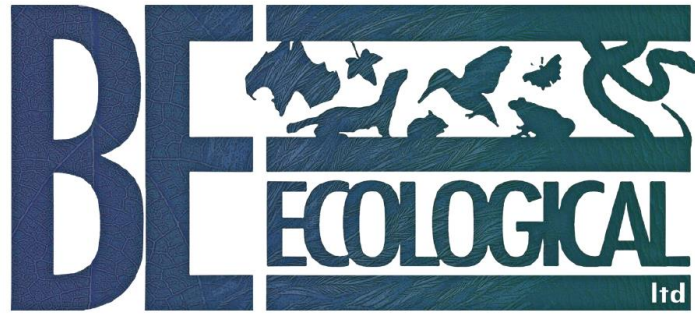




THE GABLES, SCHOOL ROAD, JERSEY MARINE VILLAGE

BAT SURVEY

ISSUE 1, VERSION A

OCTOBER 2023

Bat Survey Report

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EXECUTIVE SUMMARY

It is proposed to extend a domestic dwelling at The Gables, Jersey Marine Village.

An initial bat inspection survey of the roof void was undertaken in September 2023. No evidence of bats was found within the roof void interior. The building was classed as being of low potential and as such a single bat activity survey was carried out on the property.

The activity survey did not identify bats roosting within the property. A number of bats were observed within the area, however, none of which took any interest or emerged from the building. It is not thought that any further survey effort is required providing the extension is implemented in conjunction with a method statement and ecological supervision. The method statement can be found contained herein.

No evidence of breeding birds was found throughout the property at the time of survey.

1 INTRODUCTION

1.1 Background

BE ECOLOGICAL LTD was commissioned by the client to undertake an initial bat inspection survey along with recommended activity surveys of The Gables, Jersey Marine Village to determine whether bats were using the property in support of a planning application to

This report includes the findings of the aforementioned bat activity surveys undertaken in July 2023.

The surveys were undertaken in line with the current guidance on standards for bat surveys (Bat Conservation Trust, 2016).

1.2 Site description

The Gables is located off School Road in Jersey Marine Village (Figure 1).

The property is a rendered bungalow beneath a clay rosemary tile roof. The roof is hipped with the main ridge running north east to south west.

There are roof lights on the northern pitch and dormers to the south.

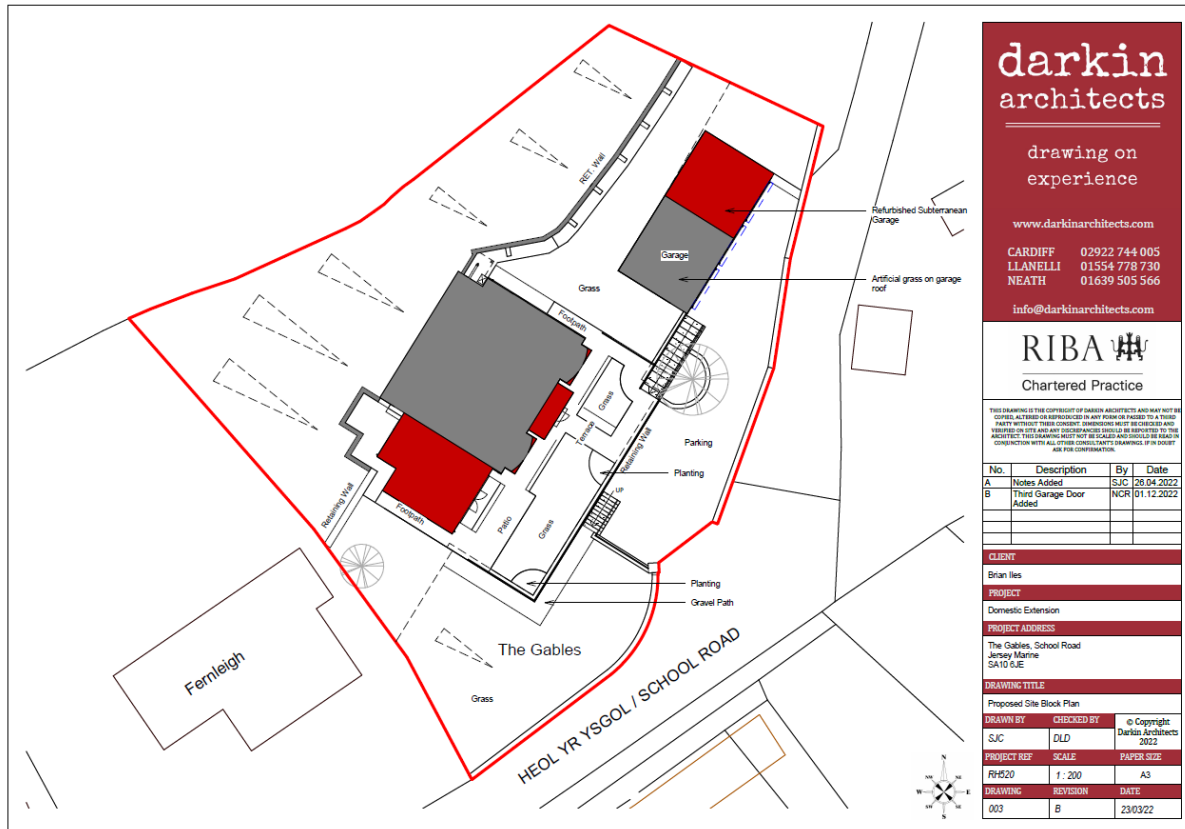
The property is set within its own grounds and is surrounded by broad-leaved woodland to the rear. There is good connectivity to the wider landscape.



