



Preliminary Roost Assessment Survey

Abernant Hir Farm,
Glynneath,
Neath Port Talbot,
SA11 5RU

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This report is valid for 2 years

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Executive Summary

- DKEcology were commissioned to undertake a Preliminary Bat Roost Assessment survey of the house at Abernant Hir Farm, Glynneath, Neath Port Talbot, SA11 5RU. The owners of the property hope to extend part of the existing property and demolish a small existing extension. Therefore, it was necessary to assess the potential of the building for supporting bats and to determine if any bats might be impacted by the proposed works.
- The property is situated within the well vegetated river valley of Nant Pergwm on the outskirts of the Glynneath, Neath Port Talbot, approx. 0.5km north of the centre of the village (Grid ref: SN 87339 06740). The property is part of a cluster of traditional farm buildings. The property is immediately surrounded by well-connected habitat for several kilometres. Although to the south connectivity is interrupted by the A465 and the development associated with Glynneath which stretches along the A road for 1-2km. The Nant Pergwm corridor lies within 13m of the east of the property providing immediate connectivity to more extensive areas of suitable habitat particularly to the north.
- The Cwm Gwrelych and Nant Llyn Fach streams Site of Special Scientific Interest (SSSI) designated for its geological interest lies 1.7km east. No sites designated in relation to bats within 10km of the property. A number of Sites of Interest for Nature Conservation (SINCS) are within 2km of the property, one of which Morfa Glas SINC lies adjacent to the cluster of buildings within which the property is located.
- The NBN search returned a small number of priority species records within 2km of the site. Including 4 species of bat and numerous hedgehog (*Erinaceus europaeus*) records. There are a number of records of several species of non-native plants with some invasive species. The closest record for Japanese knotweed (*Reynoutria japonica*) was noted 55m west of the property.
- The property consists of a semi-detached traditional stone farmhouse with a slate tiled A framed roof. The farmhouse has been extended to the south and has a small number of single storey extensions. The property is currently used as a family home. Generally the exterior of the building is relatively well sealed. A number of potential crevice access/roosts were noted around the eaves and roof of the property. No lofts or roof voids were noted. No free flight access points or evidence of bat activity were observed. External lighting levels around the property are high.
- No evidence of nesting birds was noted.
- The house was assessed as having low to moderate potential for supporting bats. **Further survey work (at least 1- 2 activity surveys) of the property will be required within the breeding season between May-August** to verify if/how bats are using the house and to calculate the numbers, bat species and roost locations. Further surveys may be required depending on the results of the initial survey.

- Section C of the property is assessed as having negligible potential for supporting bats. **Therefore no further survey work is required to carry out the proposed demolition of section C only.**
- It is recommended that the development incorporates at least 1 bird nesting opportunity and opportunities to enhance habitat connectivity for Species of Principal importance, such as hedgehogs as an ecological enhancement.

1.0 INTRODUCTION

- 1.1 DKEcology undertook a Preliminary Roost Assessment Survey of the farmhouse at Abernant Hir Farm, Glynneath, Port Talbot, SA22 5RU.
- 1.2 The survey was carried out on the 27th January 2023. The objective of the survey was to establish the likelihood of the presence of bats in the property.
- 1.3 The property consists of a semi-detached traditional stone farmhouse. The owner wishes to extend the property and demolish an existing extension.
- 1.4 This report confirms the findings of the above survey, completed in January 2023.

2.0 PLANNING POLICY AND LEGISLATION

- 2.1 The following local and national planning policy relating to nature conservation and biodiversity are considered of relevance to the current proposal.
- 2.2 Certain species of animals and plants found in the wild in the UK are legally protected from being harmed or disturbed. These species, including all bat species are listed in the Wildlife and Countryside Act 1981 (as amended) or are named as European Protected Species (EPS) in the Conservation of Habitats and Species Regulations 2010.
- 2.3 There is also legislation that legally protects certain animals - for example, the Protection of Badgers Act (1992) protects badgers and their setts, and the Deer Act (1991) places restrictions on actions that can be taken against deer species.

Planning Policy Wales and Technical Advice Note 5

- 2.4 This document set out the land use planning policies of the Welsh Assembly Government, with Chapter 5 dealing with Conserving and Improving Natural Heritage and the Coast. The advice contained within Planning Policy Wales (PPW) is supplemented for some subjects by Technical Advice Notes (TAN's).
- 2.5 TAN 5 (Welsh Assembly Government, 2009) specifically provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The TAN provides advice for local planning authorities on the key principles of positive planning for nature conservation; nature conservation and Local Development Plans;

nature conservation in development management procedures; development affecting protected internationally and nationally designated sites and habitats; and development affecting protected and priority habitats and species.

2.6 Under Section 2.4 within the TAN 5, 'when deciding planning applications that may affect nature conservation local planning authorities should':

- Pay particular attention to the principles of sustainable development, including respect for environmental limits, applying the precautionary principle, using scientific knowledge to aid decision making and taking account of the full range of costs and benefits in a long-term perspective;
- Contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment;
- Promote the conservation and enhancement of statutorily designated areas and undeveloped coast;
- Ensure that appropriate weight is attached to designated sites of international, national, and local importance;
- Protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans;
- Ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on nature conservation;
- Ensure that the range and population of protected species is sustained;
- Adopt a stepwise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered;

Wildlife & Countryside Act 1981

2.7 The Wildlife & Countryside Act 1981 (as amended) is the primary legislation for England and Wales for the protection of flora, fauna, and the countryside. Part I within the Act deals with the protection of wildlife.

2.8 The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.

2.9 There are 'defences' provided by the legislation. These are cases where acts that would otherwise be prohibited by the legislation are permitted. Notably these allow things to happen that are reasonable, unpredictable, and unavoidable, such as running over a badger on the road.

- 2.10 Licensing: certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing protected animals can be allowed by obtaining a license. Trade in the more widespread species is also permitted if licensed.

Conservation of Habitats and Species Regulations 2010 (as amended)

- 2.11 The Conservation of Habitats and Species Regulations 2010 ((amended in 2012) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales)) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994.
- 2.12 These regulations provide for the designation and protection of domestic and European Sites (e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]) the protection of European Protected Species (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) and the adaptation of planning controls for the protection of such sites and species.
- 2.13 Under the regulations, public bodies (including the Local Planning Authority) have a duty in exercising their functions to have regard to the EC Habitats Directive.
- 2.14 Licensing: certain prohibited actions under the Regulations may be undertaken under licence by the proper authority. For example, where an EPS has been identified and the development risks intentionally, recklessly, or deliberately affecting an EPS, then a 'development licence' may be required.

3.0 METHODOLOGY

The survey was undertaken in accordance with current and appropriate guidelines for bat surveys stated in Bat Surveys for Professional Ecologists: Good practice guidelines, 3rd edition (Collins, J. (Ed.), 2016) & The Bat Workers' Manual, 3rd edition. (Mitchell-Jones, A.J., & McLeish, A.P. (Ed.), 2004) by a licensed and experienced bat ecologist.

3.1 Desktop study

- 3.1.1 An LRC data search was not undertaken due to the small size, low predicted impact, and nature of the development. The overall impact on biodiversity is likely to be localised and of low significance and no significant vegetation will be affected. It is considered very unlikely that the development will have any impact outside the footprint of the works. The data search results would be considered unlikely to impact on the decision-making process and therefore an LRC search has not been undertaken. This approach is consistent with CIEEM Guidelines for Accessing and Using Biodiversity Data (2016).
- 3.1.2 A data search was undertaken for records of protected species including bats and roof nesting birds within 2km of the site using the on-line National Biodiversity Network (NBN) Atlas.
- 3.1.3 A review of Local Biodiversity Action Plans was carried out to assess if additional ecological considerations were necessary at the planning stage for any of the species and habitats listed.
- 3.1.4 DEFRA's MAGIC website (DEFRA, 2018) was used to locate designated wildlife sites within 2km of the property. Any sites designated for reasons associated with bats were noted.
- 3.1.5 Aerial/satellite photographs were also consulted. These, as well as external and internal images of the property, are presented in Appendix 1.

