



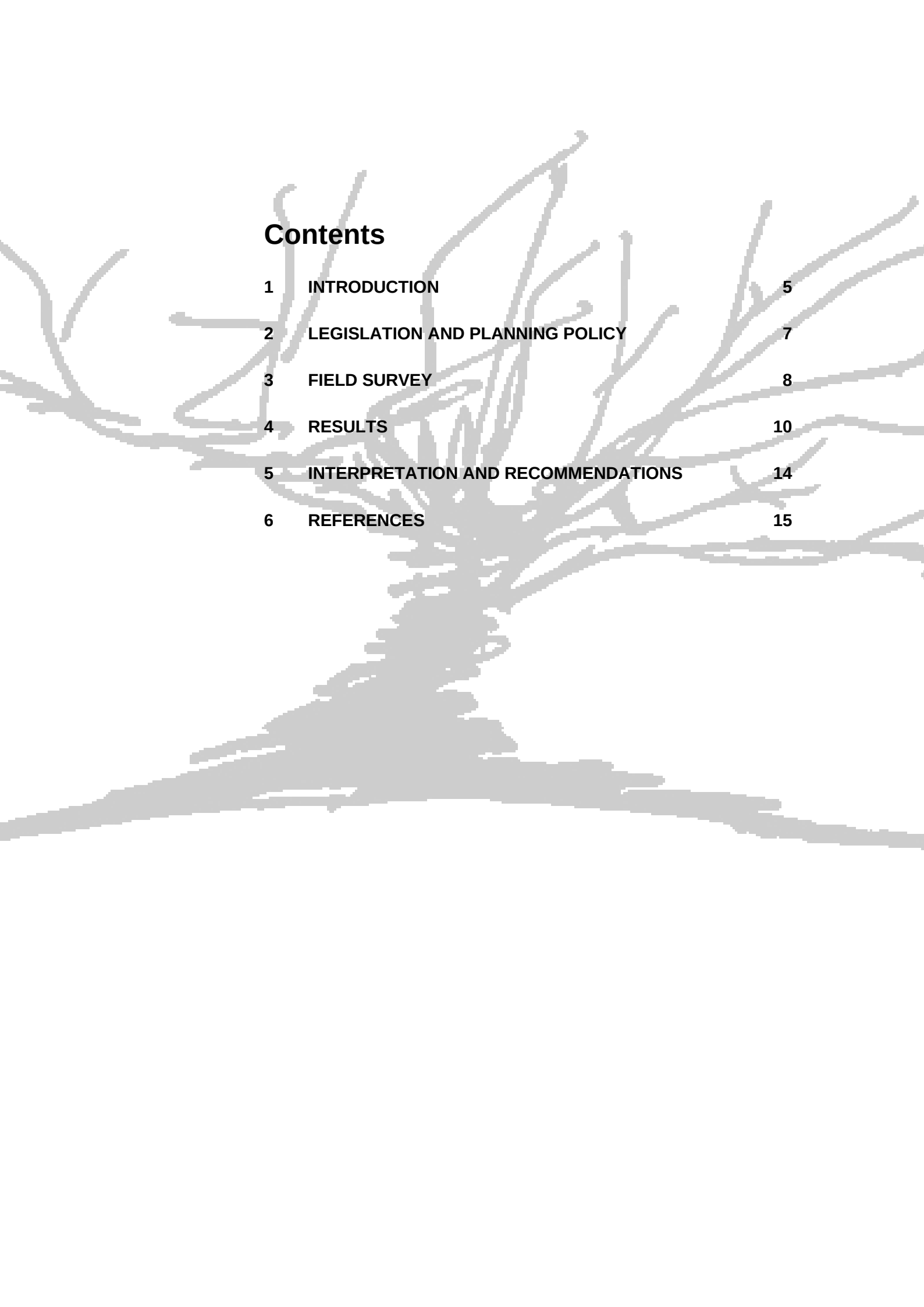
BAT SURVEY REPORT

SKEWEN SNOOKER CLUB

FOR:

CASTLE GROUP

Project: SKEWEN SNOOKER CLUB		
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EXECUTIVE SUMMARY

SUMMARY

No statutory designated sites are present within site; and considering the nature of the development, no negative impact is anticipated outside the footprint of works. Works consist of the demolition of a snooker club. The building has low bat potential, a single emergence survey was undertaken, no evidence of bats was found.

