

BAT PRESENCE / LIKELY ABSENCE SURVEY REPORT

Land Adjacent to 49 Lambie Street, Camden
NW5 4AT

JUNE 2023



Author: Linda Pryke BSc (Hons), MSc, ACIEEM

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DOCUMENT CONTROL

Document Title:	Bat Presence / Likely Absence Survey Report June 2023
The Client:	Nestbrik Ltd.

	Status DRAFT	Date of issue 20/06/2023
Author	Linda Pryke BSc, MSc, ACIEEM Ecologist	[REDACTED]
Reviewer	Tony Stones BSc, MSc, MCIEEM Ecologist	[REDACTED]

Biological Records of species identified during this survey, the date, their location and a brief description of the circumstances of their identification, may be passed on to Biological Records Centres, local wildlife groups, the Wildlife Trust, Natural England and other interested parties unless written instructions not to do so are received within 30 days of receipt of this.

1. Summary

A single bat survey (dusk emergence) was undertaken at land adjacent to 49, Lambie Street, Camden NW5 4AT on 14th June 2023. The survey found **no bats emerging or re-entering the tree** and low levels of bat activity within the immediate vicinity of the site.

The conclusion therefore is that **there are unlikely to be bats present at the site, the proposed works have negligible potential to affect the species, and no further surveys are necessary.**

However, it is to be noted that bats are mobile species, fully protected under the Wildlife and Countryside Act 1981 (as amended). Should roosting bats be suspected or encountered during clearance, then works should cease immediately, and an ecologist consulted for advice on how to proceed.

2. Introduction

2.1 Background

The client is proposing to develop a vacant plot, remove existing trees and construct a residential dwelling. A Preliminary Bat Assessment (TSA 2023) identified a two-stemmed silver birch tree, in poor condition with features that could potentially shelter bats (Tree 3). Consequently, it was recommended that a single bat emergence survey be undertaken.

2.2 The Site

The site is located in Gospel Oak, London Borough of Camden, approximate OS grid reference TQ 28248549 within a residential area, comprising an end-of-terrace vacant corner plot of former landscaped garden. The site is bounded to northeast and northwest by roads, the side of an adjacent property house to the west, and a brick-built outhouse to the south.

2.3 Purpose of the Survey and Report

- Assess the likely presence / absence of bats within the tree identified as having low bat potential;
- Assess the significance of the site for commuting and foraging bats;
- Determine if the development would result in unlawful impacts to bats, or their roosts; and,
- Advise of any mitigation measures and proportional enhancement measures to ensure the proposed works proceed lawfully.

3. Methodology

An emergence survey was undertaken in line with current best practice guidelines (Collins, 2016).

The survey was undertaken at dusk, commencing 15 minutes prior to sunset, and continuing until 1.5 hrs after sunset. The survey was carried out by two experienced bat surveyors: Nathan Edmonds (MRes, CEnv, Class licence 2015-14544-CLS-CLS) and Linda Pryke (ACIEEM). The surveyors were positioned to view the features assessed to have potential to shelter or enable the passage of bats, with bat detectors to record calls.

The location, timing and species of emerging bats was logged, and the timing, species and activity of flying bats was also noted.

4. Results

No bats were observed emerging or re-entering the tree or other features at the site.

One species of bat was recorded during the survey, Common pipistrelle *Pipistrellus pipistrellus*.

The weather was suitable and the timing of the survey appropriate for the activity and emergence times of those bat species identified within the Preliminary Bat Assessment (ASW 2022), as being relevant to the site and its immediate surroundings. It was not possible to access the site, but relevant features were clearly observed from the street, with both surveyors being positioned within 10 metres of the tree.

Location	Land Adjacent to 49 Lambie Street, Camden NW5 4AT		
Date	14.06.2023		
Weather	Warm, dry, clear sky, Precipitation nil, Wind (Beaufort) 0.		
Sunset	21:19	Temp. at sunset	19 °C
Survey start	21:04	Survey finish	22:49
Notes	Residential area with pedestrians, bicycles and intermittent cars, site evenly illuminated from the northeast by tall streetlight.		

Table 1: Bat Emergence Survey Details

Location	Surveyor	Equipment
1. Northwest of site	Nathan Edmonds	Emt2, Magenta bat 5.
2. Southeast of site	Linda Pryke	Batlogger M2

Table 2: Surveyor Locations

4.1 Observations

During the survey two bat registrations were recorded by both surveyors:

22:07 (48 minutes after sunset) Common pipistrelle. Commuting SE-NW across the site.

22:22 (63 minutes after sunset) Common pipistrelle. Foraging briefly, and commuting NW.

5. Conclusions

The results of the survey indicate that roosting bats were likely to be absent at the time of the survey. The site overall appears to have low significance for bats, observed activity being commuting and opportunistic foraging. Taking into account the nature of the site and its location, it is considered that the proposed development has negligible potential to disturb or harm roosting or foraging bats, with better opportunities likely provided by the railway corridor to the north and east, and Hampstead Heath with open and wooded habitats further to the north.