3.2 Scoping survey

- 3.2.1 The property was externally inspected for bats with the aid of high-powered lamps and close focussing binoculars on the 27th January 2023 by Debbie Kearsley-Evans (NRW licence S087704/1), a licensed and experienced bat ecologist.
- 3.2.2 The potential of the site to support roosting bats was assessed, along with a search for signs of use by bats (for example droppings, moth wings, scratch marks, staining, etc.) or the actual presence of bats.
- 3.2.3 The bat roost potential of the building was assessed and categorised using the following criteria:

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
Negligible	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.
Low	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 gappy hedgerow 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.
Moderate	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.
High	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.
Confirmed roost	Evidence of use by bats or actual presence of bats observed.	

3.3 Limitations

- 3.3.1 Bats are a difficult group to survey for and it is usually signs of their activity rather than their actual presence that indicates the existence of a bat roost. However, many species of bat in the UK are crevice dwelling, and signs of bats and the bats themselves can be difficult to find within a building.
- 3.3.2 A daytime scoping survey for bats is therefore primarily used to assess the potential of a building to support bats. This assessment is based subjectively on the surveyor's knowledge and experience as to whether bats are reasonably likely to be present. Each building or structure is surveyed for features that could be exploited by each bat species and is assessed in association with its location within the context of both its immediate environs and the wider landscape.
- 3.3.3 All of the external areas of the property were examined adequately for signs of potential bat access points and signs of droppings and staining. The inspection of the interior of the property was not required as there are no loft spaces and no known accessible roof voids.

4.0 RESULTS

4.1 Desktop study

4.1.1 This section reports on the findings of the desktop survey.

4.1.1 Habitat context

4.1.1.1 The property is situated within the well vegetated river valley of Nant Pergwm on the outskirts of the Glynneath, Neath Port Talbot, approx. 0.5km north of the centre of the village (Grid ref: SN 87339 06740). The property is part of a cluster of traditional farm buildings. The adjoining property runs a riding stables/livery which lies immediate west of the property. The property is immediately surrounded by well-connected habitat for several kilometres in all directions including mature hedgerows, pasture fields, woodland and scrub and numerous well vegetated tributary stream valleys which run into the main river Neath 0.7km to the south. Although to the south connectivity is interrupted by the A465 and the development associated with Glynneath which stretches along the A road for 1-2km. The Nant Pergwm corridor lies within 13m of the east of the property providing immediate connectivity to more extensive areas of suitable habitat particularly to the north. Well-connected pasture with mature hedges and lines of trees lie immediately to the south and extensive areas of scrub and woodland lie within 20-50m.

4.1.2 Protected sites

4.1.2.1 The Cwm Gwrelych and Nant Llyn Fach streams Site of Special Scientific Interest (SSSI) designated for its geological interest lies 1.7km east. There are no other designated sites within 2km of the property. No sites designated in relation to bats within 10km of the property. A number of Sites of Interest for Nature Conservation (SINCS) are within 2km of the property, one of which Morfa Glas SINC an area of species rich grassland lies adjacent to the cluster of buildings within which the property is located. A Wildlife Trust South West Wales (WTSWW) nature reserve Blaenant y Gwyddyl an area of upland oak woodland and streams is located 1.2km east.

4.1.3 Species records

4.1.3.1 The NBN search returned a small number of priority species records within 2km of the site. The most relevant included a small number of records of 4 different bat species including whiskered (*Myotis mystacinus*), common pipistrelle (*Pipistrellus pipistrellus*), a pipistrelle species all approx. 1.2km south east and brown long eared (*Plecotus auritus*) approx. 300m south east. 18 records of European Hedgehog (*Erinaceus europaeus*). The closest record approx. 480m south of the property.

4.1.3.2 There are a number of records of several species of non-native plants with some invasive species such as Japanese knotweed (*Reynoutria japonica*) and Himalayan balsam (*Impatiens*

glandulifera) within 2km of the property. None of the records were within the property boundary but 1 record of Japenease knotweed was noted 55m to the west.

- 4.1.3.3 There are a number of records of bird species. Roof nesting species within 2km of the site include house sparrow (*Passer domesticus*), house martin (*Delichon urbicum*), swallow (*Hirundo rustica*), swift (*Apus apus*), blue tit (*Cyanistes caeruleus*), wren (*Troglodytes troglodytes*), starling (*Sturnus vulgaris*), Pied wagtail (*Motacilla alba*), robin (*Erithacus rubecula*) and blackbird (*Turdus merula*).

4.1.4 History of bat use

- 4.1.4.1 There is no record of historical use of the house by bats. A roost of a small number of an unknown species of bat is located in the eaves of the adjoining property, see appendix 1 for the roost location and bats have been observed flying within the area surrounding the house. The river Neath and tributaries are however known as important foraging areas for several species of bat.

4.2 Scoping survey

- 4.2.1 The property consists of a semi-detached traditional stone farmhouse with a slate tiled roof. The farmhouse has been extended to the south and has a small number of single storey extensions. The property is currently used as a family home. For the purposes of this report the property has been divided into sections as shown in the plan in fig 3 Appendix 1.
- 4.2.2 The exterior of the building consists of a mixture of solid well pointed stone walls or rendered/painted stone walls with no obvious cracks/crevices noted within the wall exterior that could be used by bats. The majority of the eaves of the property were well sealed with either, tight fascias, render or expanding foam. Apart from gaps noted along the west elevation of the extension, the east gable and north elevation of the main house which could potentially be used as crevice roosts/entrance points. 1 or 2 gaps were also noted around extension D, E and the porch (F).
- 4.2.3 The main house (A) and the 2 storey extension (B) both have an A framed slate tiled roof. The extension roof is more recent and in good condition with only a few gaps noted under the ridge tiles and around the roof valleys. The main house roof was found to be in poorer condition with numerous raised, slipped, uneven roof tiles, raised ridge tiles mainly on the south elevation of the house roof. The north elevation of the house roof had very few gaps which were mostly on the section of roof below the chimney. The house has 2 chimneys both of which are intact and well-sealed although some raised lead flashing was noted at the base of the chimney on the main house. All of the small extensions C, D, E and F were found to be well sealed. All have intact sloping slate tiled rooves and well-sealed eaves with only 1 or 2 gaps noted under raised tiles, at the eaves or where the extensions join the main sections of the house.
- 4.2.4 The property has a vaulted ceiling throughout with all of the loft space within section A and B having been already converted to accommodation. No roof voids were noted in the property. No free flight access points were noted.

- 4.2.5 There are currently a high number of external lights on the property, the adjacent property and riding stables including string lighting around all of the eaves of the house. 6 x external lights were noted on the property itself with high levels of external lighting in the adjoining stable yard.
- 4.2.6 The property is in a rural location immediately surrounded by well-connected habitat suitable for supporting most bat species. There is no immediate overhanging vegetation, but the well vegetated river corridor of Nant Pergwm lies only 13m to the east providing immediate connectivity north and south along the river valley. Mature hedges, lines of trees and extensive areas of woodland and scrub are all 20-50m. A number of outbuildings are surrounding the property as well as the adjoining well used stables which all have some potential for supporting bats.
- 4.2.7 No evidence of nesting birds was noted during the survey.
- 4.2.8 Appendix 1 shows photographs of the external views of the property.

