk to SSSIs.

The following features have been found in the search area:

**Designations  
Land-Based Designations  
Statutory**

	No Features found
--	-------------------

**Historic non-Statutory**

Registered Parks and Gardens	No Features found
------------------------------	-------------------

**National Habitat Network All Habitats Combined (England)**

Used to identify the priority habitats within the 2km search zone.

<b>Habitats Networks – 0 Network maps</b>
habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.
<b>Habitats – 0 Priority Habitats</b>
<b>Priority Habitat Restoration and Creation – 0 units</b>
<b>Network Zones – where action may be taken – 1 units</b>

**On site – No Priority habitats or sites.**

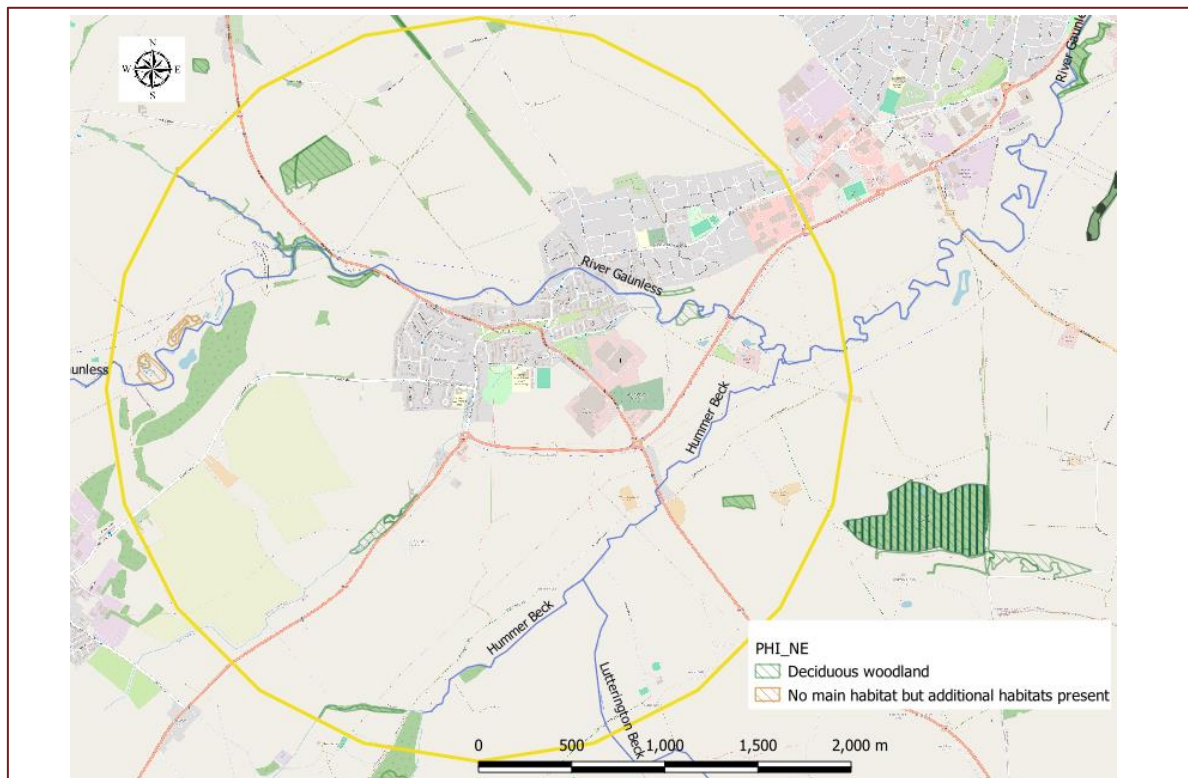


Figure 4 – Habitats & sites within 2km of site

### 5.1.2 Local Protected Species Data

MAGIC was used to search for relevant species.

Using European Protected Species Licencing and Great Crested Pond data.

European Protected Species	County Durham
Bats	1 identified – 1x CPip,

#### Great Crested Newts

	Ponds	+ve
Class Survey Licence Returns	none	none
Pond Surveys 2017 - 2019	One	none

#### Other relevant searches

Important Bird Areas	None identified
Important Plant Areas	None identified
RSPB Reserves	None identified

#### Local Records Centre

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

#### 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.

We have limited archived data for the area.

