

**MR & MRS HILL**

**MOOSE HALL, CASTLE STREET, NEATH**

**BUILDING INSPECTION REPORT (PROTECTED SPECIES)**

**JANUARY 2022**



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| 1     | -        | Draft for Review | 18 Jan 2022  |             | Dr. M Watts (Director) |  |
| 2     | n/a      | For Submission   | 06 June 2023 |             | Dr. M Watts (Director) |  |

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## INTRODUCTION

- 1.1. Soltys Brewster Ecology were commissioned by Mr & Mrs Hill (building owners) to undertake an ecological appraisal to inform refurbishment works at the Moose Hall, Neath. The listed building is currently vacant and internal and external works are proposed to bring the building back into active use. A plan showing the site location and is included in Appendix I.
- 1.2. In order to inform an application to the local authority (Neath Port Talbot) for the refurbishment works, a preliminary survey to establish any implications for protected species was advised as part of pre-application consultation in October 2021 (Ref: Q2021/0189). The current report presents the findings of an ecological data search and building inspection survey to identify any evidence of use by bats or nesting birds and advise on any required mitigation or enhancements associated with the works.

## 2.0 METHODOLOGY

- 2.1. In order to establish the baseline ecological conditions on site, a combination of desk-based consultation, and building inspection survey were undertaken in December 2021/January 2022. The scope of survey work was based on best practice guidelines (BCT, 2016).

### Desk study

- 2.2. The desk study primarily involved consultation with the South East Wales Biodiversity Records Centre (SEWBReC) to identify any existing ecological records of bats or roof nesting birds in the surrounding area (2km radius for bats, 150m for birds). Given the extent of the proposed refurbishment at the site (i.e. building is located at the edge of the town centre and no works outside the property boundary are proposed) a wider search for designated sites and other species was not considered of benefit.

### Building Inspection Survey

- 2.3. The fieldwork was undertaken on 13 January 2022 by a suitably experienced ecologist<sup>1</sup> and comprised of an external/internal check of the building to search for evidence of bats or nesting birds. The survey aimed to identify:
- if bats are, or have been, present within the building and, if so, which species are present;
  - the type of roost (e.g. maternity roost, day roost used by males or non-breeding females, feeding perch, night roost, mating roost, transitional roost, hibernaculum);
  - how bats use the buildings (e.g. location of roosting bats, exit and entrance points to the roost); and
  - the intensity of use (e.g. likely number of bats, time and duration of use).
- 2.4. External survey at the site involved the use of binoculars and 3.5m telescopic ladder to identify possible access/entry points into the building and aimed to identify any evidence of use by bats such as droppings, staining, prey remains etc. Internal survey of the building was also undertaken where access was possible (see 2.7).
- 2.5. The surveyor searched for roost evidence (droppings, staining, scratch marks, noise, etc.) as described above and an assessment of the buildings potential to support nesting birds was also undertaken. The scope of the bat inspection survey, including timing, survey effort etc., was based on guidelines published

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<sup>1</sup> Full Member of the Chartered Institute of Ecology & Environmental Management (MCIEEM) with experience of bat survey work (NRW bat licence no: S088259/1)

by the Bat Conservation Trust (BCT, 2016). The potential of the building and adjacent trees to support roosting bats was determined based on the following categories (BCT 2016):

- **Known or confirmed roost**
- **High** - A structure or tree 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.
- **Moderate** – A structure or tree 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.
- **Low** – A structure with one or more potential roost sites that could be used by individual bats opportunistically, or, a tree of sufficient size and age to contain PRFs but with none seen from the ground or features with only very limited roost potential;
- **Negligible** – Negligible habitat features on site likely to be used by roosting bats.

- 2.6 Any evidence of use of the building or surroundings by other protected species, such as nesting birds was also noted alongside a check for any invasive plant species. Several semi-mature trees and scrub are also located adjacent to the building in the adjacent Castle Gardens and their potential for use by bats or nesting birds was considered as part of the survey.

### Constraints

- 2.7. An asbestos refurbishment survey was completed in November 2021 (Anchem Laboratories, 2021) which identified a Medium Risk associated with asbestos containing materials in the suspended ceiling and roof void at Roof Void 1 (see floor plans in Appendix I). No direct access to these areas was undertaken although Roof Void 1 was visually checked from the open loft access point – the surveyor did not enter the roof void. All external elevations of the building were visible although the northern and eastern elevations were viewed from adjacent land – no direct access was possible. These constraints on access were not considered to affect the overall assessment of the likelihood of use by bats or birds associated with the building.

