



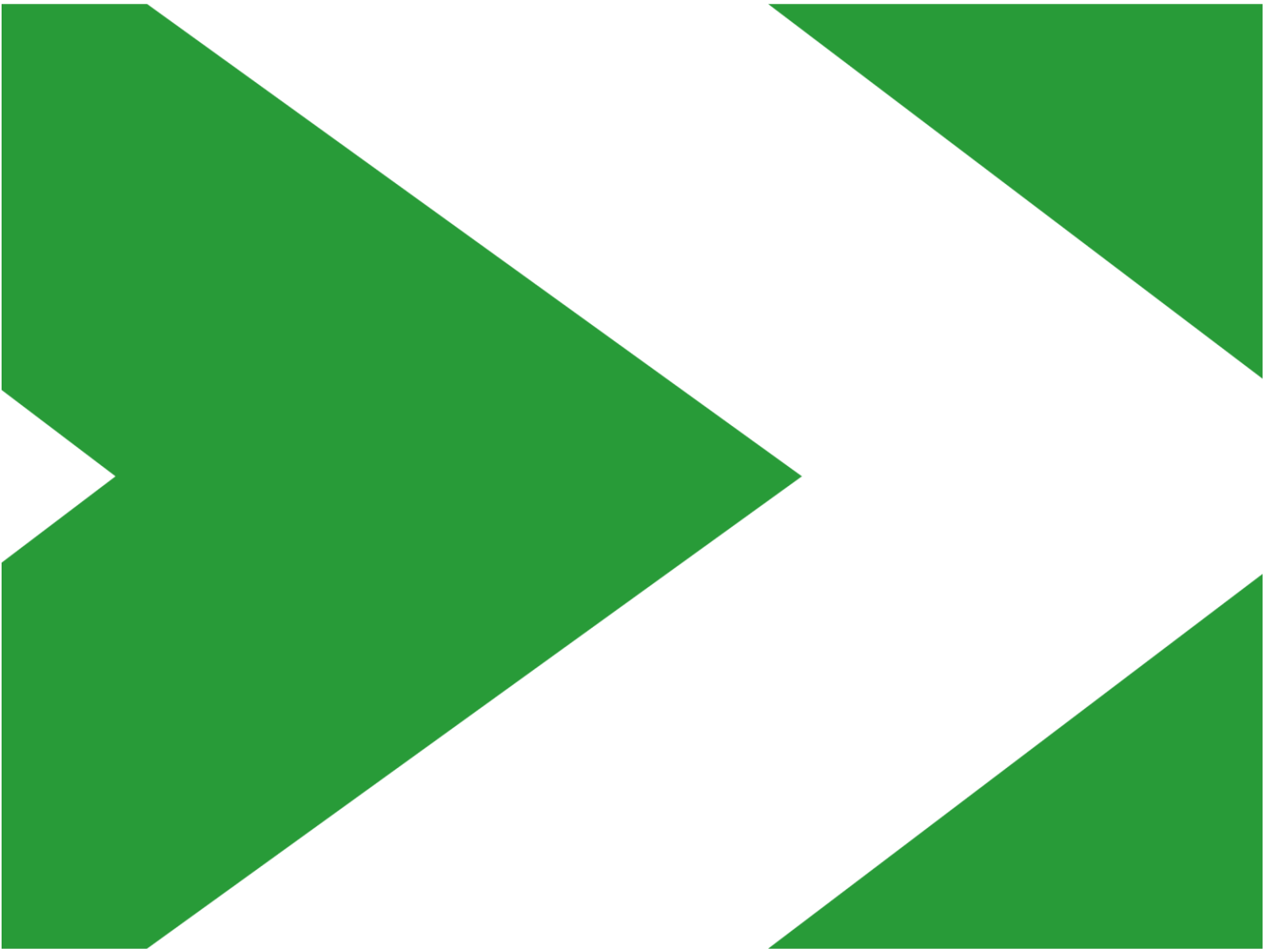
A WORK-ZONE SAFETY COMPANY

GREEN SERVICES



300 Grays Inn Road

Phase 2 Bat Survey

September 2023



Document Control

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Summary

1. Chevron Green Consultancy (CGC) undertook a Preliminary Roost Assessment (PRA) as part of a wider Preliminary Ecological Appraisal (PEA) for the BREEAM assessment for the proposed development at 300 Grays Inn Road, North London in April 2023.
2. The PRA found limited internal and external roosting opportunities onsite. It was assessed that there was a low potential for foraging or commuting bats to be present onsite due to the suitable habitats off site and a 'low' potential for roosting bats within the courtyard / basement area of the Site
3. One Phase II bat survey was advised to be carried out in the 'low roosting potential' areas prior to the commencement of the proposed works in accordance with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016).
4. A Phase II emergence survey was carried out on 24th August 2023. The survey involved two surveyors located at appropriate locations on site to observe the suitable features highlighted in the PRA.
5. No bats were recorded utilising the site for foraging, commuting, or roosting.
6. As a result of the survey, no further surveys are required.