**Bat Records From The Area Around 63 Staindrop Road**

1km square	Description	Bat species	No
NZ1726	33 Windermere Drive, West Auckland	Common Pipistrelle	4+
NZ1826	East Green, West Auckland	Common Pipistrelle	3
NZ1926	Old Mill, Broom Mill Farm	Common Pipistrelle	no count
NZ1826	The Old Mill, Station Road, West Auckland	Common Pipistrelle	3
NZ1826	Spring Grove Services, St Helen's Way, West Auckland	Pipistrelle	79
NZ1826	Leazes Lane, St Helen Auckland	Species unknown	no count

**Bat Map of Records around the area**

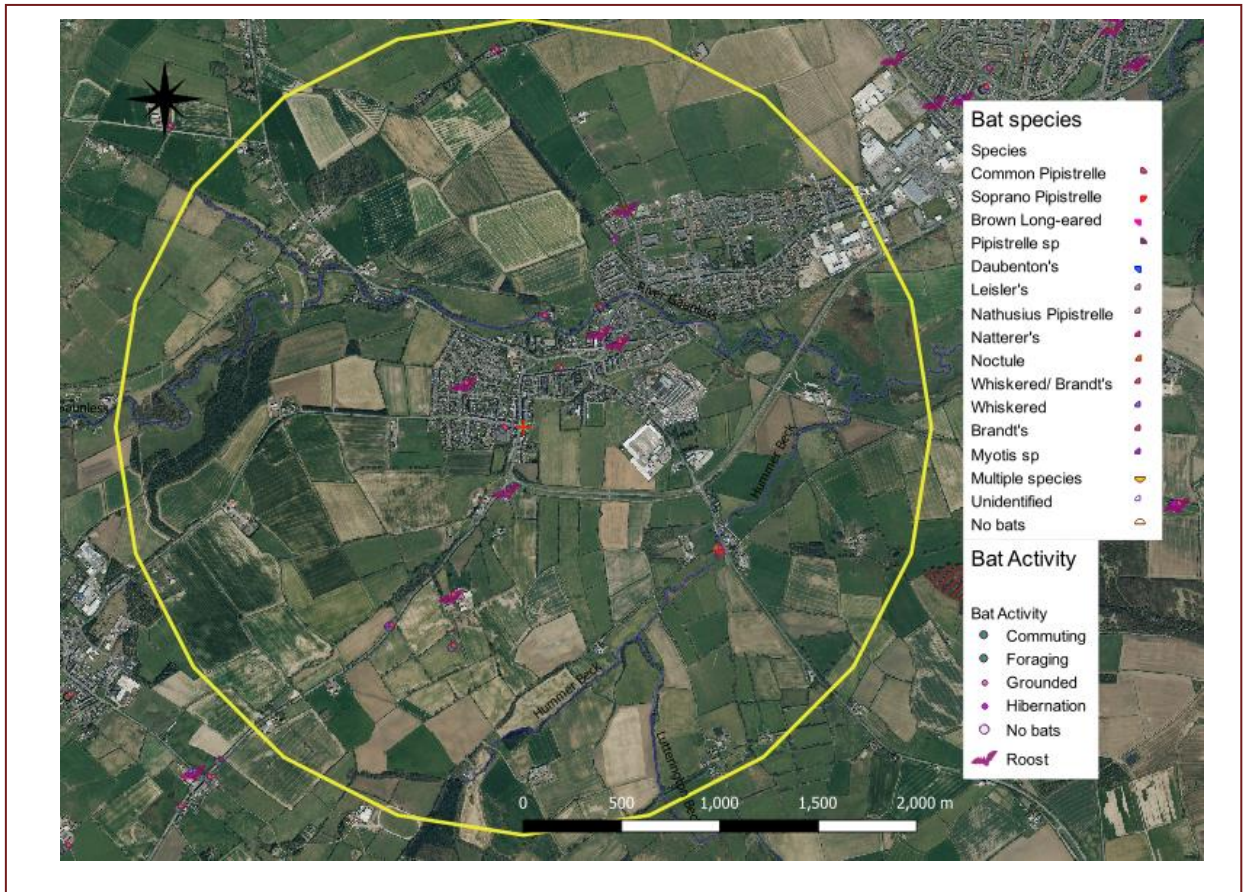


Figure 5 – Bat records supplied by DBG  
Plotted using QGIS.