However, it is to be noted that they are mobile species, fully protected under the Wildlife and Countryside Act 1981 (as amended). Should roosting bats be suspected or encountered during site clearance, then works should cease immediately, and an ecologist consulted for advice on how to proceed.

6. References

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

TSA Ecology (2023). *Preliminary Ecological Assessment. Land adjacent to 49 Lambale Street, Camden NW5 4AT.*

APPENDIX A

Wildlife and Countryside Act 1981 (as amended).

Species listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) are afforded protection subject to the provisions of Section 9.

A person will be guilty of an offence if they:

(1) intentionally kill, injure or take any wild animal included in Schedule 5, have in their possession or control any live or dead wild animal included in Schedule 5 or any part of, or anything derived from, such an animal;

(2) intentionally or recklessly -

(a) damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;

(b) disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or

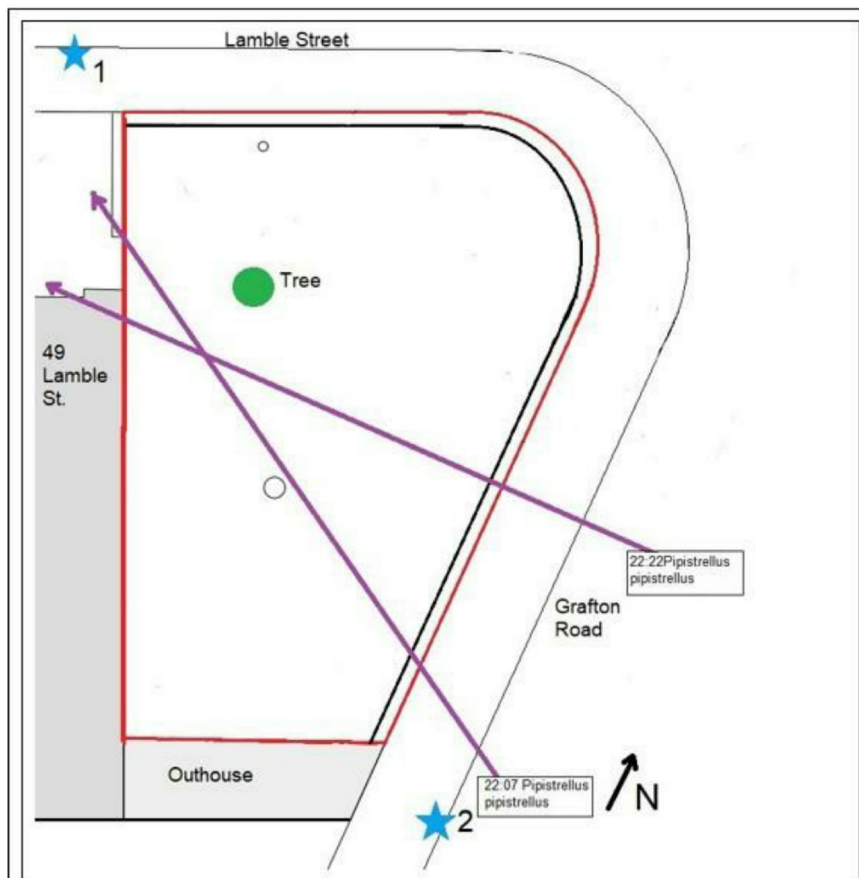
(c) obstruct access to any structure or place which any such animal uses for shelter or protection.

(5) Subject to the provisions of this Part, (a) sell, offer or expose for sale, or have in his possession or transports for the purpose of sale, any live or dead wild animal included in Schedule 5, or any part of, or anything derived from, such an animal; or (b) publish or cause to be published any advertisement likely to be understood as conveying that they buy or sell, or intends to buy or sell, any of those things, (6) In any proceedings for an offence under subsection (1), (2) or (5)(a) relating to an act which is mentioned in subsection (1), (2) or (5)(a), the animal in question shall be presumed to have been a wild animal unless the contrary is shown. Species listed on Annex II and Annex IV of The Conservation (Natural Habitats &c.) Regulations 1994 (the Habitats Regulations) which transpose into UK law Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (often referred to as the 'Habitats [and Species] Directive.') are afforded further protection. The former Annex relates to the designation of Special Areas of

Conservation (SACs) for some species. Inclusion on Annex IV ('European protected species') means that member states are required to put in place a system of strict protection as outlined in Article 12, and this is done through inclusion on Schedule 2 of the Regulations. Regulation 39 makes it an offence to: Deliberately capture or kill an animal listed on Schedule 2 [Regulation 39(1)(a)] Deliberately disturb an animal listed on Schedule 2 [Regulation 39(1)(b)]

APPENDIX B

Site Plan and Photographs



Land adjacent to 49 Lamble Street,
 Camden NW5
Bat presence / likely absence survey
 14th June 2023
 Prepared by L. Fryke
 TSA Ecology tsaecology.co.uk

Key	
★	Surveyor location
●	Tree
—	Bat. time, species, flight direction

Photo 1. Position of surveyor 1. View from north-west corner of site.



Photo 2. Position of surveyor 2. View from south-east corner of site showing illumination from streetlight at 22:35.