1. Background

- 1.1 The proposal for the 300 Grays Inn Road involves the refurbishment and extension of the building to provide residential flats (Class C3) and commercial, business and service use (Class E) including external alterations for new facades to all elevations, the introduction of terraces, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works.
- 1.2 The Preliminary Ecological Appraisal was conducted on 19th April 2023 by CGC's Ruth Frith (Environmental Manager). It found no vegetative habitats on site, offsite within the zone of influence nearby green spaces, scattered urban trees and residential gardens were identified.
- 1.3 A Preliminary Roost Assessment found limited internal and external roosting opportunities onsite. It is considered there is a 'low' potential for foraging or commuting bats to be present onsite due to the suitable habitats off site and a low potential for roosting bats within the courtyard / basement area of the Site.
- 1.4 Low roosting suitability requires a single phase 2 bat survey for 300 Grays Inn Road, in line with the Bat Conservation Guidelines 2016¹.

2. Legislation

- 2.1 All species of British bat are listed in Appendix II of the Berne Convention and various Annexes of the Habitats Directive. They are also protected under Schedule 5 of the WCA (1981) (as amended), the Conservation of Habitats and Species Regulations (2010) and the CRoW Act (2000). The provisions of these acts and regulations make it an offence to:
 - Intentional killing, injuring, or taking of animal
 - Deliberate disturbance of any species in such a way as to be likely significantly to affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or the local distribution or abundance of that species
 - Damage or destruction of a breeding site or resting place
 - Possession or transport of these species
 - Intentional or reckless disturbance (at any level)
 - Obstruction of access to any place of shelter, breeding, or rest
 - Selling, bartering or exchange of these species, or parts of bat; and
 - Possess or control any live or dead specimen or anything derived from a bat.

3. Methodology

- 3.1 The phase II survey was conducted in accordance with the Bat Conservation Guidelines¹. The methodology followed the Low Roost Suitability requirements (Table 1).

¹ Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

Table 1: Extracted from the Bat Conservation Trusts Guidelines

Roost Suitability	Requirements	Timescale
Low	One survey visit. One dusk emergence or dawn re-entry survey.	May-August

- 3.2 To ensure suitable coverage, two surveyors were used to survey the site. Surveyor locations are presented within the Appendix.
- 3.3 Suitably experience surveyors included Ben Turner and Francesca Aldridge.
- 3.4 The survey started 15 minutes before sunset and continued until 1hr 30 minutes after sunset.
- 3.5 Each surveyor was equipped with an echo meter touch bat detector.

4. Limitations

- 4.1 The surveys are based upon the conditions encountered and the information available at the time of the survey. As with any survey, it is a documentation of what the surveyor observes on the specific survey day and their interpretation of those observations.
- 4.2 Whilst every effort is made to meet the client brief, no site visit can ensure prediction of the natural environment such as movement of species in response to variables such as weather and seasonality.
- 4.3 It was noted high traffic volume was present during the survey causing background noise on the detectors, this was considered to not be a concern as bat calls would be recorded regardless of background noise.
- 4.4 Security lights were on consistently for the duration of the survey.

5. Results

- 5.1 Survey details are presented within Table 2.

Table 2: Survey Details

Date	Start Time	Finish Time	Temperature	Wind	Cloud	Rain
24 August 2023	19:50	21:35	20°C	2mph	7 Octas	None

5.2 Table 3 demonstrates no bat activity recordings were made.

Table 3: Survey Results

Surveyor	Notes
Surveyor 1: Ben Turner	Low activity, no emergences, five recordings of Common pipistrelle but none observed.
Surveyor 2: Francesca Aldridge	Low activity, no emergences, six recordings of Common pipistrelle but none observed.

6. Conclusions and Recommendations

- 5.1 As there was only low bat activity and no emergences recorded, no further surveys were deemed necessary, it is considered that bats will not be impacted as a result of the proposed development.
- 5.2 Although the phase II survey determined bats to be absent from the site, vigilance should be employed whilst demolishing the building and in the unlikely event a bat is discovered, works should stop immediately, and Natural England should be contacted for advice.

7. Appendix

Red shows location of surveyors



Figure 1: Red dots demonstrate surveyor location.