5.0 INTERPRETATION AND ASSESSMENT

- 5.1 The property is surrounded by an extensive area of diverse habitats suitable for supporting most bat species. Connectivity for foraging and commuting bats within the area of the property is very good and it is highly likely that numerous bat species are active within the area. In fact a known bat roost is located within the eaves of the adjoining property and numerous bat species are known to use the river Neath and its tributaries which run close to the property. Bats are also likely to be attracted to the area in order to feed on any insects within the manure from the adjacent riding stables and from the other livestock on site.
- 5.2 The property is generally in a good condition. All of the exterior walls are rendered or well pointed and showed no potential opportunities for roosting bats. However the roof of the farmhouse and some sections of the eaves were found to have a number of potential crevice entrance/roost points such as raised or slipped roof tiles, gaps around roof valleys, gaps under ridge tiles, raised lead flashing, gaps where the porch/extensions join onto the main building and gaps behind fascia boards. Most of the gaps were confined to the roof of the farmhouse, the eaves of the east gable wall and the eaves of the rear 2 storey extension. The majority of which offered potential roosting sites for individual or small numbers of crevice dwelling bats, some of which could be used on a more regular basis, as they offered enough shelter and protection, however it is unlikely that they offer enough space to be used by a larger number of bats as the property no longer has any roof voids/loft space as the internal roof space has been converted into accommodation throughout. No free flight access points were noted and so use of the property will be limited to those species which are predominantly crevice dwellers.
- 5.3 A high level of external lighting was noted on the property itself, the adjoining property and the adjacent stable yard. The current level and type of external lighting particularly the large security lighting and the string lighting along the eaves of the house do have the potential to impact on how bats, particularly more light sensitive species utilise the property and the

- surrounding area if regularly used and are likely to lower the potential of the property to support bats.
- 5.4 The property is assessed as having low to moderate potential for supporting bats as it has one or more potential roost sites that could be used by individual bats opportunistically and one or more potential roost sites that could be used by bats on a more regular basis due to their size, shelter, protection and the surrounding habitat but unlikely to support a roost of higher conservation status. The potential of the house to support bats is however likely to be somewhat limited due to the high levels of external lighting.
- 5.5 The proposed works do have the potential to impact any roosts that may be present particularly on the east gable of the house and around sections of the eaves to the south. Any proposed roof works/roof replacement also has the potential to impact roosts/bats using the property. Therefore, it is recommended that a minimum of 1-2 bat activity surveys of the property be carried out to verify bat presence or absence during the bat breeding season, which runs between May-August. Further surveys may be required depending on the results of the initial surveys. It would be advisable to verify which species and numbers are present, or absent, in order to proceed lawfully and with any appropriate cautions and mitigations being put in place.
- 5.6 Section C of the property was found to be well sealed throughout and had no potential roosting/entrance points suitable for use by bats. Section C was therefore assessed as having negligible potential for supporting bats and no further surveys of this section of the property will be required.
- 5.7 No evidence of nesting bird activity was noted during the survey. It is recommended that the development incorporates at least 1 bird nesting opportunity as an ecological enhancement.
- 5.8 The desk top records search returned a small number of records of priority species within 2km of the property including 4 species of bat and numerous records of hedgehog. The habitat surrounding the property has the potential to support all of these species.
- 5.9 Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act (WCA) 1981, which prohibits killing and trapping by certain methods and are listed as a priority species under the Environment (Wales) Act 2016. The species is therefore considered one of the Wales' target species to avoid further population decline. In order to enhance habitat connectivity for Species of Principal importance, such as hedgehogs, it is recommended that any new/existing boundary treatments shall not be flush to the ground, or suitably sized gaps 13 x 13 cm shall be left/created at strategic points.
For more information see <https://www.hedgehogstreet.org/hedgehog-friendly-fencing/>.
- 5.10 The NBN records search returned numerous non-native plant species including invasive species, although no evidence of invasive species were noted within or immediately adjacent to the property boundary during the survey, 1 record of Japanese knotweed has been recorded 55m west of the property close to the stables. Japanese knotweed is listed under

Schedule 9 Part 2 of the Wildlife and Countryside Act (1981) as amended. Section 14 of the above act states that it is illegal to plant or otherwise cause to grow in the wild a plant listed in Schedule 9.

- 5.11 Therefore, whilst it is not an offence to have Japanese knotweed growing on a site, there is a risk that during the construction phase of the development, due to the action of machinery and the movement of machinery from one site to another, this species could be spread from its current location to new sites. This introduction of the species to a new site would constitute an offence. Therefore, it is strongly recommended that if the development or any machinery used as part of the development are likely to impact any areas where Japanese knotweed is growing that this species is eradicated from the Project Site prior to the onset of works. As such it is recommended that a specialist invasive species contractor is employed for the removal of this species.
- 5.12 It should be noted that control of Japanese knotweed often requires more than one season of treatment. Any contractors involved in the scheme should be made aware of its presence and all stands should be clearly marked and fenced off to prevent further spread on site.
- 5.13 The overall impact of the proposed development on biodiversity is likely to be localised and of low significance and no significant vegetation will be affected. It is considered very unlikely that the development will have any impact outside the footprint of the works. However given the close proximity of the tributary stream any potential increase in waste water/sewerage and run off from the site during construction will need to be taken into account.

6.0 CONCLUSIONS

- 6.1 The house is assessed as having low to moderate potential for supporting bats.
- 6.2 Section C of the house was assessed as having negligible potential for supporting bats. No further surveys of this section of the property will be required. A European Protected Species license will not be required to carry out the proposed demolition of section C. However, the final arbitration is with Natural Resources Wales and the Welsh Government.
- 6.3 No evidence of bat activity or of a maternity roost or a large number of bats using the property was noted during the survey.
- 6.4 All bats and their roosts, irrespective of the number of bats, species and whether bats are present or not, receive protection from the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).
- 6.5 A minimum of 1-2 bat activity surveys of the property will need to be carried out during the breeding season (May to August incl), to verify if/how bats are using the building and to calculate the numbers, bat species and roost locations. Further surveys may be required depending on the results of the initial survey.

- 6.6 Building work/removal of any mature vegetation must not commence until the activity survey/s and report have been completed and a decision on the requirement of a protected species licence has been made.
- 6.7 No evidence of nesting birds were noted. It is recommended that the development incorporates at least 1 bird nesting opportunity and opportunities to enhance habitat connectivity for Species of Principal importance, such as hedgehogs as an ecological enhancement.

8.0 REFERENCES

Bat Conservation Trust, 2010. Bats in Buildings. *Bats and the Built Environment Series: Volume 1*.

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

Department for Environment, Food and Rural Affairs (DEFRA) (2018). *MAGIC online interactive mapping service*. Accessed November 2022, at <http://www.magic.gov.uk/>

www.googlemaps.co.uk, accessed January 2023.

