

Site/Building:	Semi-detached house	Date of survey:	07/02/2023
Grid Reference:	SS 87476 99266	Surveyor:	Naomi Davis (Accredited agent)
		Reviewer:	Laura Cottrell (NRW-licensed bat worker)
Site Address	Peacehaven Cottage, 5 Queens Street, Glyncorrwg, SA13 3BL		
Customer Name	Ms. Carol Adams		
Reason for Survey	Planning permission is sought to demolish the semi-detached property in its entirety. Bats are a European Protected Species (EPS) and their presence or potential presence must be considered as a material part of any planning application; i.e. prior to the decision-making process. Initially, to determine likelihood of roosting bat presence at Peacehaven Cottage, the suitability of the structure and its surrounding habitat was ranked according to the Bat Survey Guidelines (2016), shown in Table 1 below.		

Table 1: Assessing potential suitability of proposed development sites for bats
(Modified table taken from Bat Survey Guidelines [2016], Table 4.1)

Suitability	Description Roosting habitats	Commuting and foraging habitats
<i>Negligible</i>	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
<i>Low</i>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a hedgerow with gaps or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
<i>Moderate</i>	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
<i>High</i>	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

Habitat Description:

The property of Peacehaven Cottage is a semi-detached house. The holding is located within the village of Glyncoirwg in the Afan Valley, north of Port Talbot. Directly adjacent to the property are residential dwellings of a similar build with small gardens, a village green to the south, and a graveyard on the western boundary. Further afield are more residential dwellings connected by gardens, mature trees, and small areas of green space, including a playing field to the east. A small block of semi-natural ancient woodland sits within 150m of the property to the north-west. The Nant Du, a tributary of the Afon Corrwg, runs within 30m of the property in a north-east direction where it joins the Afon Corrwg Fechan 50m south-east. This river joins the larger Afon Corrwg 75m south-east of the property where the banks are lined with mature broadleaf trees as the river flows directly southwards. Three moderate size pools sit 1100m south of the property which are located adjacent to the Afon Corrwg, and a block of broadleaf woodland to the east and south. A large block of managed conifer forestry, clear-fell, and ffridd habitat dominates the valley to the west of the Afon Corrwg. When compared with criteria laid out in Table 1 habitats in the immediate vicinity are considered to have **moderate** suitability for supporting foraging and commuting bats.

Peacehaven Cottage is not situated within any sites holding statutory designations, such as Sites of Special Scientific Interest (SSSIs) or Special Areas of Conservation (SACs). Within 10km, six such sites are present: five SSSI's and one SAC. None of these sites are specifically designated for their role in bat conservation. The closest designated site to the property is Mynydd ty-isaf SSSI, 5.1km to the east, which is designated for the Pennant Sandstone strata which supports a range of vegetation types including health dominated by *Calluna* species and blueberry *Vaccinium myrtillus*. Furthermore, a number of the designated sites within 10km are designated for their rare or unusual floral assemblages, water courses, presence of unimproved habitats and ancient woodlands; these are likely to support bats in a secondary manner through provision of roosting locations and prey items.