**5.1.3 Previous Surveys**

No previous ecological surveys are recorded for the site.

## 5.2 Field Surveys

### 5.2.1 Habitat Survey

It is proposed to increase the existing building removing and rebuilding the existing utility, extending south creating new garages, including a new first floor.

The proposals will demolish the existing garage and convert this area to garden space. The new garage is proposed on the existing raised vegetable bed area.



Figure 6 – Existing habitat

The property sits adjacent to the Oakley Cross beck, the waterway is bound by a retaining wall on the eastern boundary. No access from the property, with a solid brick wall present. The proposals are not within 10m of the existing bank top.

No impact is predicted.



Figure 7 – Oakley Cross Beck

### 5.2.2 Preliminary Roost Assessment (Bat Building Survey)

A brick walled, single ridge tile roof detached bungalow with a flat roof extension to the rear (east).

The existing brick skin walls will be replaced with a stone cladding.

The existing garage and glass house will be removed



Figure 8 – Building elevations

## External Assessment

All tiles are well seated, plastic guttering mounted on tight fascia boards. No obvious potential bat entry points, concrete rendering on gable ends.

No direct flight path from the building.



Figure 9 – General roof images



## Internal Assessment

The roof space is divided, intact F1 roofing felt throughout - boarded out in the eastern area and used for storage. with rock wool insulation in the western end – no evidence of bats noted, no bat smell on entering the roof space.

