

12 Church Road, Yatton

Preliminary Roost Assessment

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For Mr Matthew Cartwright



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1. Summary

A preliminary roost assessment was conducted over this dwelling on 30th January 2024 by an experienced and licensed ecologist. Brief notes were also made on the habitat around the dwelling.

There is a proposal to demolish two relatively recent extensions at the rear of the building and to replace them with new and more purposeful single extension. Other minor alterations are also proposed for the interior of the dwelling but with none of the proposed works impacting the structure of the main roof of the dwelling although solar panels will be affixed to parts of the main roof.

This survey recorded no evidence of bats and determined that the dwelling has Negligible bat roost potential and thus no further ecological works or considerations are needed with regard to bats. Neither was there any tree or other feature near the dwelling that held any bat roost potential. In addition there was no evidence of birds such as swift *Apus apus* or house martin *Delichon urbicum* having nested here and no further works with regard to nesting birds are required. No habitat of any ecological value is present adjacent to the dwelling.

2. Proposal and Remit

2.1 Proposal

It is proposed to remove two extensions at the rear of this property which are no longer fit for purpose. One of these is a conservatory and the other a bathroom and utility room. These features will be replaced with one new single storey extension which will essentially be on the same footprint as the existing extensions.

Minor alterations to the interior of the dwelling will also be undertaken.

The proposals for this property include the installation of solar panels onto the south-facing parts of the dwelling's main roof. No other works will be undertaken to the main roof of the dwelling or any other part of the dwelling or its curtilage.

2.2 Remit

To inform the proposed works to the dwelling, with regard to establishing any evidence of the dwelling having been used as a bat roost or as a nesting site by bird species such as swift and house martin. To assess the potential of the dwelling to act as a bat roost or nesting site for notable bird species. To determine whether any habitats of note will be negatively impacted by the proposed works. Should evidence of bats or other notable species be found, or their use of the dwelling considered likely, to recommend further ecological survey works to determine the potential impact of the proposals upon those species.

To produce a report, with annotated site map if necessary, detailing all findings and recommendations.

3. Site description

3.1 General

The survey site is located at Ordnance Survey grid reference ST431654 on level ground within the historic core of the large village of Yatton in the unitary authority of North Somerset.

The immediate location comprises an area of residential dwellings with small curtilages (of which the survey site forms part) in the north, but with the parish church and associated churchyard along with older buildings (with large curtilages) with many mature trees and shrubs to the south.

3.2 The dwelling

The survey site is a private family dwelling on an east to west axis which has been constructed over two main periods: the southern half of the building dates from approximately 1900 and is of Carboniferous limestone rubble with mortar whilst the northern half of the dwelling was erected approximately in the 1970s and is believed to be largely brick. Much of the dwelling has an exterior rendering.

The two halves of the dwelling have separate roof voids and there is a valley between these voids. Both roofs comprise rafters with roofing felt and with machined double Roman clay tiles and clay ridge tiles. All parts of both roofs are in good condition.

On the north-western side of the extension is a conservatory largely consisting of glass panels on a low brick wall and with an angled roof of Perspex panels.

On the north-eastern side of the 1970s extension is a narrow rectangular utility room and bathroom which has a single pitch roof of the same materials as the main roofs described above. There is a ceiling above this utility room and bathroom but no access into the small roof void.



Above: the rear of the dwelling showing the utility room / bathroom extension on the left and the conservatory on the right

3.3 The curtilage

The curtilage on the southern side of the dwelling is a driveway comprising hard surfaces. To the east of the dwelling is a narrow paved path and to the east of that path is a low wall of stone rubble and mortar with a wooden panel fence on top of the wall. The northern boundary of the site is a concrete blockwork wall whilst the western boundary is a rendered wall which would appear to be an elevation of the adjacent property.

The majority of the curtilage to the rear of the property is a species-poor lawn but there are narrow borders of small shrubs and herbaceous plants. A large locked shed constructed from timber-effect material on a rigid rectangular frame is present in the north-west of the garden and is in good condition.

4. Methodology

4.1 General

The site was surveyed in detail over one hour on 30th January 2024 by Phil Quinn MCIEEM: a field ecologist with over 35 years' experience of habitat survey and protected species survey and holder of a Level 2 Natural England bat license. Weather conditions during the survey were satisfactory: dry, still and overcast. There was full access to the dwelling and its curtilage with the exception of the roof void over the bathroom / utility room which has no physical or visual access point.