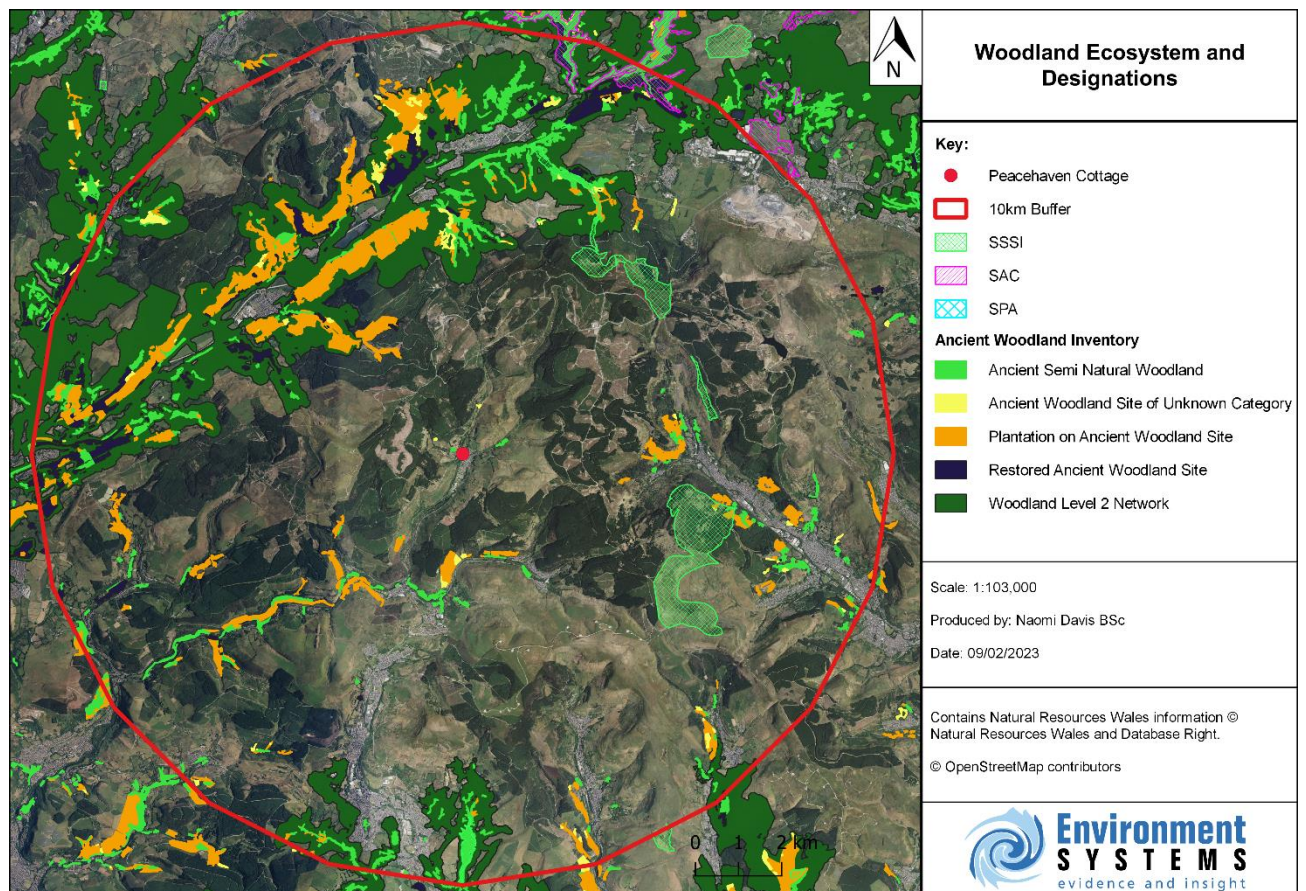


Figure 1: Woodland ecosystem and designations in proximity to Peacehaven Cottage

Potential roost location type: Chapel with attached vestry. Detached house.			
Wall Construction: Coursed stone rubble build.		Cavity wall? N/A Hanging tiles? N Cladding? N	
Roof Construction: Pitched roof with slate roof and ridge tiles.		Felt? N/A Insulation? Y	
Roost Potential			
Pre 20 th or early 20 th C Construction (Age)	×	Roof warmed by the sun / south facing	×
Agricultural building of traditional brick, stone or timber construction	×	Weatherboarding or hanging tiles with gaps	×
Large uncomplicated roof void with unobstructed flying spaces	×	Low level of human disturbance	×
Large (>20cm) roof timbers with mortice joints, cracks and holes	×	Over/close to wet ground and/or water	✓
Entrances for bats to fly through	✓	Provides variety of roosting opportunities throughout the year	×
Poorly maintained fabric providing access points into roofs, walls, bridges	✓	Close to good foraging habitat	✓
Crevices and/or gaps in roof coverings and fabric	✓		
Presence/Absence			
Live/dead bats	✓	Feeding remains	✓
Droppings	✓	Urine staining	×
Odour	×	Smudge marks	×
External Assessment (inc. presence/evidence of breeding birds): Peacehaven Cottage is a semi-detached two-storey building currently in the process of being demolished. The house is a stone block build and finished in a rough render on the west and south elevation, with dressed stone at the front of the property (east elevation). The entire back of the house (west elevation) has been removed and boarded up over the winter months (2022/2023) (Figure 2). The ground floor is open to the elements and there are large gaps around the boarding on the first floor. The roof has been partially stripped of ridge and slate tiles creating large gaps with access to the loft space (Figure 3). The building has no soffits, facias made of timber and barge boards of uPVC plastic. Rainwater goods are plastic but in the process of being removed. The remaining windows and doors are double-glazed set in uPVC plastic frames.			
Internal Inspection (inc. presence/evidence of breeding birds): The cottage is currently in the process of being demolished and as such is open to the elements at the west elevation. The property has been gutted of all internal fixtures and fittings including non-load-bearing walls and part of the ground floor ceiling (Figure 4). The roof has also been partially removed resulting in light and wind entering the attic space (Figure 5).			
Evaluation of building's suitability to support bats No live/dead bats or signs of their presence were found at Peacehaven Cottage.			

As the building is in the process of being demolished, very large gaps were noted that may afford access to a roost. However, it is unlikely that bats would occupy the building in its current state due to the amount of construction noise, natural light, and wind entering the property.