PROTECTED SPECIES

BAT	No evidence of bat was found – No Impact

CONCLUSION

Given the results of the survey, it is considered that the redevelopment of the site is unlikely to result in any impacts on bats and it is considered that an EPS Licence will not be required.



1 INTRODUCTION

Background

- 1.1 Sylvan Ecology were commissioned to complete an initial inspection and, where necessary, additional works to detail mitigation in relation to bats, for the proposed demolition of Skewen Snooker Club, Cae Nant Terrace, Neath.

Ecological Context

- 1.2 All associated land for the development (herein referred to as the site) is located at:

- Postcode: SA10 6UP
- Grid Reference: SS 72649 97510

- 1.3 Large rectangular structure with partially rendered brick walls and a flat corrugated steel roof. The surrounding landscape is predominantly suburban, with a railway line directly to the north. The immediate and surrounding area has low/moderate potential for roosting, foraging and commuting bats.

Site location

- 1.4 The purple line highlights the building and shows the surrounding habitat.





Aims of the study

1.5

The aims of the study are to:

- estimate the size and status of any existing bat roost;
- determine the potential impact on any bat roosts from the proposed works; and
- outline the mitigation strategy which will be required to minimise impact on bats within the site and to comply with any legal requirements.



2 LEGISLATION AND PLANNING POLICY

Legislation pertaining to bats

- 2.1 All species of British bat are European Protected Species protected under *The Conservation of Habitats, & Species Regulations 2017*.
- 2.2 It is therefore an offence to:
- recklessly, intentionally or deliberately kill, injure or capture (take) bats;
 - deliberately disturb bats (whether in a roost or not);
 - damage, destroy or obstruct access to bat roosts;
 - possess or transport a bat or any part of a bat, unless acquired legally; and
 - sell, barter or exchange bats, or parts of a bat.
- 2.3 Developments that compromise the protection afforded to bats or roosts under the provisions of the *Conservation of Habitats, & Species Regulations 2017* will require a European Protected Species (EPS) licence from Natural Resources Wales (NRW). Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:
- 2.4 Regulation 44(2)(e) states that licences may be granted to "*preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.*"
- 2.5 Regulation 44(3)(a) states that a licence may not be granted unless "*there is no satisfactory alternative*".
- 2.6 Regulation 44(3)(b) states that a licence cannot be issued unless the action proposed "*will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*".



3 FIELD SURVEY

Background data

- 3.1 A background data check can be undertaken to establish the potential impact of the development on known bat roosts and habitats on and off site. At this point, considering the size and nature of the site a full background data check was considered unnecessary.

Building survey

- 3.2 All building was subject to an internal / external inspection for evidence of and the potential for bats on the 21st May 2020. Surveys were carried out in accordance with the standards set in Bat Conservation Trust's *Bat Surveys – Good Practice Guidelines* (2016). The site was inspected by licenced bat worker David Price MCIEEM. Mr Price has 16 yrs professional consultancy experience and has worked on a large variety of bat related projects throughout the UK.
- 3.3 Bright torches, ladders and binoculars were used to search for bats and evidence of bats. The following signs were searched for:
- live bats;
 - dead bats, as either complete or partial skeletons;
 - insect remains (mainly wings & legs) below feeding perches;
 - droppings;
 - urine beneath roosting positions, or discolouring of entrance holes;
 - scratch-marks on roofs & ceilings;
 - grease or rub-marks on roofs or ceilings; and
 - evidence of wear on potential access points.
- 3.4 Where possible, cavities, cracks and crevices were thoroughly inspected for bat evidence using the Ridgid 40613 and FLIR C2 where appropriate.
- 3.5 The buildings were assessed for bat suitability taking into account the following general criteria:
- surrounding habitat;
 - temperature regime;
 - light levels;
 - protection from the elements;
 - construction detail;
 - potential roosting locations; and
 - potential bat-access points.