As this survey was undertaken in late January bats would most likely have been in hibernation or torpor and breeding birds would either have migrated or would no longer be demonstrating any evidence of breeding behaviour. Thus the survey was largely restricted to locating field signs of these species and determining the site's potential for these species.

No ecological data search was commissioned as the proposed works are of a very restricted nature and no semi-natural habitat is present on or adjacent to the survey site. The survey site lies within a Consultation Band B as per the [North Somerset and Mendip Bats Special Area of Conservation \(SAC\) Guidance on Development: Supplementary Planning Document \(2018\)](#). The SAC was designated and the Supplementary Planning Document was produced due to the number of maternity roosts and hibernation roosts, as well as foraging habitat, of horseshoe bats *Rhinolophus* spp. in the area.

4.2 Bat roost assessment

This element of the survey both sought evidence of roosting bats and also determined the likelihood of bats roosting in the dwelling and any adjacent trees or other structures. Evidence of bats would include: bats seen roosting or in flight; droppings, prey remains; grease marks or urine stains around access points. To assist with the survey a pair of 10x42 binoculars, a torch, a ladder and a Bosch Professional GIC120C Inspection camera (endoscope) were used.

The potential for bats to roost in the dwelling was determined by noting the presence or absence of cracks or holes in exterior faces of the buildings; gaps in doors or window apertures; gaps in the roofs etc, with the potential to either act as roosts or lead into other features which could be used as roosts.

Any trees adjacent to the dwelling would be assessed for their potential to offer roosting opportunities for bat species. Such features would include holes or splits in the trunk or boughs, dense ivy on the trees, flaking bark, or the presence of artificial features such as bird boxes.

Should no evidence of bats be recorded the potential for the structures and trees to act as bat roosts was determined using the following scale of probability: Negligible, Low, Moderate, High. With regard to Negligible potential this states that there are either no suitable observed bat roost features or such a very low potential for bats to roost in the structures or trees such that the bat roosting potential is considered so poor as to be very unlikely. However it is worth noting that Negligible does not equate to “no possibility whatsoever” it just offers a realistic assessment that the possibility of roosting bats utilising a site is so low it can be feasibly discounted.

The scale of probability then increases with regard to the number of potential bat roost features identified in the building. For example a Moderate probability is an acknowledgement that several potential bat roost features are recorded; and a High probability means that there are either numerous potential bat roost features or that other features exist which lead to an experienced assessment that there is a very good chance that bats could roost in a structure or tree.

4.3 Breeding birds

Breeding birds could not realistically have been anticipated at the time of survey, thus the surveyor sought evidence of former nesting activity such as: old nests (both within and attached to the dwelling) and dead juvenile birds within roof voids . A search was also made for potential swift nest access points in the upper parts of the structures, and also for evidence that house martins could have constructed nests on the exterior of the dwelling. Equally, holes or splits in adjacent trees would be assessed for their likely potential to support nesting birds.

5. Results

5.1 Preliminary Roost Assessment

There was no evidence of bats having utilised any part of the dwelling. No trees offering bat roost potential were located within twenty metres of the area of works proposed for the dwelling. The dwelling and the garden shed have a Negligible roost potential. The conservatory is of a markedly negligible bat roost potential. The utility room / bathroom extension has a small roof void which could not be accessed however the roof over it is in very good condition and offered no obvious opportunities for crevice -dwelling bats to enter it; all the roof tiles are tightly laid.

The site has very low value as potential bat foraging habitat as semi-natural habitat is very restricted in area and largely comprises a small species-poor lawn.

5.2 Habitats and plant communities

The main habitat on this site is Amenity Grassland (lawn) and this habitat is notably species-poor and mown. In addition there are a small number of non-native shrubs and herbaceous plants along the boundaries of the property. No trees are on or immediately adjacent to the survey site.

5.3 Breeding bird assessment

There was no evidence of any bird species having nested in or on the dwelling. No likely swift access points were identified. In addition there was no shrub near or adjacent to the dwelling where breeding birds could potentially nest.

6. Discussion

Bat roost assessments can occur at any time of year and thus, in this regard, the timing of the survey was optimal.