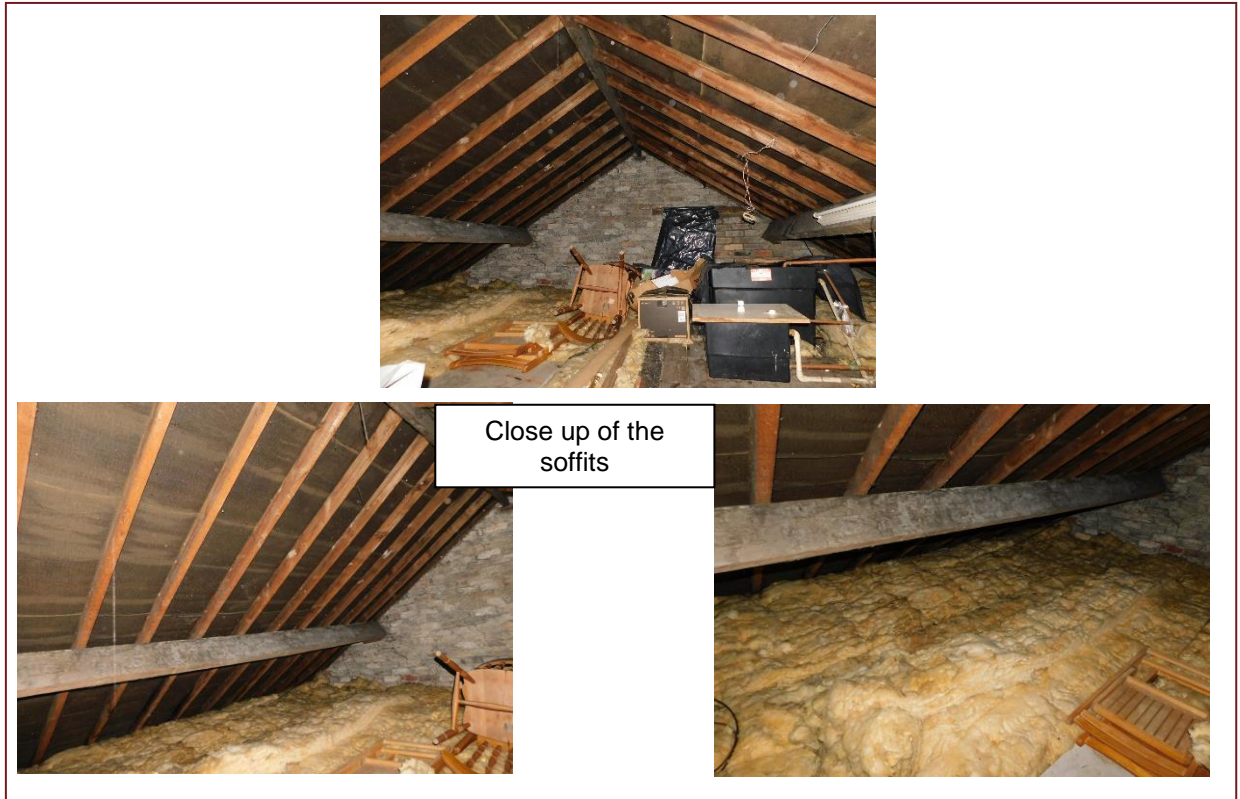


Figure 10 – Internal roof space

## Garage

The garage to the east of the main bungalow to be demolished, single open space, tin sheet roof and walls. A small glass house on the southern elevation

