



Bryn Toilet Block
Bat Survey Report
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by

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DECLARATION

The information, advice and opinions which we have prepared and provided is true, and has been prepared and provided in accordance with the CIEEM's Code of Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Signed:

A handwritten signature in black ink, appearing to read 'M Price'.

Megan Price

Consultant Ecologist

The following report is considered a reasonable and true representation of the ecological situation on the site assessed. The report is however just a snapshot assessment therefore the authors are unable to guarantee that all biodiversity interest has been identified. In addition, if works are not undertaken as programmed re-assessment will be required. The survey information is considered applicable for two years from the date of the survey.

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EXECUTIVE SUMMARY

The toilet block and concrete slab building adjacent to Bryn Community Hub are proposed to be demolished due to its usage for anti-social behavior.

A preliminary roost assessment survey and an emergence bat survey was carried out to assess the presence/absence of bat roosts in the building and to propose suitable mitigation.

No bats were observed leaving the buildings during the emergence and although bats were using the tree line behind the building for commuting purposes they were flying high above it and there was no activity surrounding the building.

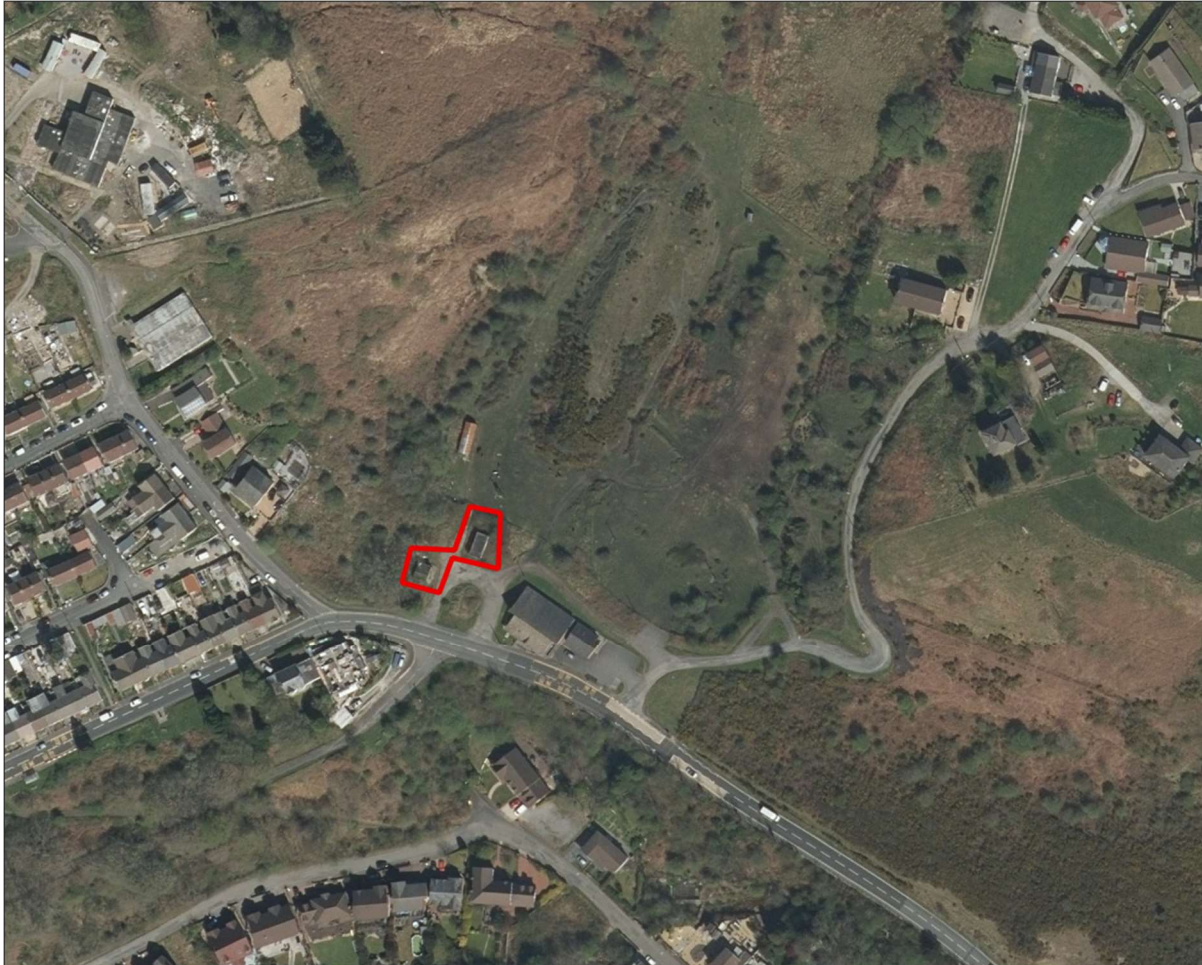
There are no constraints to the demolition of the buildings from bats however due to the potential presence of nesting birds it is recommended that the building be demolished outside of nesting bird season.

Open fronted bird boxes should also be installed on the tree line behind the buildings to be demolished as enhancement for the loss of this building. The number of and exact location of the bird boxes is to be agreed with the ecologist on site during installation. These should be installed prior to the demolition of the buildings.