The timing of the survey was sub-optimal with regard to making an assessment of the site's value for breeding birds as it occurred during the period when nesting bird activity cannot reasonably be anticipated. However there was no evidence of birds having nested in or on the dwelling.

The timing of the survey with regard to the habitat around the house was sub-optimal but the habitat present was clearly typical of a well-maintained domestic curtilage and comprised habitat of low ecological value.

7. Recommendations

As the dwelling and its curtilage have been determined to have Negligible bat roost potential no further bat survey works or bat mitigation works are required here.

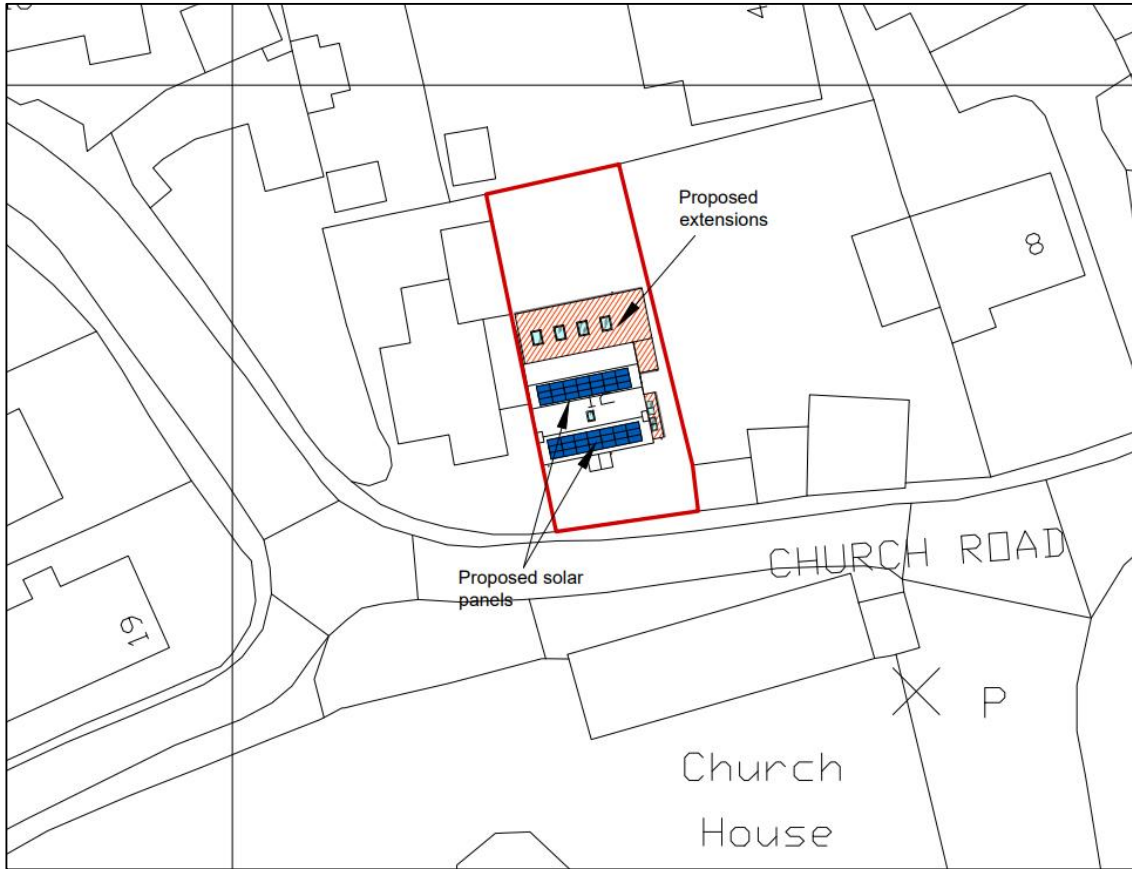
In addition, as no evidence of breeding activity by bird species was noted here, and such activity is considered to be of Negligible likelihood, no further bird survey works or breeding bird mitigation works are required here.

8. Conclusions

The survey site supports habitats of low ecological value, no evidence of bats or evidence of former breeding bird activity, were found in or adjacent to the dwelling. The dwelling and the shed in its garden have a Negligible bat roost potential; the dwelling offers a negligible potential with regard to nesting opportunities for breeding birds.

No further bat or breeding bird survey effort is required here.

Site plan



Original image: JLS Design Services