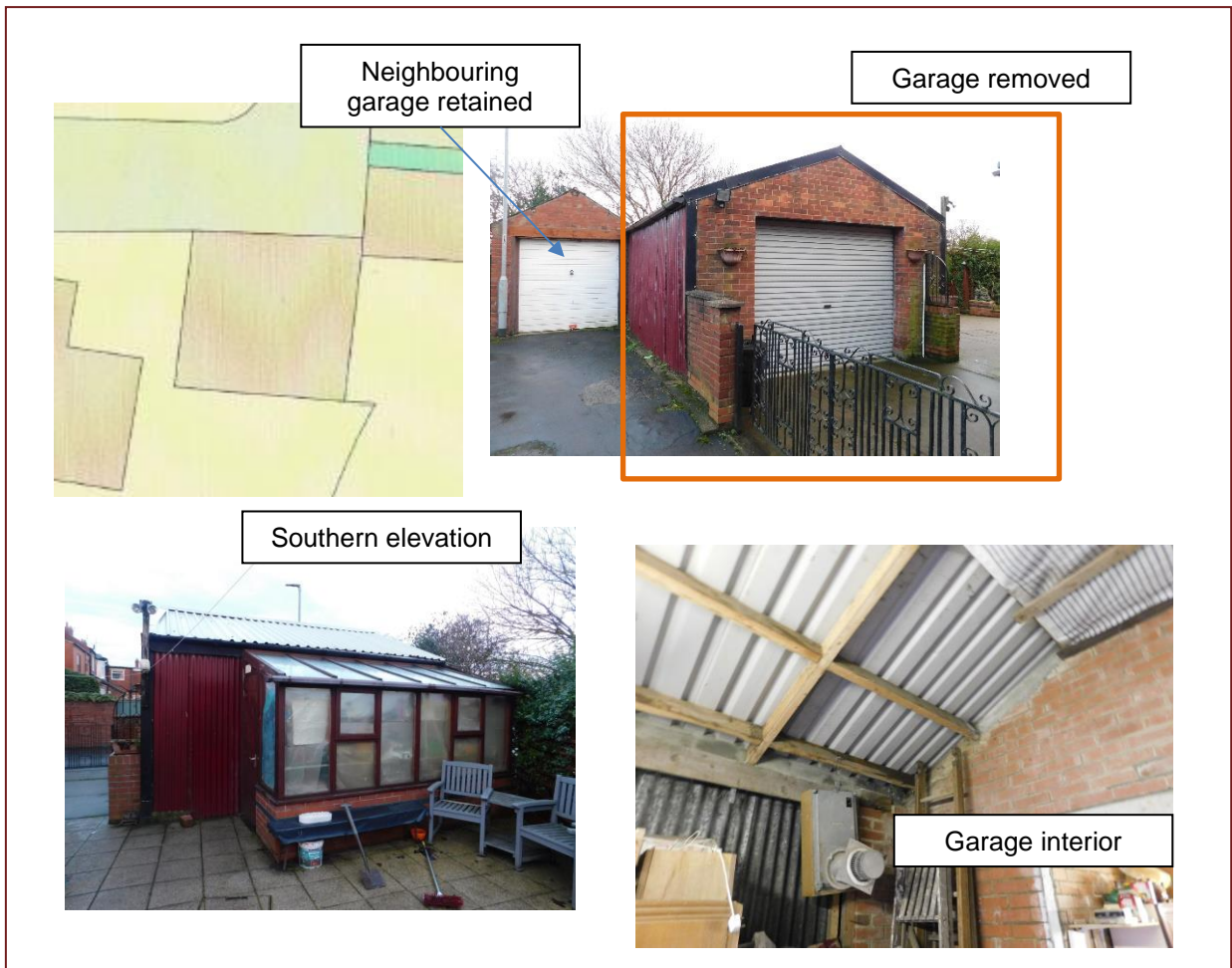


Figure 11 – Internal roof

### **5.2.3 Bat Activity Surveys**

Bat activity surveys are not considered necessary, the proposed extension has minimal potential of impacting upon local bat species.

The site is within an area with some foraging potential, with no direct flight paths from the building, the surrounding area is open with limited tree cover.

### **5.2.4 Bat DNA Analysis Results**

No droppings found to analyse.

### **5.2.5 Protected Species Scoping Survey**

The study area was also searched for potential for use by any protected 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.

No impact is expected on any Statutory or Priority sites.

#### **Bat Potential**

Buildings present on site offer limited potential for roosting bats in an area with low foraging and commuting potential, limited to domestic garden habitats. Limited wooded corridors present. No direct flight paths from the buildings.

No evidence of roosting bats was noted on site.

#### **Other species**

Riparian species – the Oakley Cross beck creates the eastern boundary to the site. A solid retaining wall and brick wall create the boundary with no access to or from the waterway. The proposals sit over 10m from the bank top.

Birds – no nesting bird present on site.



## Appendix 1 - References

### 7.1 References

- The Wildlife and Countryside Act 1981.
- The Conservation of Habitats and Species Regulations 2017.
- National Planning Policy Framework – (updated 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.

## 7.2 Legal Status of Protected Species - Background

### 7.2.1 The Conservation of Habitats & Species Regulations 2017

Paragraph 43 - A person commits an offence if they deliberately capture, injure or kill any wild animal of a European protected species; or deliberately disturbs wild animals of any such species impairing the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong; deliberately takes or destroys the eggs of such an animal, or damages or destroys a breeding site or resting place of such an animal.

Paragraph 42 - Schedule 2 lists those species of animals listed in Annex IV(a) to the Habitats Directive which have a natural range which includes any area in Great Britain.

### 7.2.2 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

### 7.3 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 bats

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

Type Planning Applications	
Full Application	Y
Householder Application	
Outline Application	
Reserved Matters Application	

Major Planning Applications	
Creation of 10 or more residential units	N
Residential development on a site of 0.5ha or more	N
Non-residential development or change of use on a site of at least 1ha	N

### 8.1 Potential Impact On Sites Of Biodiversity Interest

Is the development within 2km of a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site	N
Is the development within 500m of a Site of Special Scientific Interest (SSSI)	N
Is the development within 100m of Ancient Woodland	N
Local Wildlife or Geological Site (LWGS) or a Local Nature Reserve (LNR)	

### 8.2 Potential To Support Important Habitats Or Species

Are any of the following important habitats present?

	On site	Within 100m
Broad-leaved woodland	N	N
Water courses (rivers, streams or canals) – 200m	N	Y
Wetlands (ponds, lakes, marshland, fenland, reed bed)	N	N
Ponds (major) – 500m (minor) – 100m		
Flower-rich meadow/grassland	N	N
Heathland (habitat/plants that thrive on acidic soils, such as heather and gorse).	N	N
Trees of ecological value	N	N
Mature hedgerow (field hedgerows over 1m tall and 0.5m wide)	N	N
Existing buildings (occupied or derelict)	Y	Y

### 8.3 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 a 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

	<b>Minimal</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>
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.

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

The following features have been found in the search area:

Site	63 Staindrop Road
Post Code	DL14 9JU
Grid Reference	NZ 17854 25980

### SSSI IRZ Impact Zone Assessment

– using Appendix 1 – Flow Chart from User Guidance – Natural England’s Impact Risk Zones for Sites of Special Scientific Interest.