APPENDICES

APPENDIX 1: Photographs

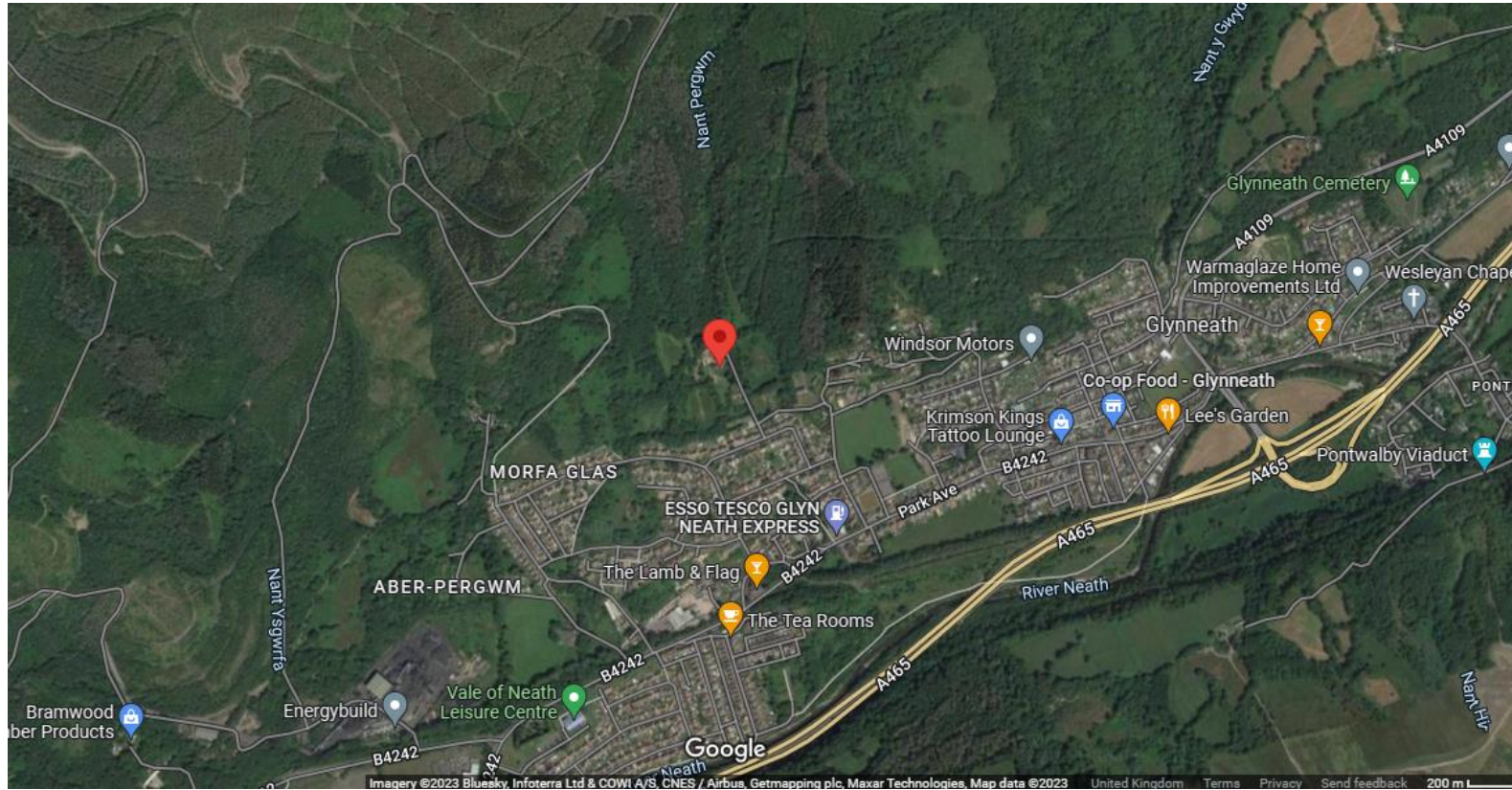


Fig 1 Satellite view of the property, placing it in landscape and habitat context (base image: Google Earth, 2023)



Fig 2 Satellite view of the property (base image: Google Earth, 2022)

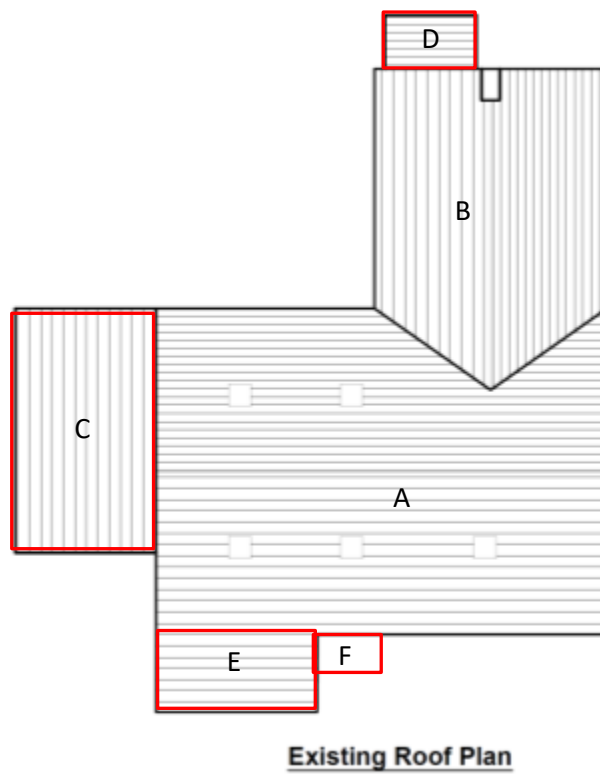


Fig 3 Sections of the property (single storey extensions outlined in red)



North elevation of the house



East and north elevation of the house



South elevation of the house



West elevation of the house and the adjoining property.



Adjacent farmhouse



View looking north east



View looking north along the adjacent track



View looking south along the adjacent track



Stream adjacent to the east of the property



Area to the east of the property



Outbuildings and stables to the north and south



View to the south of the property



View looking west

External views of the property



Gaps under roofing tiles, around roof valleys and gable eaves on the south and west elevation of the extension



Gaps under roof tiles and around the roof valley on the south elevation of the main house