The property is positioned within a rural area surrounded by mature trees and hedgerows. It is also positioned close to an area of semi-natural ancient broadleaf woodland, considered to be of **moderate** suitability for commuting and foraging bats.

Based on the findings of the survey, Peacehaven Cottage is considered to have **negligible** suitability for supporting roosting bats, as explained in the following section of this report

Report continues overleaf



Figure 2: West elevation from the ground floor showing boards and exposed stonework



Figure 3: West elevation showing the removed ridge tiles highlighted in red



Figure 4: First floor interior facing eastward



Figure 5: View from loft interior showing light spill from removed ridge tiles

Advice given?

Peacehaven Cottage is assessed to have **negligible** potential to support a bat roost. This is, due to the recent significant works that have been undertaken at the property. Due to the works occurring very recently (personal communication with the landowner), it is very unlikely that the features at the property would be utilised so soon by roosting bats, as it can take years for bats to uptake roosts (Bat Conservation Trust). Also, as the demolition works took place over the winter months, the likelihood of bats being active at this time of year to uptake the building as a roost, is unlikely.

However, bats are opportunistic animals, in the event that the complete demolition is delayed into the summer active months, further survey work may be required to identify if any roosts are present.

All species of bats in the UK are named on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are European Protected Species (EPS) that are named on Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This legislation protects bats from injury, killing or disturbance. Roosts, whether occupied or not, are also protected from damage, obstruction or destruction.

The adopted Neath Port Talbot CBC Local Development Plan (2011-2026) details policies which relate to biodiversity by which all planning applications must comply. In this case, Policy SP 15 Biodiversity and Geodiversity is relevant which details how development proposals must demonstrate how it will protect, positively manage and enhance biodiversity of the site, this includes European Protected Species, such as bats. Policy EN6: Important Biodiversity and Geodiversity Sites is also relevant, which specifies that the

needs of biodiversity should be considered through the incorporation of measures to encourage it, such as swift nesting bricks and bat and other wildlife access points in buildings.

It is recommended that the replacement building incorporates bird and bat boxes that can be found from the [NestBox Company](http://www.nestbox.co.uk) (www.nestbox.co.uk). All boxes must be placed above 5m, away from predators, and in a south-westerly position.