### 3.0 RESULTS

#### Desk Study

- 3.1 The site is not covered by any form of nature conservation designation although does lie within a building Conservation Area with the grounds and ruins of Neath Castle (a Scheduled Ancient Monument) immediately adjacent to the north and east. The Moose Hall building itself is Grade II listed and is located on the edge of Neath Town Centre with existing commercial and residential development to the south and west. The site has limited connectivity to habitat corridors in the surrounding area with roads and hard standing the predominant features within 50m. The corridors of the Neath Canal and River Neath are located approximately 75m & 150m north of the site respectively and are likely to be used by foraging/commuting bats, and other wildlife, in the local area. Within Neath Port Talbot, watercourses are locally designated as Sites of Importance for Nature Conservation (SINCs) although this was not considered to be of ecological relevance given the physical separation from Moose Hall and the scale of the refurbishment works – i.e. all contained within the site boundary.
- 3.2 No records of bats or roof nesting birds were specifically associated with the site although the SEWBReC species data returned a total of 108 bat records within the 2km search area and 9 records of roof nesting birds. The bird records were only provided at 1km grid square resolution and included species associated with buildings such as Herring Gull *Larus argentatus*, Starling *Sturnus vulgaris*, House Sparrow *Passer domesticus*, Blue Tit *Cyanistes caeruleus* & Pied Wagtail *Motacilla alba*.
- 3.3 The closest bat record was of a foraging Common Pipistrelle *Pipistrellus pipistrellus* within the Castle Gardens approximately 130m to the north. A total of 13 other observations of bats were identified within 500m of the site including Common Pipistrelle, Noctule *Nyctalus noctula* and unidentified *Myotis* and Pipistrelle species. A small cluster of records was associated with the river and canal corridors within 200 – 400m of the site. Bat records in the wider surrounding area (500m – 2km) were not considered of particular ecological relevance given the small scale of the refurbishment, its position at the edge of the town centre (where buildings and hard standing are predominant) and the relatively poor connectivity to habitat corridors.

## Building Inspection Survey

- 3.5 A summary of the site features and building inspection survey is provided in the following sections with further detail included in the notes and supporting photographs in Appendix II. Floor plans extracted from the Asbestos survey report (Anchem, 2021) have been included in Appendix I and room numbering in the current report is based on these plans. The building is a detached two storey structure with dressed stone finish to the frontage (southern elevation) on Castle Street and a painted/rendered finish to the other elevations. A pitched slate roof, oriented east/west is present over the front of the building with a hipped slate roof to the rear. Wooden fascia and soffit are present to each elevation and all windows and doors are sound or have been blocked up.
- 3.6 With the exception of the roof voids (Void 1 and Void 2) and the storage area on the northern elevation (Rooms 0/07 – 0/09 the interior of the building was relatively light and open and no evidence of use by bats or nesting birds was identified in any location. Although the building is vacant, previous use of the building as a social club and meeting rooms is such that interior rooms have a painted finish with suspended ceilings and lack any features suitable for use by crevice dwelling or free-hanging bats. As noted above, windows and doors are all sound and there is no obvious means of access to the interior rooms at ground or first floor.
- 3.7 Rooms 0/07 – 0/09 on the northern elevation (see plans in Appendix I) were access via a locked internal fire door with an external fire escape door located at the north west corner. This external door was sound and no damage or obvious gaps were noted at the sloping corrugated metal roof which covers this space. No means of access for birds or bats or evidence of use was identified in this area.
- 3.8 Roof Void 1 was not directly accessed due to the presence of asbestos although a visual check was undertaken from the loft hatch. This hipped roof is of a King post design with bitumen felt to the underside of the slates. No obvious light or draught ingress was visible from the loft hatch and the felt appeared to be in good condition with no obvious ripped or torn sections. No evidence of birds or bats was seen during the visual check.
- 3.9 Roof Void 2 was accessed via series of two open hatches, the first of which passes through the suspended ceiling. Within this small void, old bird nesting material and droppings were present and House Sparrow could be heard calling immediately outside the building. Subsequent external check and conversation with the building owners identified a broken flue pipe which passes through the wall and leads into this

small void although the interior end of the flue pipe has been blocked up – i.e. there is no longer a means of access for birds or bats.