Gaps under roof tiles and eaves on the north elevation of the house

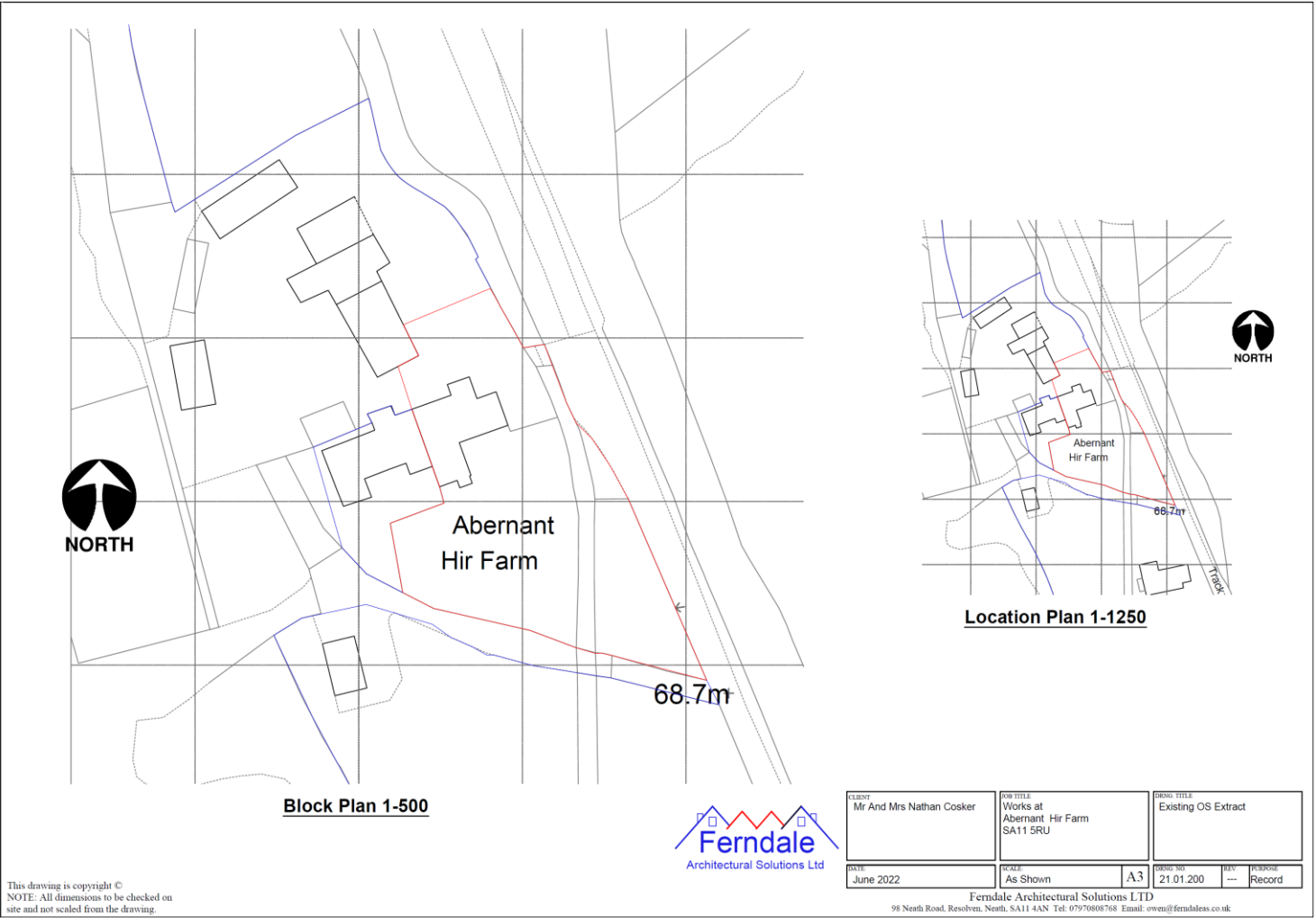


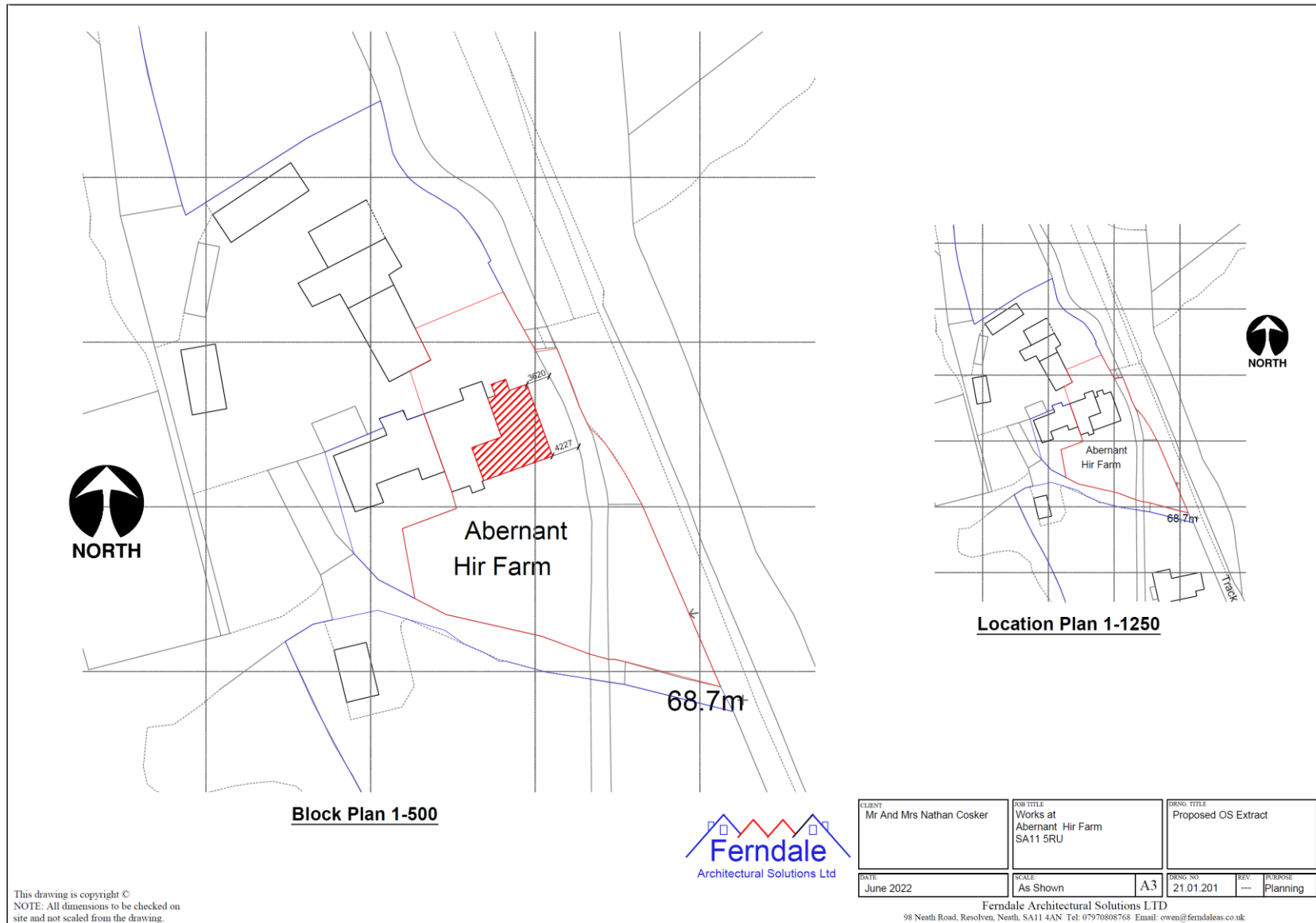
Gaps under roof tiles and eaves on the north and east elevation of the main house

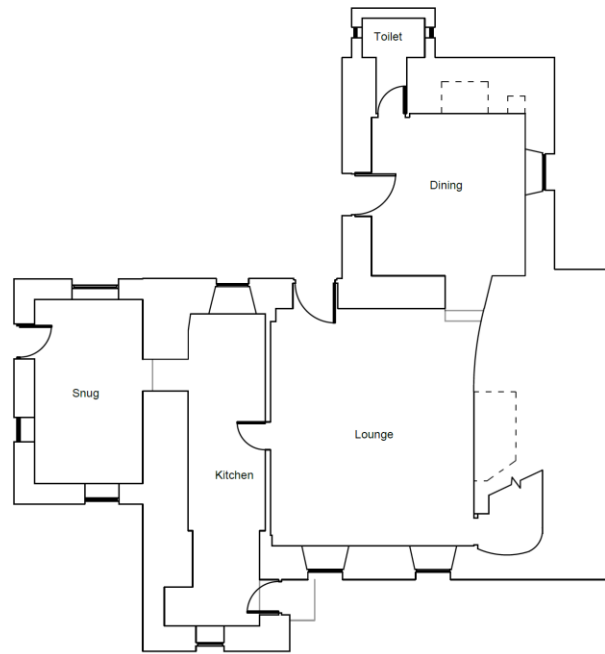


Site of a known bat roost (species and numbers of bats unknown)

