



Sylvan Ecology

BAT SURVEY REPORT

CWMLLYNFELL

CLIENT

ALED LEWIS

Project: Cwmllynfell		
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Title	Bat Survey Report	
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Client	Aled Lewis	
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Executive summary		
Site	Two storey, gable roofed house, the surrounding landscape is predominantly agricultural with good commuting and foraging opportunities for protected spp.	
Protected Spp (Bats)	A PRA survey was undertaken. <i>No evidence of bats was found –</i> Negligible 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.	

Contents

1	INTRODUCTION	1
2	LEGISLATION AND PLANNING POLICY	2
3	METHODOLOGY	3
4	RESULTS	5
5	INTERPRETATION AND RECOMMENDATIONS	10
6	REFERENCES	13



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 development at 10, Pen y Bryn, Cwmllynfell.

Ecological Context

- 1.2 The site and all associated land for the development (herein referred to as the application site) is located at:
- central OS grid reference: SN 74451 12568
 - nearest post code: SA9 2FL

- 1.3 The immediate surrounding area is predominantly agricultural land, and a small amount of residential houses. The East Pit quarry sits approx. 700m to the west. The greater surrounding landscape is predominantly agricultural with pastoral and arable fields. There are also large sections of woodland (some of which could be ancient) and a relatively intact network of hedgerows. The surrounding landscape has good potential for roosting, foraging and commuting bats.

Proposed works

The proposal constitutes a front and rear extension to the existing property, the location and details of the development are detailed in figure 1.

Aims of the study

- 1.4 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 protected under *The Conservation of Habitats, & Species Regulations (amendment) (EU exit) 2019*.

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 and Species (Amendment) (Eu Exit) Regulations 2019* will require a European Protected Species (EPS) licence from 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*”.

Planning Policy

2.7 Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.



3 METHODOLOGY

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. Considering the size and nature of the works a full background data check was considered unnecessary at this point.

Building survey

- 3.2 The site was subject to an internal and external inspection for evidence of bats on the 3rd May, 2021. Surveys were carried out in accordance with the standards set in *Bat Conservation Trust's Bat Surveys – Good Practice Guidelines (2016)*. The survey was conducted under optimal condition by a suitably experienced ecologist. 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 and ladders 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 an endoscope.
- 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 buildings 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



4 RESULTS

Building description

- 4.1 The building is a rendered, brick and breezeblock, two storey, gable pitched house with a single storey flat roofed and lean to extension to the rear. The rendered walls allow no opportunities for crevice dwelling bats. The roof has been recently replaced and is in excellent condition. The gable pitched roof are lined with breathable membrane.

Photographic evidence of findings.

- 4.2 Photo 1: Shows an overview of the building. The external walls are rendered with negligible suitability for crevice dwelling bats, the roof tiles and fascia are new and in excellent condition.





4.3

Photo 2: A close up of the roof tiles; the roof has been recently replaced and is in excellent condition, with no access points for bats.



4.4

Photo 3: A close up of the soffits and fascias; they are new and in excellent condition, with no access points for bats.



4.5

Photo 4: A close up of the soffits along the lean to extension to the rear. They are in good order with no suitability for bats.



4.6

Photo 5: Cladding along the side of the lean to extension. The boards are in good order with no access points for bats.