Figure 1: location of The Gables arrowed red (Google Maps, 2023)

1.3 Proposed development

It is proposed to extend the property



2 LEGISLATION & POLICIES

BATS

2.1 Conservation of Habitats & Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations (2017) provides safeguards for European Protected Species (those listed under Annex IV Habitats Directive). With regards to bats, this makes it an offence to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- Damage or destroy a roost (this is an 'absolute' offence)
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

2.2 Wildlife & Countryside Act 1981

The Wildlife & Countryside Act 1981 (as amended) is the legislation for England and Wales for nature conservation, making it an offence to:

- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost

2.3 The Environment (Wales) Act 2016

The Environment (Wales) Act 2016 requires that all public authorities, when carrying out their functions in Wales, seek to "maintain and enhance biodiversity" where it is within the proper exercise of their functions. In doing so, public authorities must also seek to "promote the resilience of ecosystems". This ensures that biodiversity is an integral part of the decisions that public authorities take in relation to Wales. It also links biodiversity with the long term health and functioning of our ecosystems, therefore helping to align the biodiversity duty with the framework for sustainable natural resource management provided in the Act. In Wales, this legislation replaces and enhances the Natural Environment and Rural Communities Act (2006) which sought to raise the profile of biodiversity and to make sure that it is considered in all local authority decisions by ensuring that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.". Other elements of NERC 2006 may still apply.

BIRDS

In Britain, all naturally occurring species (including hawfinches) are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). The legislation protects all birds, their nests and eggs, and it is an offence to:

- intentionally kill, injure or take a wild bird;
- intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

In addition, birds listed on Schedule 1 of the above legislation, such as the red kite (*Milvus milvus*), are afforded further protection, and it is an offence to:

- Intentionally or recklessly disturb the bird whilst nest building or while at (or near) a nest with eggs or young; and
- Disturb the dependant young of such a bird.

Some birds however are exempt from this protection for certain purposes.

3 METHODOLOGY

3.1 Survey Objectives

- To carry out an initial bat inspection survey the building
- To present the above details and if necessary further surveys, recommendations for mitigation, future research and compensation within this report.
- To carry out a scoping survey for breeding birds

3.2 Survey Summary

The bat survey comprised of two parts:

- Initial bat inspection survey of building (including birds)
- Activity survey

3.3 Surveyor Information

The inspection survey was undertaken by Beth Evans. Beth is the owner of BE ECOLOGICAL LTD and has a postgraduate degree in Environmental Biology: Conservation & Resource Management, specialising in British bats. Beth has 11 years' experience of ecological surveys, both in a small scale and large multi-disciplinary context. Beth also holds Natural Resources Wales and Natural England bat licences to disturb and handle bats. Beth was assisted during the activity surveys by Gavin Vella.