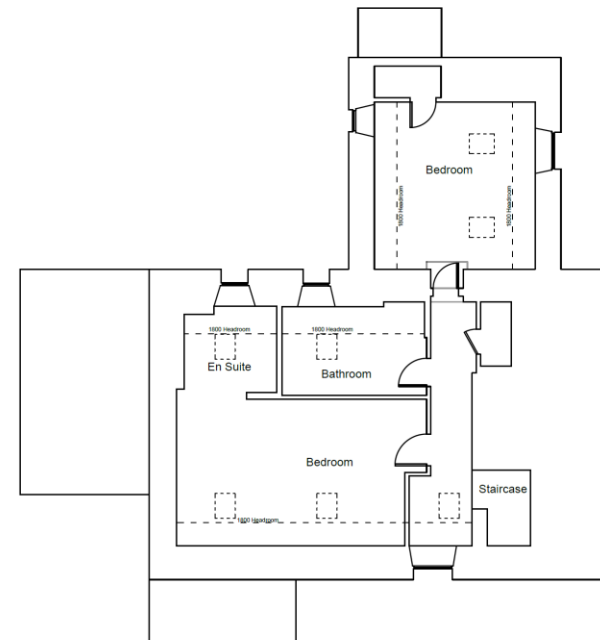
APPENDIX 2: Plans







Existing Ground Floor



Existing First Floor

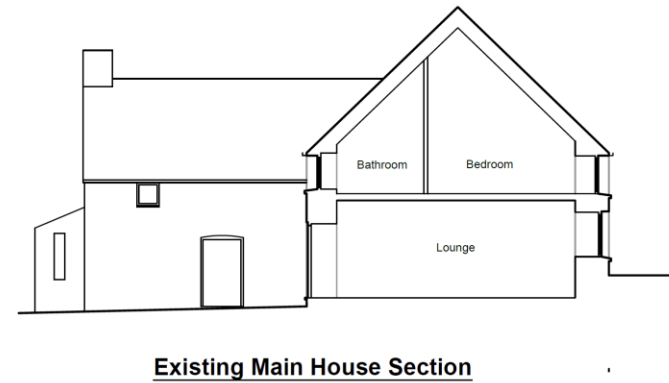
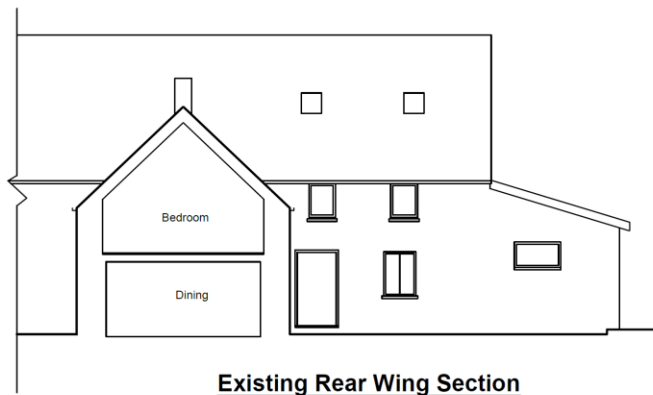
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site and not scaled from the drawing.



CLIENT Mr And Mrs Nathan Cosker		JOB TITLE Works at Abernant Hir Farm SA11 5RU		DRAWING TITLE Existing Floor Plans	
DATE June 2022	SCALE 1:100	A3	DRAWING NO 21.01.01	REV ---	PURPOSE Record

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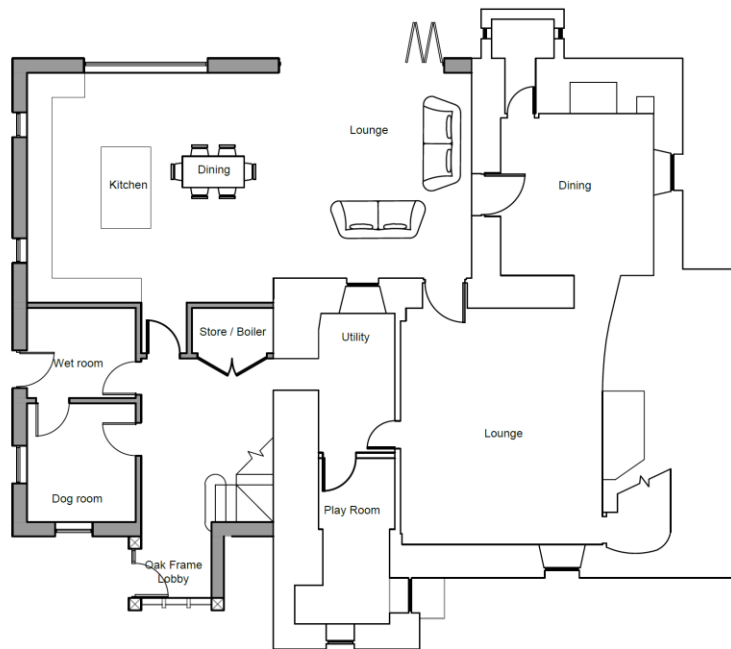


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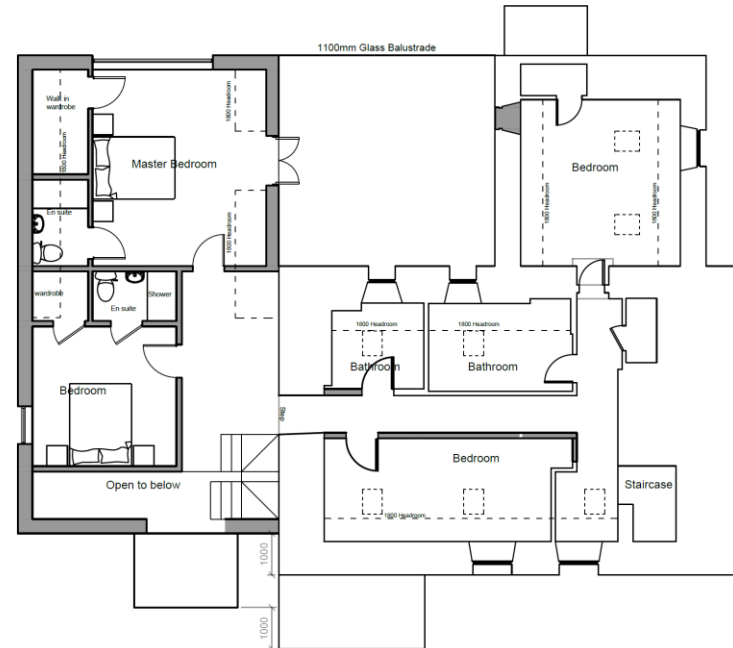


CLIENT Mr And Mrs Nathan Cosker		JOB TITLE Works at Abernant Hir Farm SA11 5RU		DRAWING TITLE Existing Sections	
DATE June 2022	SCALE 1:100	A3	DRAWING NO 21.01.03	REV ---	PURPOSE Record

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Proposed Ground Floor



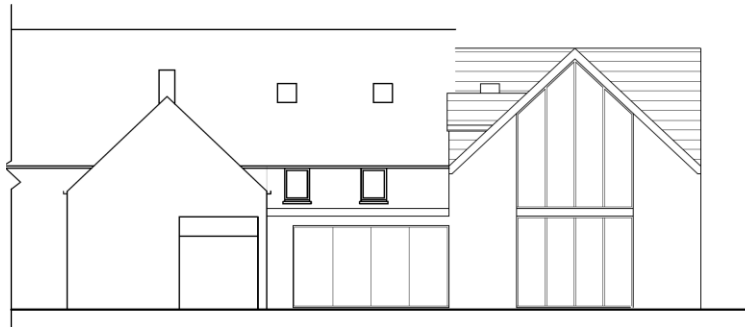
Proposed First Floor

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CLIENT Mr And Mrs Nathan Cosker	JOB TITLE Works at Abernant Hir Farm SA11 5RU	DRAWING TITLE Proposed Floor Plans		
DATE June 2022	SCALE 1:100	A3	DRAWING NO 21.01.101	REV 01 PURPOSE Planning

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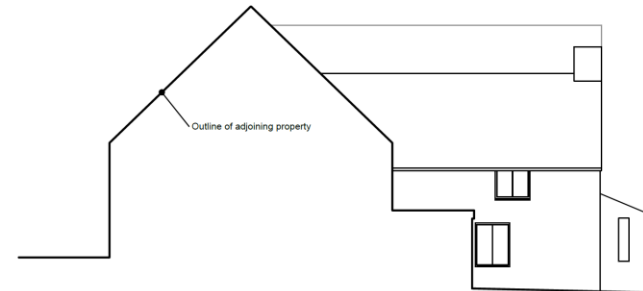
Proposed Garden Elevation