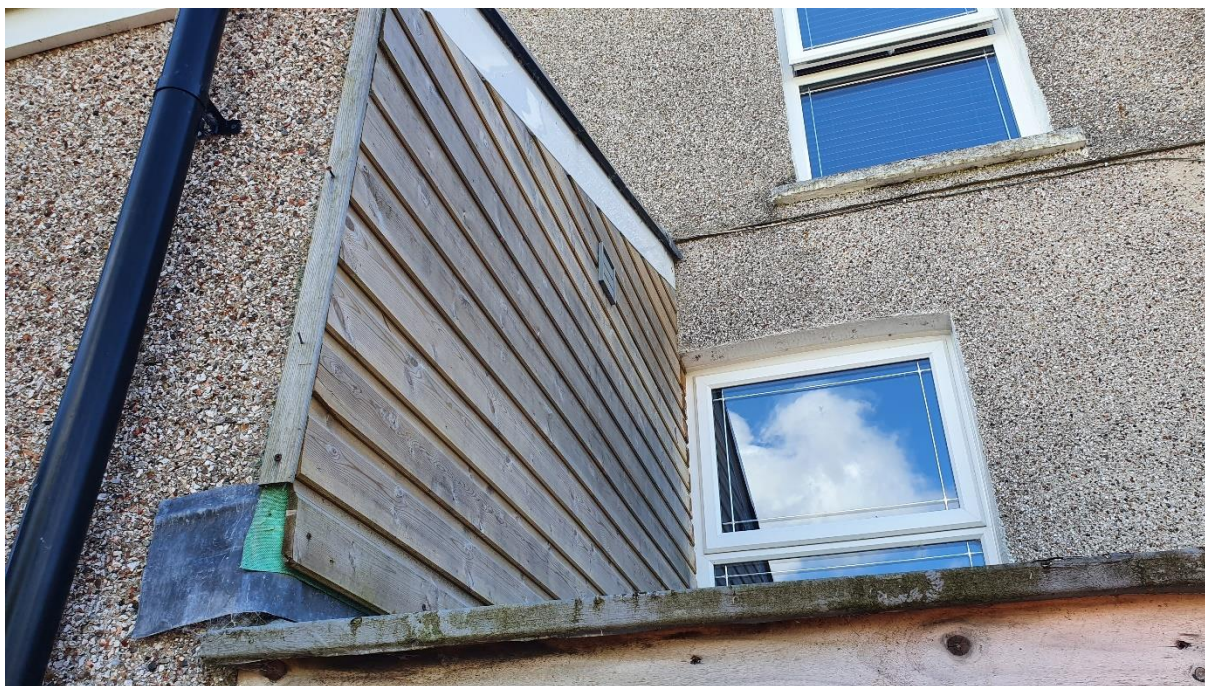




Photo 6: A close up of the soffits along the flat roof extension to the rear. They are in good order with no suitability for bats.



4.7

Photo 7: Shows the loft space, it has exposed beams, and lines with breathable membrane. The space is heavily cobwebbed indicating a lack of activity. No evidence of bats was found.





Bat Potential of Building

- 4.8 There are no visible potential access points, and the lack of any bat evidence implies the building is not being used by roosting bats; as a result, the building is considered of negligible interest for roosting bats.

Breeding birds

- 4.9 No evidence of nesting birds was found on site.



5 INTERPRETATION AND RECOMMENDATIONS

Bats

- 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 The site is considered generally unsuitable for hibernation, however little is known about pipistrelle hibernation roosts, so the fact that bats may hibernate in the structures cannot be discounted. 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 the addition of ecological enhancement features. Depending on the construction type and final design, at least one bird nesting box and one bat roosting box will be installed, on either the building or nearby tree.



Figure 1: Site location



The site outlined in red is the relevant property for proposed development.

This is of a 2 storey private dwelling with a lower ground level floor that only houses a boiler. Located on Pen Y Bryn Road, Cwmllynfell..