3.4 Internal & External Inspection

An initial inspection survey was carried out in September 2023 to search the building, both internally and externally to identify potential bat roosting areas and signs of bat use including; live bats, dead bats, droppings, urine staining, grease marks and discarded prey items. The buildings and all areas/items of interest were recorded and photographed. Extension ladders/steps were used to safely access areas where no safe access was available the survey was conducted using, close focus binoculars and/or a high powered lamp.

3.5 Survey limitations

Any survey for bat species can only be a series of snapshots in time. Bats are highly mobile, long lived creatures (capable of living up to 30 years, sometimes longer) with complex social structures and utilising multiple roost sites within a year. The implications of this are that surveys and surveyors have to make informed assumptions based on observations, recorded data, local information and a detailed knowledge of the species.

It is acknowledged that the single survey was undertaken late in the season. However, there has been a lot of disturbance at the site (conversion of attic) and ongoing groundworks throughout the garden, as such, it is considered less likely that bats are present. In addition to the above activity was relatively low at the site despite being in close proximity to high quality habitat. It is considered providing that

the work is undertaken in line with a method statement and ecological supervision, impacts on roosting bats are unlikely.

3.1 Activity surveys

Survey 1- 25th September 2023

A dusk survey was carried out on 25th September using two surveyors (locations found in figure 3), positioned in such a way that as much of the building was visible to surveyors as possible. Surveyors were equipped with Batlogger M detectors.

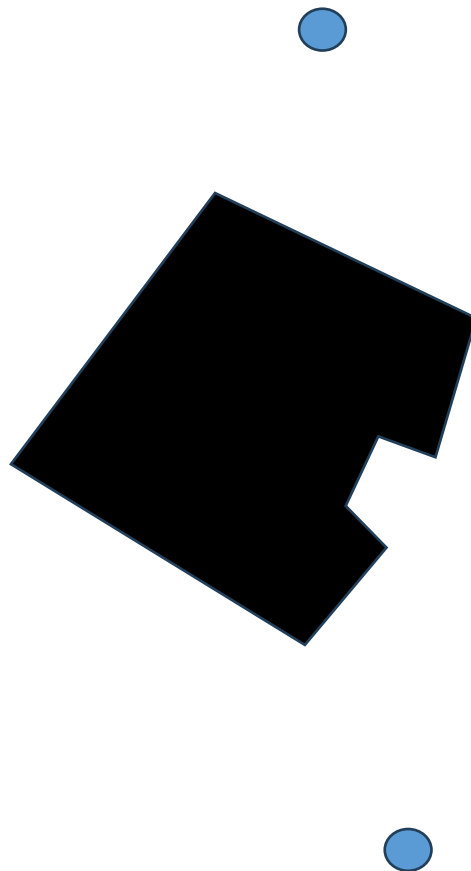


Figure 2: Location of surveyors (circled blue)

4 RESULTS

4.1 Inspection survey

4.1.1 External survey results

The survey carried out by BE Ecological Ltd revealed no droppings or evidence of bats on the exterior of the building, however, access and roosting potential for bats was identified in the form of:

- Gaps beneath some fascias
- Gaps beneath a small number of tiles

There appears to have originally been a structure abutting the property to the west, however, this has already been demolished.

4.1.2 Internal survey results

There is no roof space as such within the property. The roof of the building has been converted to a room with the installation of roof lights. The room is nearly complete and has been insulated throughout.

No bats or evidence of bats was found in this location.

4.2 Activity surveys

The surveys were undertaken as per the table below:

4.3 Survey Schedule and Weather Conditions

Table 1: Schedule and weather conditions

Visit	Date (sunrise) (sunset)	Start End	Time	Temp C	Wind	Cloud Cover	Notes
Survey 1 25/09/23	19:08	Start	18:55	14	Low	80%	Dry evening, insects flying
		End	20:30	14	Low	40%	

4.4 Activity Survey Results

4.4.1 Survey 1- 25th September 2023

The only bat species heard were common and soprano pipistrelle. The first bat heard and seen was approximately 15 minutes post sunrise. The bat was seen foraging over the grounds of the property to the rear along the woodland boundary.

A small number of common pipistrelles and soprano pipistrelles were observed foraging and commuting over the grounds of the site with the main flight line being the wooded boundary to the rear.

No bats emerged from or interacted with the property on this date.

4.5 Identified Roosts

The building was not identified as a bat roost on this date.