Proposed Entrance Elevation



Proposed Side Elevation



Proposed Elevation from adjoining property

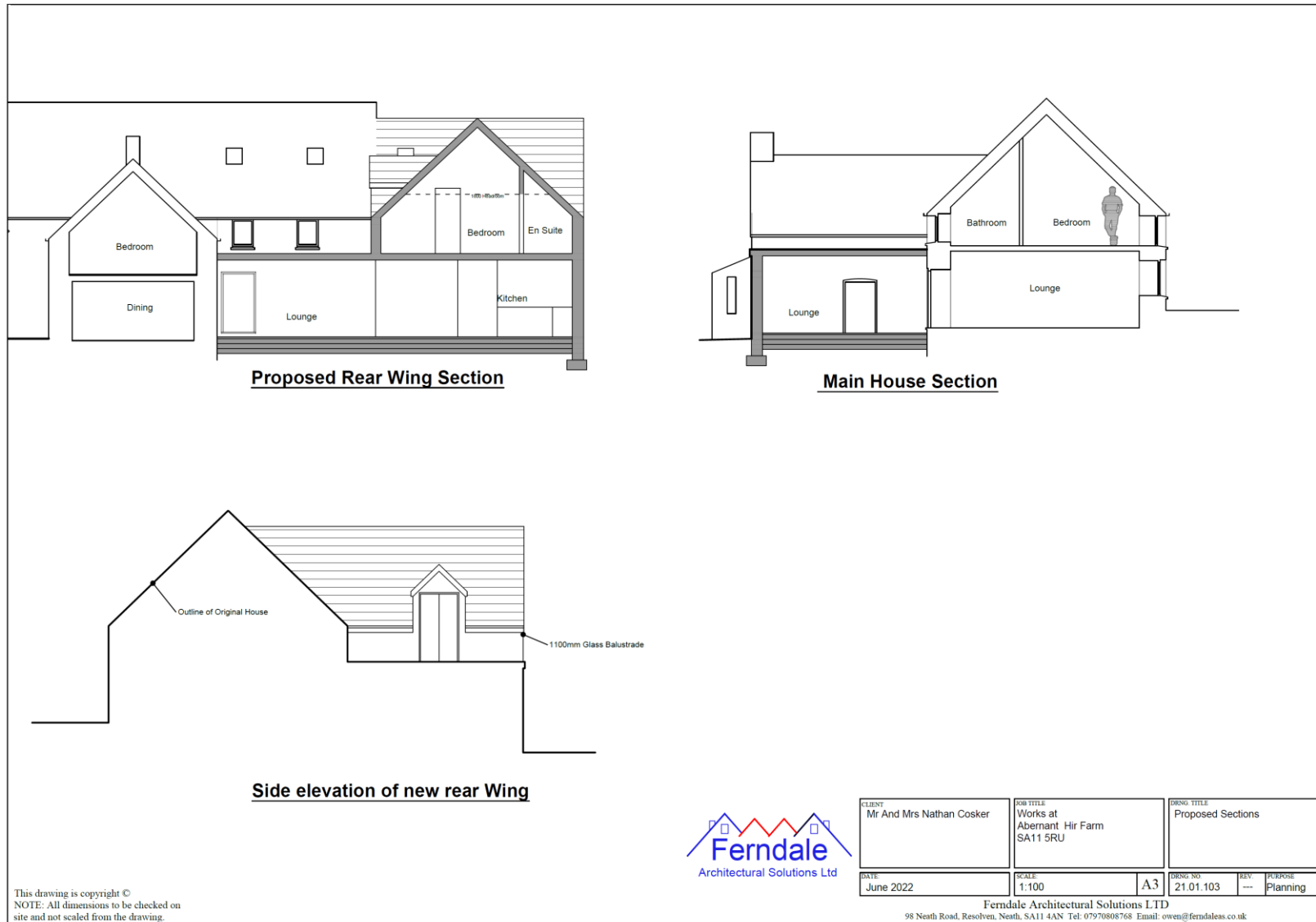
Materials Note-
Roof - Slate to match existing
walls - render to match existing
Windows and doors - Upvc to match existing
New Entrance - Oak Framed

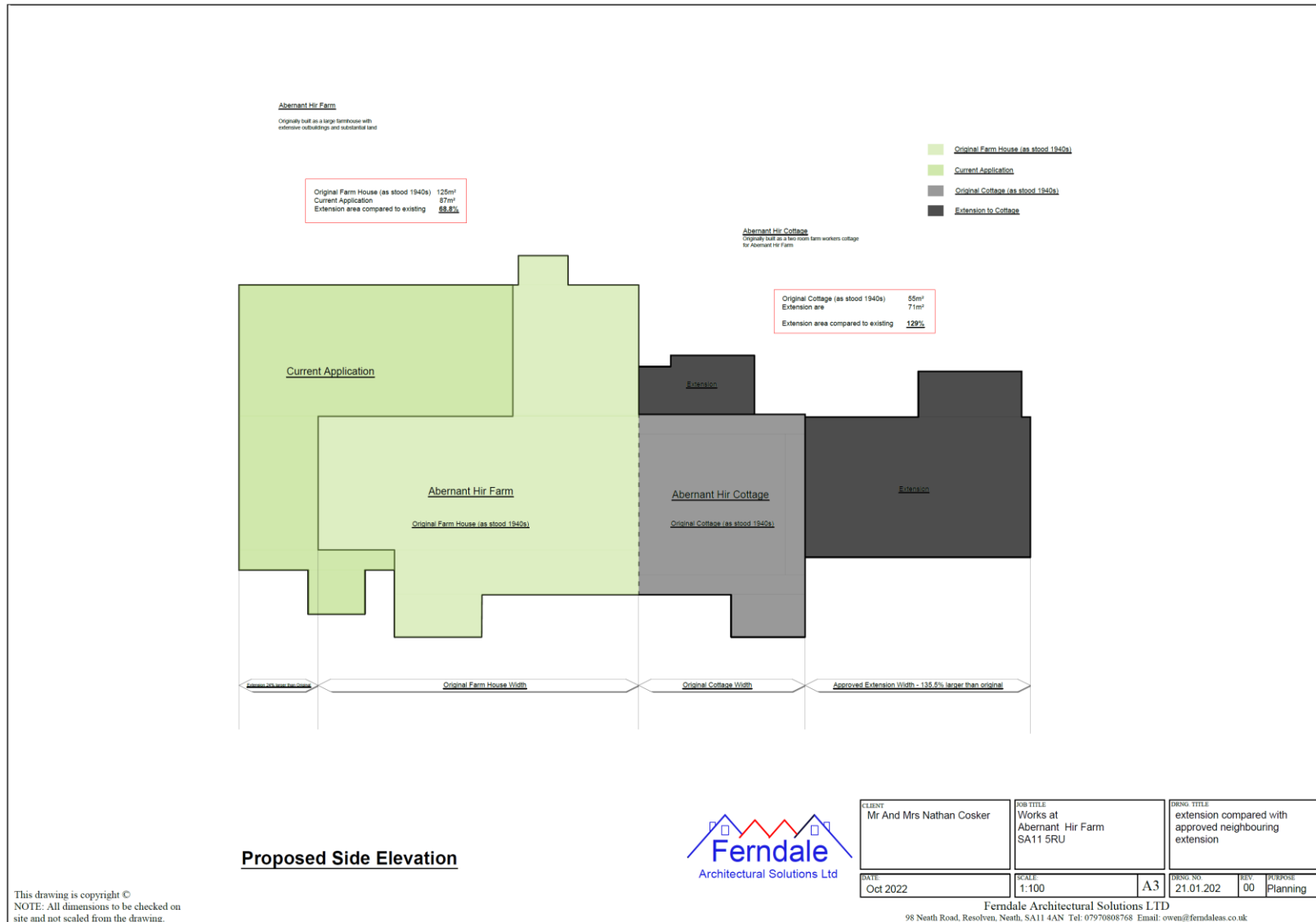
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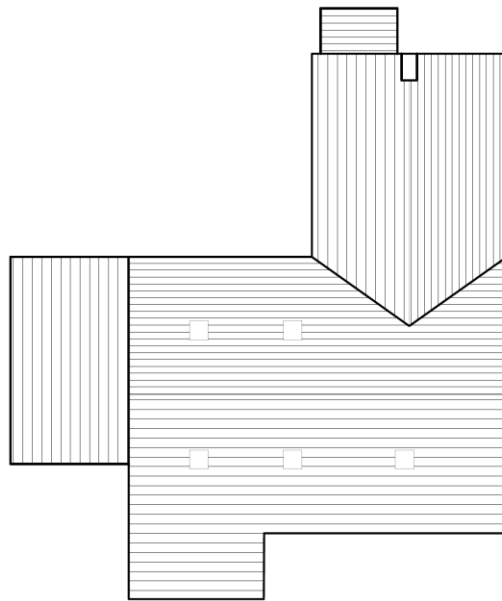


