

PHASE 1 DAYTIME BAT ASSESSMENT FOR 10 MARATHON CLOSE

This report is required to support a planning application seeking to extend the existing dwelling at 10 Marathon Close.

Existing building

The existing house is a modern structure, built using brick/block construction with a interlocking concrete tiled roof over trusses.

The loft void is accessed via a hatch and is actively used for ancillary household storage.



Survey

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2016).

The Phase 1 Bat Survey was carried out on the 8th May 2024 and comprised of a daytime walkover of the site, internally and externally, to record evidence of any protected bat species.

The house was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, urine staining.

It is noted that the following criteria on bat potential acts as a guide:.

High Potential- High potential buildings are those that have multiple enclosed voids and/or complex internal spaces. This can include soffits and extensive areas of roof with under-tile spaces (especially where backed by lining in good condition), with numerous potential access points in the form of gaps in tiling, flashings etc. Similarly extensive areas of vertical surfaces covered in hang-tiling are also highly attractive to bats where external openings are available. Such sites could support large numbers of bats on a regular basis including roosts of high conservation status. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings typically have one inaccessible internal void (including soffit boxes), and/or under-tile spaces with at least one or two potential openings. Such sites are unlikely to support roosts of high conservation status. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential typically without internal voids and only very limited potential for bats (small areas of hang tile), occasional gap under ridge and roof-tiles which could be used by individual bats opportunistically. These are unlikely to open into under-tile spaces beyond the tile in question. A further Phase 2 survey limited to one visit is likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are unsuitable for roosting bats, having no accessible voids or under-tile spaces. Phase 2 surveys are unlikely to be required for structures of this kind.

Assessment

The building is a two storey structure with large concrete interlocking tiled roof. The loft void is used for household storage.

There was no sign of any bat activity. Therefore, the house has negligible potential for bats and a phase 2 emergence survey is *not* recommended.

In the unlikely event of any bats being found during demolition, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/live-found-a-bat-during-works>.

External views