4.6 Conclusion & Recommendations

Due to the fact that no evidence of bats was found during the single activity survey and the initial bat inspection survey, the fact that the roof space has been highly disturbed and already converted and due to the minor nature of the works, it is considered that the buildings potential for roosting bats is low, it is considered that further survey mitigation and an NRW development licence will not be required providing that the works are carried out in conjunction with a non-licensed method statement.

If at any point bats or evidence of bats are observed, all works will cease and Natural Resources Wales consulted. Works will not recommence until a confirmation to do so has been obtained from NRW. A European Protected Species Licence may need to be obtained before works recommence.

4.7 Breeding Birds

No evidence of breeding birds was found throughout the buildings at the time of survey. If a birds nest is identified within the buildinm, it will be left until such a time that the birds have left the nest of their own accord.

5 INTERPRETATION & IMPACT ASSESSMENT

5.1 Active Season Usage

The property has not been identified as a bat roost.

5.2 Hibernation Season Usage

It is extremely unlikely that bats will use the building for hibernation due to a lack of thermal stability.

5.3 Ecological Impacts of development

The impacts of the development have been assessed using the current information of the proposed works. Should any changes be made to the proposed works, the assessment will need to be reviewed and amended as necessary.

The building has not been identified as a bat roost and as such impacts on roosting bats are unlikely to be present. However, the demolition will be undertaken in line with a method statement and ecological supervision to safeguard the unlikely presence of bats and birds.

No mitigation is required.

6 ENHANCEMENT

6.1 Bats

A Schwegler 1FF bat box will be attached to the eastern elevation of the property. Should the 1FF prove difficult to source, an eco bat box (crevice box) <https://www.nhbs.com/title?slug=eco-bat-box> will be installed in its place.

6.2 Birds

A Schwegler 1SP Sparrow Terrace or the following <https://www.nhbs.com/sparrow-terrace-nest-box> will be attached to the eastern elevation of the property.

7 RECOMMENDATIONS

7.1.1 Timing

It is considered that the building is not a bat roost, as such, the work can be undertaken at any time of year.

7.1.2 Timber/roofing materials

It is considered that the building is not a bat roost, as such, restrictions on roofing materials are not required.

7.1.3 Lighting

Bat boxes will not be directly illuminated. All external lighting will face downwards and be set on timers to ensure that bats can use the area should they wish. – In addition to this, any onsite lighting will conform to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

7.1.4 Bat Licensing

A European Protected Species Licence obtained from Natural Resources Wales will not be required before any works commence. If at any point bats or evidence of bat is found, all works must cease and NRW consulted. Further surveys and/or a licence may be required prior to works recommencing

7.1.5 Supervision

Supervision for the removal of the roof will be required for the tying in of the extension.

7.1.6 Compliance

Following completion of the project, the ecologist will visit the site to verify the correct installation of the enhancement measures (see below). E-mail confirmation will be issued to the LPA.

8 METHOD STATEMENT

1. A suitably licenced and experienced ecologist will be on site/call for the duration of the works.
2. Before any work begins on site, a briefing for contractors and other site-staff 'toolbox talk' will be given by an ecologist. The briefing will cover the issues in respect of protected species they may encounter on site, where they might find them, methods of working, and what they need to know to avoid committing an offence. Every briefing attendee will be provided with a copy of a Method Statement and the contact details of an ecologist and Natural Resources Wales.
3. Before any work commences, the building will be checked by the ecologist for the presence of bats and birds.
4. All suitable bat roosting features will need to be removed by hand (slates, barge boards and fascias) and inspected by the onsite bat ecologist.
5. The slates will also need to be removed manually, one at a time, with the bed and underside inspected for bats/sign of bats by the onsite ecologist before moving onto the next.
6. Only when the onsite bat ecologist is happy that there is no further potential for bats, may he/she leave and the works continue with no supervision. A licensed bat ecologist will be on call for the remainder of the works. In the unlikely event that bats are found during a period that the licensed bat ecologist is not present on site, all works must cease and the licenced bat ecologist engaged.
7. If bats or their signs are found, a EPS licence may be required before works can legally resume.

9 REFERENCES

Bat Conservation Trust. (2016) *Bat Surveys - Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell-Jones, A.J. & McLeish, A.P. (2004) *The bat workers' manual (3rd Edition)*. Joint Nature Conservation Committee.

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APPENDIX A- PHOTOGRAPHS