1 INTRODUCTION

1.1 SITE LOCATION

The buildings to be demolished are located adjacent to Bryn Community Hub. Location is shown on the aerial photograph below. Grid reference for centre of site is SS 81582 92318.



The buildings are located around an area of hard standing (possibly an old car park). The old toilet block is positioned on the edge of a tree line with mature/ semi mature trees overhanging the block.

The other building is positioned out in the open on the edge of horse grazed field.

1.2 DESCRIPTION OF DEVELOPMENT

The buildings are to both be demolished in October 2021.

1.3 SCOPE OF SURVEY

The objectives of the survey were to obtain sufficient data to:-

1. Identify potential bat activity levels and use of buildings on site e.g. roosting within the buildings identified and/or foraging in and around the surrounding area;
2. Identify any other potential constraints to redevelopment on the site from other species present;
3. Assess whether the proposed redevelopment of the buildings on site would be likely to have an impact upon those species, if present;
4. Make recommendations for further survey work (if necessary) to establish the seasonal use of the site and to help determine the species status, if present; and
5. Recommend a mitigation strategy (where possible) for those habitats/species present that pose a constraint to the redevelopment of the site.

2 BASELINE SURVEY RESULTS

2.1 PRELIMINARY ROOST ASSESSMENT

2.1.1 SURVEY METHOD

An external building assessment was carried out on the 29th January 2021 by Megan Price. This survey assessed the structure of the building for suitability to support roosting bats.

Externally the building was surveyed, with the aid of binoculars where necessary, for evidence of access points and droppings, grease marks and urine staining. The buildings were examined in order to identify features that are favoured by bats as roosting sites, including pitched roofs with a void/loft, behind fascia boards and soffits, in and through gaps around windows and hanging tiles or weatherboarding. Any potential access points are recorded, along with any external physical evidence of use by roosting bats, such as urine staining and/or droppings around access points, on windows and on window ledges. This involved recording the location of any suitable roost locations, and associated access points.

An assessment of the potential of the building to support nesting birds was also carried out at the same time.

2.1.2 LIMITATIONS

Due to the dilapidated state of the building and the usage of the building for drug taking it was not considered safe to enter. However all elevations of the building could be seen externally so this was not considered to be a constraint to the assessment of the building.

2.1.3 SURVEY RESULTS

The first building assessed was the black, open fronted breeze block building.



External view of the black building.



Internal view of the black building.

Concrete slab roof, solid walls. No cavities or crevices for crevice dwelling species and very open for the species that free hang. This building was considered to have no bat roost potential.

The old toilet block is of brick construction with cavity wall. Fascias are folded metal sheeting. Roof is concrete tile.

The building is in a very dilapidated state. Lots of the tiles are missing leaving the internal rooms open to the elements – these missing tiles also expose the cavity walls to rain.

There is substantial ivy coverage on the South West elevation of the building which provides nesting bird potential.



Front elevation of the old toilet block



North elevation of the building showing the missing tiles and its position amongst an overgrown tree line.

This building has low potential to support roosting bats due to its dilapidated state, it is very open and exposed to the elements.

One emergence survey will be carried out on the toilet block and the black building will also be observed incidentally just to ensure that no bats are opportunistically taking advantage of the building for foraging/ roosting.

3.2 EMERGENCE SURVEY

3.2.1 SURVEY METHODOLOGY

In accordance with the Bat Conservation Trust guidelines (Collins J. 2016). The building was assessed as having low potential to support roosting bats. One emergence survey was carried out.

The dusk emergence survey was undertaken on the 8th July 2021 (by Rebecca Sharp and Megan Price) in weather conditions conducive to bat activity i.e. little or no rain and temperatures in excess of 10° C. The emergence survey began approximately 30 minutes before sunset and continued for approximately 2 hours after sunset.

Two surveyors were positioned at opposite ends of the building so they had a clear view of the building.

Each surveyor was equipped with either a SSF Bat 2 detector and an Echometer Touch Pro detector and ipad or a Elekon Batscanner bat detector.

3.2.2 LIMITATIONS

There were no limitations to the survey as it was carried out at the correct time of year in conducive weather conditions.

3.2.3 RESULTS

There was a low level of bat activity recorded on the site during the emergence survey, Common pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*) bats were recorded flying along the top of the tree line above the building, these bats commuted straight over and no bats were observed foraging around the building. No bats emerged from either building.

4 RECOMMENDATIONS FOR MITIGATION

4.1 SITE CLEARANCE METHOD

The buildings will be demolished in October 2021.

A pre-works check for nesting birds is recommended even though it is outside of nesting season as if the weather is appropriate birds can nest outside of breeding season. This will just be a brief watch on the day of the demolition starting by a qualified ecologist.

4.2 ENHANCEMENT

As potential bird nesting habitat will be lost as a result of this demolition it is proposed to install at least 3 open fronted nest boxes in the tree line behind the toilet block. The exact location of these will be confirmed with the ecologist on site during installation. These boxes should also be installed prior to the demolition.

5 REFERENCES

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