CLIENT Mr And Mrs Nathan Cosker	JOB TITLE Works at Abernant Hir Farm SA11 5RU	DRAWING TITLE Proposed Elevations
DATE June 2022	SCALE 1:100	A3
	DRAWING NO 21.01.102	REV 01
	PURPOSE Planning	

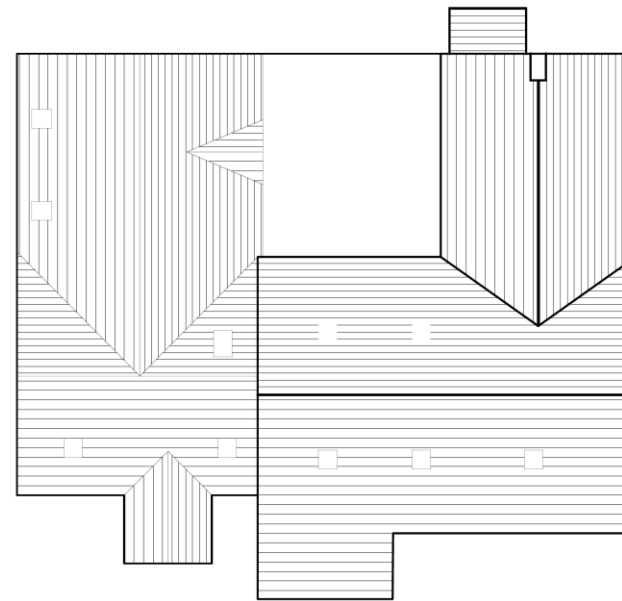
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Existing Roof Plan



Proposed Roof Plan

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CLIENT Mr And Mrs Nathan Cosker	JOB TITLE Works at Abernant Hir Farm SA11 5RU	DWG TITLE Existing And Proposed Roof Plan
DATE June 2022	SCALE 1:100	A3
DWG NO 21.01.203	REV 00	PURPOSE Planning

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APPENDIX 3: Glossary

Transitional roosts

April-September/October. These sites are usually used by small groups of bats prior to taking up residence in, or after dispersal from, the maternity roost before and after hibernation. They are likely to be in or close to good feeding areas.

Maternity roosts

May–August. Predominantly warm sites where female bats congregate to give birth and rear their young and stay there until the young are weaned and independent [late July –August]. The sites are frequently traditional with the same individuals returning year after year. Enclosed roof spaces, wall cavities, soffit boxes, spaces under roofing materials and a variety of tree holes and crevices are all examples. These tend to disperse between August and September. Adult males are rarely found with the females.

Satellite Roost

May–August. Breeding females may have alternative roost sites in close proximity to the main nursery colony.

Mating Roosts

September–November. All bats in the UK are Polygamous i.e. males' mate with several females. A roost site that a male bat will occupy and attempt to attract females to for mating and will defend against other males. Sometimes these occur in groups known as 'leks' and include cavities in stonework, underground sites, trees, and buildings.

Hibernation roosts

October-March. Sheltered and undisturbed places with relatively high humidity and stable temperatures throughout the winter. For example: underground sites (caves, mines, adits etc.), deep cracks and crevices in built structures (houses, bridges etc.), hollows, cracks, and crevices in trees.

Night roosts

March-November. Places away from the day roosts where bats rest after feeding during the night. These roosts vary in their conservation significance. Night roosts may be used by a single animal or the whole colony. Particular species depend on night roosts in key foraging areas e.g. lesser horseshoe bats.

Day Roosts

March-November. Daytime roosts for bats to rest in. Males of most species spend the summer roosting alone or in small groups. Bats regularly use a number of day roosts switching from one to the other depending on food sources and weather but conversely, they can be resident for weeks.

Feeding Roost

May-November. These roosts can be occupied by a single animal or a few individuals throughout the active season. They vary in significance as they may be used by one or many bats to hang up and feed, shelter from the weather, or to rest temporarily. Feeding roosts are often used by *Plecotus* and *Rhinolophus* species.

Swarming Sites

August-November. Large numbers of bats from several different species swarm around caves and mines. The bats are often *Myotis* species and appear to be important for mating. Bats travel many kilometres to attend, and a good proportion will also hibernate at these sites.

APPENDIX 4: Additional Information

a) Emergency contact numbers for bat help and advice

Natural Resources Wales (NRW):	Tel: 0300 065 3000
Debbie Kearsley-Evans	Tel: 01792 410407 or 07901732255

b) Further reading for information about bats

The Bat Conservation Trust website (including the 'Roost' section):
http://www.bats.org.uk/pages/about_bats.html

The Bats of Britain website: <http://www.bio.bris.ac.uk>

Eurobats website: www.eurobats.org

c) Reference material

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature: Peterborough.
<http://www.english-nature.org.uk/pubs/publications/>

Mitchell-Jones, A. J. (2004). *Focus on Bats*. English Nature: Peterborough.
<http://www.english-nature.org.uk/pubs/publications/>

Russ, J. (2012). *British Bat Calls: a guide to Species Identification*. Pelagic Publishing: Exeter.

APPENDIX 5: Disclaimer

Copyright and Intellectual Property

- The copyright of ecology reports provided remain the property of the ecologist pending payment of the account in full.
- We provide species data sets to the local Biodiversity Information Centre on an annual basis which will include any records from your survey (species and general location.)

Accuracy of information

- Our ecologists are experienced and professional in their approach and work to published Professional Codes of Conduct (British Standard 42020:2013 “Biodiversity. Code of practice for planning and development” and CIEEM Guidelines for Ecological Report writing (2016) where appropriate. Ecologists are however working in the natural world which may be subject to rapid changes not under their control. The information they collect will be as accurate as possible based on the time of the year and the natural conditions they face but we, and they, cannot be held responsible for any changes which occur subsequently.
- The company warrants that the reports supplied will be based on information collected using reasonable care and skill. In some cases, data sets may be large, and, in such circumstances, ecologists will make professional judgements on their analysis and presentation of data.
- Most reports are valid for a maximum period of two years provided no significant changes have been made to the property or land use nearby.
- It is possible that further survey work is recommended which would be the subject of additional fees. In this event the company and the ecologists cannot accept any liability if the client proceeds without acting on this advice.
- Ecological reports provide information on the site as a whole and the company and the ecologists cannot be held responsible for the effects that the findings might have on any planning or developments proposed.

Confidentiality

- The reports provided will be for the client’s sole use and for the purposes declared in the initial contact and confirmed in our quotation.
- No other party may use, copy, or rely on the report or any of its contents or conclusions without written confirmation from the author.
- The company will maintain a copy of the reports, on behalf of the ecologist, in an electronic format. It will not be provided to any other person without the client’s consent.
- The survey data will be submitted to the South East Wales Biological Records Centre automatically unless otherwise requested

Limitation of Liability

- The company and its ecologist contractors shall not be held responsible for any claim arising out of any defect found in the service provided as a result of information provided which is subsequently found to be defective.

Contacts between the company, its ecologists and the client shall be governed by the laws of England and Wales.