

**BAT SCOPING SURVEY
FOR THE PROPOSED FRONT FACING EXTENSION
OF
31, STATION ROAD
DESFORD
LEICESTERSHIRE
LE9 9FN**

A report to:

Jatinder Hanspal
C/O the address above

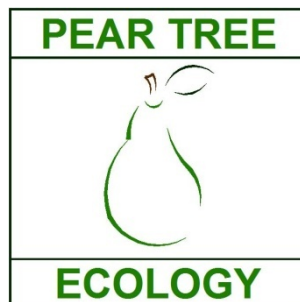
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SUMMARY

This report was prepared by Mr. J. Partridge of Pear Tree Ecology.

The survey was commissioned to assess the actual or potential use by bats (as well as breeding birds) of 31 Station Road, Desford, Leicestershire LE9 9FN.

It is proposed that this modern brick and block detached house is to be extended to the front, southeast, facing aspect. This will impact the main and garage roof spaces.

The survey and its report cover the dwelling and garage.

The survey comprised a scoping survey that was undertaken in the early Autumn of 2024.

- Site scoping survey 2nd September 2024

The building, proposed to be extended to the front southeast facing aspect which will impact the current roof spaces, was searched for the presence of breeding birds, alongside the inspection for bats.

The scoping survey and findings.

The dwelling, built circa 1990, extended in 2010 and fitted with uPVC fascias and soffits in 2022, was of brick and block construction with a concrete tiled roof. All cavity walls were insulated as were the loft spaces.

Gables to each side elevation were of brick corbeled construction and well pointed with mortar, as was the front facing garage gable. All other roof tiles and ridge tiles were well seated and maintained. Leading around both chimneys and lower roofs was complete and well dressed. The new uPVC fascia and soffits were all well fitted and sealed with mastic.

The property was very well maintained.

No evidence was found to suggest use of the building by bats or were any potential bat roost access points identified.

The property is adjacent to a purpose-built bat house which was constructed by the developer of the small development to the east of this site.

No evidence was recorded of any nesting birds during the survey.

Recommendations.

Given the condition and materials used to construct and maintain the building, it is highly unlikely that further bat survey effort currently would inform further of use of this building by bats.

The building had not observed bat roost potential.

This building would not currently require recourse to any current Natural England Licencing restrictions.

1. INTRODUCTION

- 1.1 This report has been prepared by Mr. J. Partridge of Pear Tree Ecology for the owner of the site. The report provides the results of protected species surveys focused upon bats (*Chiroptera*) and nesting birds, for the proposed front, southeast, facing aspect of this dwelling.
- 1.2 The centre of the dwelling was located at Ordnance Survey grid reference SK 48267 03600. The sites address being 31, Station Road, Desford, Leicestershire. LE9 9FN. The property was located to the northeast of Desford village, on the edge of a rural setting in a prominent position in the surrounding landscape. See Appendix 1 for location plan.
- 1.3 The objective of the survey was to investigate the potential for disturbance, which the proposals may have, upon bats and/or their roosts and breeding birds during proposed demolition.
- 1.4 It is proposed that the existing dwelling is to be extended to the front southeast facing aspect which, with additional inset solar panels will impact all main and garage roofspaces.

Legislation applicable to Bats

- 1.5 All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under The Conservation of Habitats and Species Regulations 2010 (as amended). This makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat.
- 1.6 It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.
- 1.7 Licences in respect of European Protected Species affected by development can be granted under Section 53(3) (e) of The Conservation of Habitats and Species Regulations 2010 (as amended), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.
- 1.8 Under Section 53(9) of the Regulations licences can only be issued if Natural England are satisfied that:
 - ☐ There is no satisfactory alternative to the work specification and
 - ☐ The action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- 1.9 Natural England aim to process licence applications within 35 working days of receipt.

Legislation applicable to Breeding Birds

- 1.10 Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflicts development work that could affect breeding birds should be timed for outside of the breeding season, variable between March and August. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

2. SITE DESCRIPTION

- 2.1 Number 31, Station Road, Desford was located to the northeast of Desford village on the edge of a rural and prominent position in the landscape.

The dwelling, built circa 1990, extended in 2010 and fitted with uPVC fascias and soffits in 2022, was of brick and block construction with a concrete tiled roof. All cavity walls were insulated as were the loft spaces.