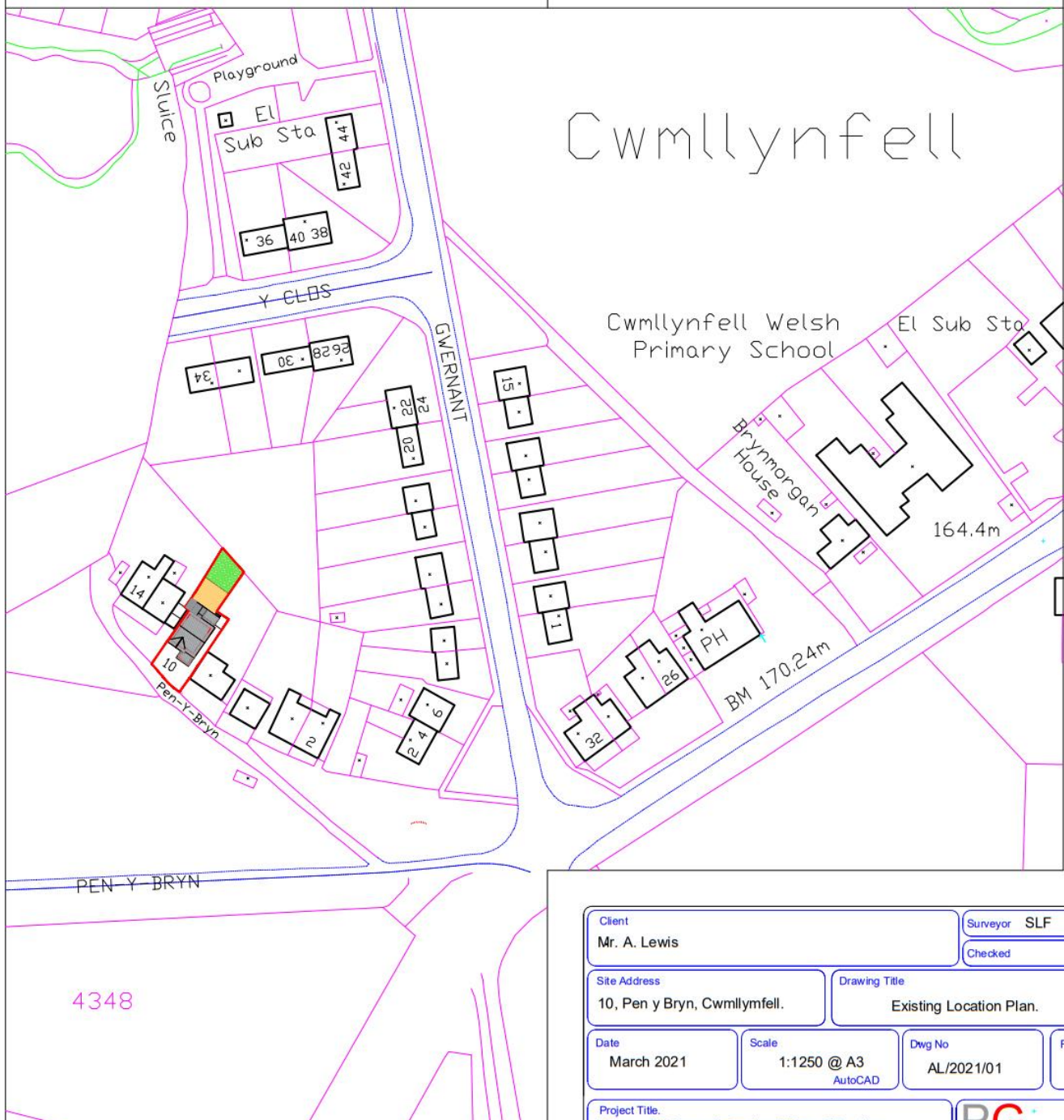
The existing "whole site area" outlined in red is of **242 m²** in area. (0.0242 Hectares).



Existing footprint of the dwelling sat within the site curtilage is of 78m². Therefore the footprint as existing currently forms 33% of the entire site of which is also inclusive of 2m² area of sheds (non-habitual outbuildings).

Existing finishing are that matching of surrounding properties with a mixture of rough cast finish to front and right side and painted pebble dashed type render to left side and rear.