	Yes	No
Does the development sit within an SSSI IRZ (if yes how many)	1	
Does the proposed development fall into one or more of the development categories listed on the left-hand margin of the table	1	
Does the nature and scale of the proposed development match the corresponding development description listed in the right-hand margin of the table		1

Identify the result from table either:

- The proposed development is unlikely to pose a risk to SSSIs.
- The proposed development has the potential to impact upon a SSSI – Natural England should be consulted for advice on how impacts might be avoided or mitigated.

**Result**

<b>Development categories listed on the left-hand margin of the table</b>	<b>Development description listed in the right-hand margin of the table</b>
<b>All Planning Applications</b>	
<b>Infrastructure</b>	Airports helipads and other aviation proposals.
<b>Wind &amp; Solar Energy</b>	
<b>Minerals</b>	
<b>Oil &amp; Gas</b>	
Rural Non-Residential	
<b>Residential</b>	
<b>Rural Residential</b>	
<b>Air Pollution</b>	
<b>Combustion</b>	
<b>Waste</b>	
<b>Composting</b>	
<b>Discharges</b>	
<b>Water Supply</b>	
<b>Notes 1</b>	

NB Natural England's Impact Risk Zones for Sites of Special Scientific Interest (For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites and determine when to consult Natural England) User Guidance Version: Download v3.2.

**Designations**  
**Land-Based Designations**  
**Statutory**

Areas of Outstanding Natural Beauty	No Features found
Local Nature Reserves	No Features found
Moorland Line	No Features found
National Nature Reserves	No Features found
National Parks	No Features found
Ramsar Sites	No Features found
Proposed Ramsar Sites	No Features found
Sites of Special Scientific Interest	No Features found
Special Areas of Conservation	No Features found
Possible Special Areas of Conservation	No Features found
Special Protection Areas	No Features found
Possible Special Protection Areas	No Features found
Biosphere Reserves	No Features found

**Historic non-Statutory**

Registered Parks and Gardens	No Features found
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**National Habitat Network All Habitats Combined (England)**

Used to identify the priority habitats within the 2km search zone.

<b>Habitats Networks – 1 Network maps</b>	
0 habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.	
<b>Habitats – 0 Priority Habitats</b>	
Rivers	
Ancient Woodland	
Lowland heathland	
Wood pasture and parkland	
PHI (other)	
<b>Priority Habitat Restoration and Creation – 0 units</b>	
Habitat Restoration-Creation	
Habitat Creation	
Restorable Habitat	
<b>Network Zones – where action may be taken – 0 units</b>	
Fragmentation Action Zone	
Network Enhancement Zone 1	
Network Enhancement Zone 2	1
Network Expansion Zone	
SSSI	
PHI (Priority Habitat Inventories)	



**On site** – No Priority habitats or sites.

### European Protected Species Licencing

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

European Protected Species	County Durham
Amphibian	None identified
Bats	1 identified – 1x CPip,
Cetacean	None identified
Invertebrate	None identified
Other mammal	None identified
Plant	None identified
Reptile	None identified

### Great Crested Newt Records

Great Crested Newt Class Survey Licence Returns		
Number of ponds surveyed	GCN Present	
	yes	No
None	0	0

Great Crested Newt Pond Surveys 2017-2019		
Number of ponds surveyed	GCN Present	
	yes	No
One	-	1

### Other relevant searches

Important Bird Areas	None identified
Important Plant Areas	None identified
RSPB Reserves	None identified