- 3.10 Roof Void 2 was a relatively uncluttered spaces with a timber roof frame and purlins running east/west along the length of the space. The ridge height was approximately 1.5m with bitumen felt present to the underside of the slates – this felt was in good condition with no obvious damage. No light or draught ingress was noted at eaves level although small gaps were present at the eastern and western gable ends, corresponding to gaps around the fascia noted during the external check. A covered water tank was present at the western gable end although no evidence of birds or bats was noted around this feature or the walls/floor at the gable end. Some old bird nesting material was present close to the purlin at the eastern gable end but no current evidence of birds or any droppings, feeding remains etc. to indicate use by bats was noted.
- 3.11 The external survey identified small, shallow gaps associated with the fascia and soffit in several locations (see points 1 – 5, Appendix II) with a gap also noted around the window frame on the western elevation. No external evidence of bats was noted at any location below these gaps such as on window sills, frames or rendered walls. Visible gaps at the eastern and western gable ends corresponded to the observations from inside Roof Void 1.
- 3.12 Complete visual coverage of the roof was not possible, with the northern side of the pitched roof partially obscured by the hipped roof. Some raised slates were noted in several locations – for example along the northern elevation and at the north east corner although the roof and ridge was otherwise in good condition with no obvious gaps around ridge tiles. The building owners indicated that the lead valley between the pitched and hipped roof is in need of replacement as some leaks have been noted during periods of heavy rainfall.
- 3.13 Two House Sparrow were seen exiting the broken flue pipe on the southern elevation and this feature is likely to be used for nesting during the season (typically March – August).
- 3.14 No external or internal evidence of bats was noted at the property although a number of Potential Roost Features (PRF) were associated with the fascia/soffit and raised roof slates in a number of locations. The location of the building is also a limiting factor in terms of the likelihood of roosting bats with limited connectivity to habitat corridors in the surrounding area. However, occasional use of the identified PRF by individual or small numbers of bats during the active season could not be ruled out based on the current survey and overall, the building was considered of Low bat potential.

#### *Other Site Features*

- 3.15 Other buildings, roads and hard standing are the predominant features in the immediate surroundings. A single semi-mature Silver Birch *Betula pendula* is located immediately outside the western boundary wall with a mature Cypress tree present immediately to the north within the Castle Gardens (see Appendix II). Neither of these trees supported features that could be used by roosting bats and were of Negligible potential. Both trees, and the ornamental scrub within the Castle Grounds (immediately adjacent to the north) could be used by nesting birds during the breeding season (typically March – August).

#### *Invasive Weeds*

- 3.16 No invasive weeds – i.e. species listed under Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) – were identified within or adjacent to the boundaries of the site.

### **4.0 LEGISLATION, POLICIES AND PLANS**

- 4.1 The following legislation relating to bats and nesting birds is considered of relevance to the building and the proposed refurbishment works at the site.

#### **Legislation Pertaining to the Protection of Bats**

- 4.2 Under Annex II of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) some bat species are listed as of Community Interest, the conservation of which requires designation of Special Areas of Conservation (SACs); Under Annex IV of the EC Habitats Directive all bat species are listed as of Community Interest, in need of strict protection. In England and Wales, the EC Habitats Directive has been transposed into law in 1994 and, following recent amendments is set out in the *Conservation of Habitats & Species Regulation 2017* to give bats, their breeding sites and resting places a high level of strict protection making it an offence (subject to certain specific exceptions) to deliberately capture or kill/injure a bat, to damage or destroy a place used for shelter or protection or to deliberately disturb a bat in such a place. Case Law has placed an onus on local planning authorities to satisfy ‘three tests’ under the Habitats Directive when determining applications that could affect European Protected Species. Essentially, these three tests are: i) that there is no satisfactory alternative; ii) that the proposed development is in the over-riding public interest (including those of a social or economic nature) and iii) the proposed development would not adversely affect the Favourable Conservation Status of the species locally

- 4.3 Bats are also afforded protection within England and Wales under the Wildlife and Countryside Act 1981 (as amended); Countryside and Rights of Way Act 2000; Natural Environment and Rural Communities Act 2006.

#### **Legislation Pertaining to Birds**

- 4.4 Under the Wildlife & Countryside Act 1981 (as amended) all wild birds are protected against killing or injury and their nests against damage or destruction whilst they are being built or contain eggs/dependent young.