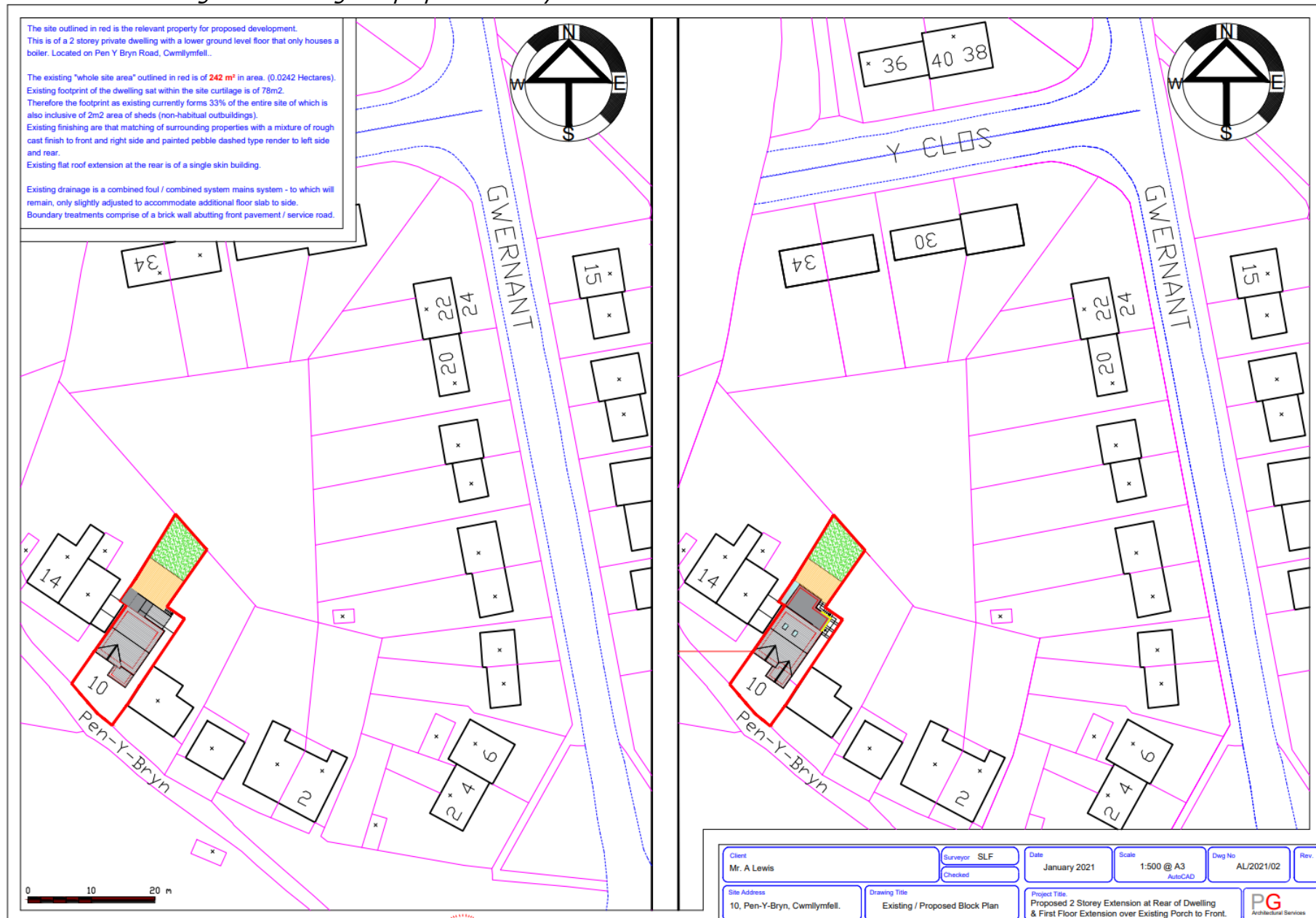
Existing flat roof extension at the rear is of a single skin building.



Client Mr. A. Lewis		Surveyor SLF	
Site Address 10, Pen y Bryn, Cwmllynfell.		Drawing Title Existing Location Plan.	
Date March 2021	Scale 1:1250 @ A3 AutoCAD	Dwg No AL/2021/01	Rev.
Project Title Proposed 2 Storey Extension at Rear of Dwelling & First Floor Extension over Existing Porch to Front.			PG Architectural Services



Figure 2: Existing and proposed site layout





6 REFERENCES

Altringham, J.D. (2003) *British Bats*. Harper Collins, London.

Bat Conservation Trust, 2016. *Bat Surveys: Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell, A.J., 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough.



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