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Mr Simon Forster
Nostra Domus
Uplyme
Devon
DT7 3UZ

18 December 2023

To whom it may concern,

Preliminary Bat Roost Assessment, including nesting birds – Nostra Domus

It is proposed to remove the roof of the existing dwelling and add a second storey on the existing walls. It is also proposed demolish an existing garage and build a new garage in the front garden at Nostra Domus, Uplyme, Devon, DT7 3UZ, NGR SY 32029 93910.

A preliminary bat roost assessment (PBRA) consisting of a daytime visual inspection of the house and garages for bats and nesting birds, was undertaken on 22nd of November 2023 by Richard Green Ecology Ltd.

Method

The survey involved a thorough visual inspection of the house for any signs of protected species. A search for characteristic signs of bats was made, such as droppings, feeding remains, staining, and any bats present. A search was also made for any signs of bird nesting activity.

The survey was undertaken by Jen Paget who has over four years' experience in ecological consultancy and hold a Natural England scientific licence to disturb bats [2023-11282-CL18-BAT]. She is an associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

Results

The single-storey house was constructed of rendered brick with a clay tile hipped roof that was unlined and had a significant moss covering. The dwelling had polymer plastic bargeboards and soffit boxes. The loft space was approximately 2 m in height and 10 m in width, with fibreglass insulation and wooden beams.

The detached garage, to the east of the dwelling, was of rendered brick construction, single storey, with an unfinished timber extension. The roof was unlined and had slate tiles. It had polymer plastic fascias and bargeboards as well as corrugated asbestos sheet roofing along the eastern elevation.

There was a small timber shed to the west of the dwelling, with a corrugated fibre board roof, and another timber shed with felt roofing material to the north of the garage. No evidence of bats was observed inside either building, and there were no access locations or crevices where bats might roost.

Up to ten suspected bat droppings were collected from the loft space of the house. However, DNA analysis confirmed these droppings to be from pygmy shrew *Sorex minutus*. No bats or evidence of bat use was found in the residential dwelling or the garage. Given the lack of potential bat access, and that no evidence of bats was found (such as droppings and urine staining), the garage, sheds, and house were considered to have negligible suitability for roosting bats.

The construction of the new garage in the garden would result in a minimal loss of amenity garden habitat and any impact would not be significant.

As it is considered unlikely that bats are present or would be affected by the proposals, a European Protected Species Licence (EPSL) from Natural England will not be required.

No evidence of use by nesting birds was found in the buildings on the site.

In accordance with the National Planning Policy Framework (NPPF) and to provide biodiversity enhancement it is recommended to provide new roosting opportunities for bats and nesting opportunities for birds on the

house including a bat tube, such as, Vivara Pro Build-in Woodstone Bat Tube or similar, and a general-purpose bird box, such as Vivara Pro Seville 32mm WoodStone Nest Box or similar.

Yours faithfully,



Sam Goodier BSc (Hons)
Assistant Ecologist

Photographs (Plates)

Plate 1 – Southwest facing elevations of the residential dwelling and shed



Plate 2 – Northeast facing elevations of the residential dwelling (shed to left)



Plate 3 – Northwest facing elevation of the residential dwelling



Plate 4 – Southeast facing elevation of the garage



Plate 54 – Front garden (amenity grassland) facing south. New garage to be sited to the right