3.6 A description of the building was made, with particular attention to the factors listed above. Where possible voids, cracks and crevices were noted. Information including the type of building, number and size of potential bat-roosting locations and bat-access points allows it to be categorised according to a scheme published in Bat Conservation Trust's *Bat Surveys – Good Practice Guidelines* (2016) as follows:

- **High** - Buildings or structures with numerous or extensive locations that are suitable for roosting. Generally, they have sheltered roosting places, with a stable temperature regime, low light levels and suitable bat-access points. They could be suitable for maternity roosts or hibernation sites.
- **Moderate** - Buildings or structures with few or individual, small-sized areas that are suitable for roosting. They could be used by small numbers of bats for roosting, and may be suitable for a maternity roost or a hibernation roost.
- **Low** - Buildings or structures that have limited potential roosting locations, are subject to wide temperature regimes, higher light levels and/or restricted bat-access points. They might be used as occasional, transient or night roosts, by small numbers or individual bats, but are unsuitable for larger colonies.
- **Negligible** - Buildings or structures with no bat roosting potential that are unsuitable for roosting bats.

3.7 Evidence of bats and features of particular interest were noted and described in Section 4.

Emergence survey

3.8 Best practice survey guidelines published by the Bat Conservation Trust (2016) state that for buildings of moderate value to bats, the minimum visit frequency and timing is for two emergence surveys; to be conducted between May - mid Oct. The surveys were to assess if the features identified during the initial survey were being used by roosting bats. A total of four surveyors were used enabling all aspects of the buildings to be observed. Surveys were led by licenced bat ecologist David Price and assisted by Dr Todd Lewis, Scott Bailey and Richard Jenkins. Survey equipment included two *Batbox Griffin* time expansion bat recorders, an *Echo Meter Touch 2 Pro* and an *Elekon Batlogger Ms*. Where applicable bat echolocation calls were analysed using *Batscan* and *Batexplorer* software.



4 RESULTS

Building description

- 4.1 The building is a large rectangular structure with partially rendered brick walls and a flat corrugated steel roof.

Photographic evidence of findings.

- 4.2 *Plate 1:* Front of the building. Along the front of the building (eastern aspect), the plastic facias are in good order and are flush with walls offering no suitable roosting features for bats.





4.3

Plate 2: Inside the cellar. The cellar has a solid ceiling and brick walls, negligible bat potential.



4.4

Plate 3: The roof of the snooker club is corrugated steel, with a suspended ceiling. The yellow circle highlights the cobwebs and the lack of any activity within the suspended ceiling.



4.5

Plate 4: The plastic fascia's along the southern side of the building are in slightly poorer condition with a small bit of damage to the soffit boards.



4.6

Plate 5: Further damage to the soffit along the southern aspect of the building.





4.7

Plate 6: The rear fascia's (western aspect) are in wood, and in poor condition and likely an original features of the building. The holes in the wood offer low roosting potential for bats.



4.8

Bat Potential of Building

Considering the number of potential access points, the lack of any bat evidence, and the lack of internal activity, the building has been designated as having low suitability for bats.

4.9

Emergence Survey Results

A single emergence survey was conducted on the building. No bats were observed exiting or entering the building. Details of the survey and conditions are detailed in table 1 below.

Table 1: Emergence results

Date	Survey Times	Sunset Sunrise	Conditions	Results
21 st May 2020	20.45 23:00	Dusk: 21:07	Warm 21°C, no rain or wind. Insects flying.	No bats emerged or entered the building.

4.10

Site activity

Activity on site was extremely low, no bats were recorded all night.



5 INTERPRETATION AND RECOMMENDATIONS

5.1 Given the results of the survey, it is considered that the redevelopment of the site is unlikely to result in any impacts on bats and it is considered that an EPS Licence will not be required. Based on the conclusion that bats are unlikely to be using the structures as a roost site, according to the "Bat Mitigation Guidelines" the impact on bats is likely to be negligible.

5.2 Though no evidence of bats was found within the building, due to the transient nature of many species, it is recommended that contractors be made aware of the potential presence for bats in the area. Should a bat be found, advice should be sought from a suitable experienced ecologist.

Ecological Enhancement

5.3 The future development of the site also offers an opportunity to enhance the site's ecological value by ecologically minded soft landscaping and ecological enhancement features. As biodiversity enhancement features, two bat tubes should be built into the new development.



6

REFERENCES

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