Gables to each side elevation were of brick corbeled construction and well pointed with mortar, as was the front facing garage gable. All other roof tiles and ridge tiles were well seated and maintained. Leading around both chimneys and lower roofs was complete and well dressed. The new uPVC fascia and soffits were all well fitted and sealed with mastic.

The property was very well maintained.

The loft space was found to be clean and dust free, and construction was of timber truss with bitumen felt covering. The main loft space was used as a storage area and highly disturbed.

Photograph 1 – dwelling, front, southeast facing aspect.



Photograph 2 – dwelling, rear, northwest facing aspect.



Photograph 3 – general soffit detail



Photograph 4 – roof internal gable.



Photograph 5 – loft space construction detail.



3. SURVEY METHODOLOGY

Bat scoping Survey: internal and external building search

- 3.1 The survey took the form of bat scoping survey. For this the building was searched by an experienced, licensed bat worker in order to locate evidence of roosting bats. Evidence searched for included bats, droppings, scratched or stained areas, or areas uncharacteristically clear of spider's webs. Habitat features that are usually favoured by roosting bats included roof ridges, areas of missing tiles, lifted or ill-dressed lead, and roof soffits, where there might be entry points for bats.

Equipment used included a powerful torch, binoculars, endoscope and ladders where required. All roofspaces was fully accessible.

- 3.2 The scoping survey of the dwelling was undertaken on 2nd September 2024.

Bats: Survey Constraints

- 3.3 The scoping survey was completed in the early Autumn of 2024. This is inside the main bat activity period; however, some historic sign of bat occupation would also still be evident in the loft spaces if bats had been using the building. Sign of bat activity searched for including droppings and feeding remains in the form of moth and butterfly wings.

Weather conditions during the site visit.

Date	Survey type	Temp. (°C)	Wind	Remarks
02.08.2024	Scoping	19	light	Dry but overcast

Other species

- 3.4 Evidence of breeding birds was recorded as part of the search for signs of bats by observation of old nests, pellets or faecal splashing.

Personnel

- 3.5 The bat and nesting bird scoping surveys were undertaken by Mr. J. Partridge – Bat licence reference CLS02385. Mr. Partridge has been undertaking bat surveys for over 17 years.

SURVEY RESULTS

Bat Habitat

- 4.1 The most valuable roosting potential provided within the building would have been in the roofspace, or under roof ridge tiles, should access have been possible.

Evidence of bats recorded

4.2 **Scoping survey**

No evidence was found to suggest use of the building by bats or nesting birds. Materials, manufacture, and conditions found suggested that this dwelling had no observable bat roost access potential.

Evidence of birds recorded

- 4.3 No evidence was found of nesting birds.

5 CONCLUSIONS AND RECOMMENDATIONS

Bats – Findings and Implications

- 5.1 Given the condition and materials of the building, it is highly unlikely that further bat survey effort currently would inform further of use of this building by bats.

This building would not currently require recourse to any current Natural England Licencing restrictions.

Bats – Recommendations

- 5.1.1 Given that bats have never used this building, no specific recommendations would be required, however, it would always be recommended that bat bricks be included in any new development. especially given the properties prominent position in the surrounding landscape. However, this dwelling is directly adjacent to a purpose-built bat house, therefore no recommendations for bats are given at this time.

Birds – Findings and Implications

- 5.2 No evidence of nesting birds was identified using the existing buildings.

Birds – Recommendations

- 5.2.1 There are several records of swift screaming parties recorded in Desford found on the Swift Mapper Website. Therefore, it is recommended that two swift bricks are considered in the new southeast facing aspect indicated in Figure 1 below by the red polygons. Ibstock Brick can supply colour and texture matched finishes to suit any brick style chosen for the extension brickwork. See Figure 2 also.



Figure 1 – location of 2 Ibstock Brick swift bricks.

Swift Box - Clay - Smooth Red



Figure 2 – Ibstock Brick swift bricks.

APPENDIX 1 –SITE PLAN



08 Location Plan
Scale 1:1250

Client supplied location plan of 31, Station Road, Desford showing the sites redline boundary. The blue polygon shows the location of the purpose build bat house.