

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Avalon House, 72 Lower Mortlake Road, Richmond TW9 2JY

Client:

Barings Real Estate

Report date:

20th May 2024

Project:


This report is prepared to inform a planning application for the proposal described as:




“Remove the existing roof, and construct a rooftop extension at the fourth floor, rear extensions to floors ground to four, provision of terraced amenity spaces to floors two to four, recladding and remodelling the façade and improvements to the Lower Mortlake Road entrance, landscaping improvements to the rear carparking area, provision of end of journey and cycle parking facilities, and associated building servicing and sustainability improvements.”


This report is supplementary to the Preliminary Ecological Appraisal and Roost Assessment report completed by Arbtech Consulting Ltd (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024](#).

<p>This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and Roost Assessment completed by Arbtech Consulting Limited (2024) for the same site address and client.</p> <p>This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent.</p> <p>All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</p>	
<p>Executive Summary</p>	
<p>No bat roosts were identified at the site.</p> <p>The creation of additional habitat for bats is recommended in line with the local authorities' duty to request enhancements under the NPPF (2023).</p> <p>Any new lighting schemes should follow guidance from the Bat Conservation Trust (see full recommendations on page https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/).</p>	
<p>The site surveys were designed and managed by Millie Holland BSc (Hons), MSc, Graduate (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS)</p>	
<ul style="list-style-type: none"> • Site location in the Site Location Appendix 1. • Surveyor locations and roosting features in BERS Plan Appendix 2. • Surveyor locations and bat activity in BERS Results Appendix 3. 	
<p><i>Limitations</i></p>	<ul style="list-style-type: none"> • Occasional interference from traffic on the main road was interfering with the Echo Meter Touch 2 detector. However, surveyors had good visibility of the site and survey building. The interference could have prevented the detection of further individual bats or species. • Security lights and street lighting on adjacent buildings and roads were on throughout the survey. Although this would have hindered the surveyors sight, it reflects the constant environment in that area.

Field Survey							
Dusk Emergensurveyor's 1							
Building B1							
<i>Surveyor and position</i>	<p>Lead Surveyor 1 – Ben Duursma – Assistant Ecologist – one year experience – observing the south-western elevation</p> <p>Surveyor 2 – Stevie Cooper – two years experience – observing the southern elevation</p> <p>Surveyor 3 – Giorgina Shaw – two years experience – observing the north-eastern elevation</p> <p>Surveyor 4 – Marisa Costa – five years experience – observing the north-western elevation</p>						
<i>Weather (start/end)</i>	Temperature (°C): 16.8 Relative humidity (%): 63.4 Cloud cover (%): 60 Wind (m/s): 1 Rain: None	Temperature (°C): 14.8 Relative humidity (%): 77.1 Cloud cover (%): 10 Wind (m/s): 0 Rain: None					
<i>Equipment used</i>	4 x Echo meter Touch 2, 5 x Nightfox Whisker IR cameras & 5 x Nightfox XB5 Pro IR torch and 4 x hand-held radios						
Results							
Date of survey	Sunset Start and end time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
17/06/24	21:21 21:06 - 22:51	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							
<i>Surveyor 1</i>	<p>No emergences observed.</p> <p>The first bat detected was a common pipistrelle heard-not seen at 21:36. At 21:50 a noctule was heard-not-seen. At 22:06 a common pipistrelle was observed passing over B1 in an easternly direction. The final bat detected was a heard-not-seen noctule at 22:40.</p>						
<i>IR position</i>	The footage reflected the view of surveyor 1.						

<p><i>Surveyor 2</i></p>	<p>No emergencies seen. The first bat detected was a common pipistrelle that was heard but unseen at 21:31. A common pipistrelle was heard but unseen at 22:24. The final bat detected was a Leisler's bat at 22:41 but it was unseen.</p>		
<p><i>IR position</i></p>	<p>The footage reflected the view of surveyor 2.</p>		
<p><i>Surveyor 3</i></p>	<p>No emergencies seen. First bat was a common pipistrelle, heard not seen at 21:21. Common pipistrelles were seen passing at 21:30 & 21:39. Three common pipistrelles were seen passing together at the time 21:39. The last bat recorded was a heard but not seen common pipistrelle at 22:21.</p>		
<p><i>IR position</i></p>	<p>The footage reflected the view of surveyor 3.</p>	<p><i>Surveyor 4</i></p>	<p>No emergencies seen. No bats heard or seen.</p>
<p><i>IR position</i></p>	<p>The footage reflected the view of surveyor 4.</p>		

<p><i>Unmanned IR</i></p>	<p>No emergencies seen. First bat recorded was a passing pipistrelle at 21:25. The second bat recorded was another pipistrelle at 21:30. The final bat recorded was a pipistrelle at 22:10.</p>	
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<p>No bat roost were identified at the site. No bats were observed emerging from the building during the emergence survey and no evidence of bats was found during the preliminary roost assessment survey.</p> <p>Common pipistrelle bats were observed commuting across the site on occasion; however, overall bat activity within the site or its vicinity during the surveys was very low. Key commuting areas include the gap between B1 and the neighbouring building to the east adjoining the car parking area.</p>
<i>Impact Assessment</i>	<p>Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on bats as a result of the proposed development. However, bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time. Any bats that begin using the building during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed.</p>
<i>Recommendations</i>	<p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p>Bat lighting</p> <p>Since bats have been recorded commuting and foraging on and adjacent to the site, a low impact lighting strategy will be adopted for the site during and post-development. Parameters can be found on the Bat Conservation Trust website: Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23</p> <p>https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2</p>
<i>Enhancements</i>	<p>Roosting bats</p> <p>The installation of 4 bat boxes or integrated bat bricks should be incorporated into the new extension building. Boxes should target the species of bat frequently recorded within the vicinity during the survey e.g. crevice dwelling bat species.</p>

	<p>Bat boxes can be installed retrospectively and attached to the outside of buildings. Bat bricks require material consideration and are integrated into the fabric of the building. Bat boxes/ bricks should be positioned 3-5m above ground level facing in a south, south-easterly or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p>
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Version control			
Status	Issue	Name	Date
Draft	0.1	Ben Duursma – Assistant Ecologist	20/06/2024
Proof	0.2	Millie Holland, BSc (Hons), MSc, graduate ecologist	20/06/2024
Proof	0.3	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant	28/06/2024
Final	1.0	Millie Holland, BSc (Hons), MSc, graduate ecologist	28/06/2024

Appendix 1: Location plan



Appendix 2: BERS plan



Appendix 3: Bat activity map



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