## 9.2 Local Data Search

### 9.2.1 Local Records Centre

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

### 9.2.2 Local Wildlife Group

#### Bat Records From The Area Around 63 Staindrop Road

1km square	Description	Bat species	Activity	No
NZ1726	33 Windermere Drive, West Auckland	Common Pipistrelle	Roost	4+
NZ1725	A688, near Staindrop Field House	Common Pipistrelle	Flight	1
NZ1626	Copeland Barns, West Auckland	Common Pipistrelle	Flight	1
NZ1826	East Green, West Auckland	Common Pipistrelle	Roost	3
NZ1727	Greenfields, High Etherley	Common Pipistrelle	Grounded	1
NZ1825/1925 /1826/1926	Hummerbeck area	Common Pipistrelle	Foraging	
NZ1926	Old Mill, Broom Mill Farm	Common Pipistrelle	Roost	no count
NZ1926	River Gaunless, West Auckland	Common Pipistrelle	Foraging	
NZ1724	Staindrop Fieldhouse Colliery	Common Pipistrelle	Foraging	1+
NZ1826	The Old Mill, Station Road, West Auckland	Common Pipistrelle	Roost	3
NZ1825/1925 / 1826/1926	Hummerbeck area	Myotis sp	Flight	
NZ1725	A688, near Staindrop Field House	Myotis sp	Flight	1
NZ1825/1925 / 1826/1926	Hummerbeck area	Noctule	Flight	
NZ1826	Spring Grove Services, St Helens Way, West Auckland	Pipistrelle	Roost	79
NZ1826	West Auckland (NZ183269)	Pipistrelle	Dead	1
NZ1825/1925 /1826/1926	Hummerbeck area	Soprano Pipistrelle	Flight	
NZ1826/1926	St Helen Auckland	Species unknown	Grounded	2
NZ1726	Front Street, West Auckland	Species unknown	Grounded	1
NZ1826	Leazes Lane, St Helen Auckland	Species unknown	Roost	no count

### 9.3 Bat Survey Raw Data

No bat activity surveys have been completed.



# AllAboutEcology

Ecological Consultant

The Old School  
Quarry Lane  
Butterknowle  
Co Durham  
DL13 5LN

Telephone 01388 710481

Email – [tricia@allaboutecology.co.uk](mailto:tricia@allaboutecology.co.uk)

## 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:

### 63 Staindrop Road

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.

If the works commence during the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August) the buildings should be checked for active bird's nests prior to work commencing.

## Summary Of Bat Survey Findings Within Area Of Proposed Alterations

No bat presence was identified within the building and roof spaces.

The site has the potential to support the occasional/transient/single roosting bat and care should be taken during roof works. It is advised that the project ecologist be on call during any roof stripping.

### 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**

### Prior To Any Work Commencing

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

### During Any Works

During any stonework/repainting/rebuilding the potential for bat presence should be considered. Any gaps or crevices should be investigated, if any doubt is present the gap should be retained, potential exit points should be left in larger cracks and crevices.

### Guidance

Within any 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.

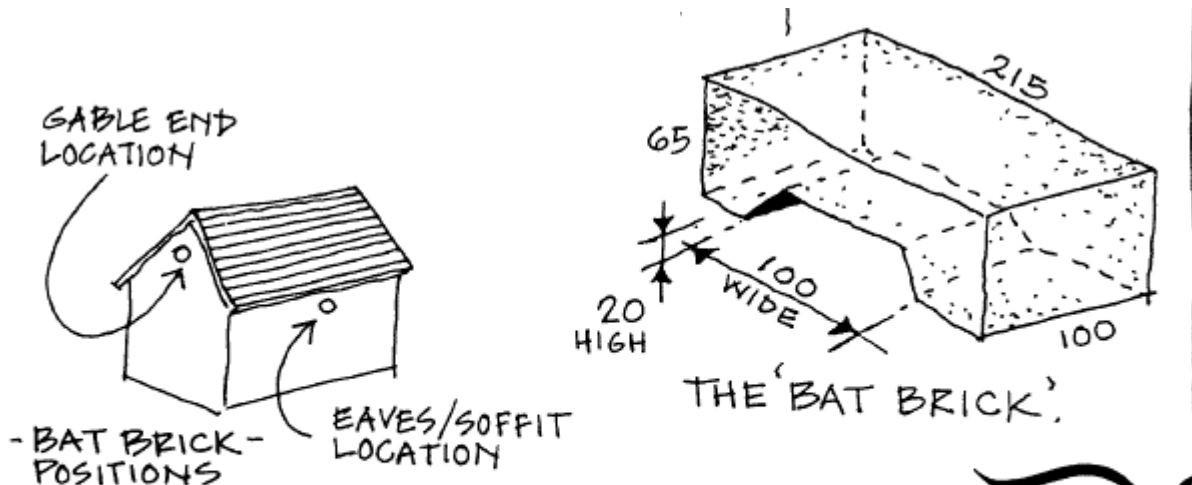
Any timber treatment should follow guidelines TIN212 published by Natural England. Permethrin and cypermethrin compounds are the most 'bat friendly' wood treatments currently available.

### 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



Examples of inbuilt bat boxes