### **5.0 CONCLUSIONS AND RECOMMENDATIONS**

- 5.1 The combination of desk study & site inspection surveys have established that there was no evidence of current or historical use by bats at Moose Hall although use by individual or small numbers of bats during the active season could not be precluded. House Sparrows (2no.) were seen existing a broken flue pipe on the southern elevation and the use of this feature for nesting during the breeding season is likely.
- 5.2 An application for refurbishment works will be submitted to the local authority and, subject to planning approval, works are likely to commence from spring/summer 2022. The current report would be sufficient to allow an application to be made although further survey to establish the likely presence/absence of roosting bats would be recommended – the results of this survey would be needed to allow determination of an application. Best practice guidelines for structures of Low potential require a single emergence or re-entry survey and this could be achieved for Moose Hall using a team of 3 surveyors. In recognition of the limited sight lines available to parts of the roof, dusk emergence and a dawn re-entry survey would be recommended as part of a single site visit (i.e. dusk emergence check followed by re-entry survey the following morning). The optimal timing for this type of survey would be between May and August.
- 5.3 Outside of the planning process, it is understood that repairs to the lead at the valley between hip and pitched roof are required, with these works likely to progress from spring 2022. Access to the valley will require scaffolding to be erected and in the event that these works commence before the emergence/re-entry survey is completed, a follow up check of the works area by an ecologist would be recommended –

i.e. physical check of the valley and surrounding slates to identify any evidence of, or potential for roosting bats.

5.4 The findings of the activity survey would establish if specific mitigation or licensing (if roosting bats found) would be required. If no evidence of bats was found, the following avoidance and mitigation measures would be considered appropriate for the roof repair and refurbishment works.

- Contractors briefed prior to the start of works on the low likelihood that birds or bats could be present and the action to take if a bat were discovered. In unlikely event that a bat were discovered at any point, all work will stop immediately and an ecologist contacted for advice on how to proceed;
- Removal or repair of fascia or roof slates to be undertaken using hand-held tools (crowbars, claw hammers etc.). Access for these works is likely to require use of scaffold and/or a Cherry picker;

5.5 The current absence of any evidence for use by bats is such that there would be no particular seasonal constraint on start of refurbishment works – external works are likely to be undertaken from spring/summer 2022 to coincide with dry weather. However, consideration of nesting birds would be needed if works commence within the nesting season (March – August). The broken flue pipe at the south west corner is likely to be used during this period and any works should avoid removal, blocking or obstructing access to this feature. Blocking up or removal of this feature would need to be undertaken between September and February – i.e. outside the bird nesting season.

#### *Bird & Bat Boxes*

5.6 If the bat activity survey identifies use by roosting bats, mitigation to provide continued roosting opportunities will be required under a licence. The exact nature of this mitigation will depend on the number and species of bat identified although could take the form of providing bat access slates in the roof – i.e. to allow bats to access the space between the underside of the slate and the roofing felt. Examples of access slates are available at the following link:

<https://www.nhbs.com/habibat-bat-access-slate>

5.7 Mitigation and local enhancement measures for birds and bats could also be provided using integrated or surface mounted boxes, although the suitability of these would need to be checked against the listed status of the building – i.e. does the listing prevent fixing or integrating such features to the building. Consultation with the project architect and CADW would be required to establish this. There are no trees or other features within the site boundary that could be used for bird or bat boxes. A number of designs for bird and bat boxes are available which can either be surface mounted or integrated into the building –

examples of available box designs are provided at the links below. Where the boxes are integrated into the building, they are relatively inconspicuous and require little or no maintenance. Provision of 2no. bird boxes (e.g. for House Sparrow) and 2no. bat boxes (or access slates) would provide a local enhancement as part of the refurbishment works<sup>2</sup>.

[https://www.nhbs.com/4/bird-boxes?q=&hPP=60&idx=titles&p=0&fR\[hide\]\[0\]=false&fR\[live\]\[0\]=true&fR\[shops.id\]\[0\]=4&fR\[subsidaries\]\[0\]=1&hFR\[subjects\\_equipment.lv1\]\[0\]=Bird%20Boxes%20%3E%20Integrated%20Bird%20Boxes](https://www.nhbs.com/4/bird-boxes?q=&hPP=60&idx=titles&p=0&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subsidaries][0]=1&hFR[subjects_equipment.lv1][0]=Bird%20Boxes%20%3E%20Integrated%20Bird%20Boxes)

[https://www.nhbs.com/4/bird-boxes?q=&hPP=60&idx=titles&p=0&fR\[hide\]\[0\]=false&fR\[live\]\[0\]=true&fR\[shops.id\]\[0\]=4&fR\[subsidaries\]\[0\]=1&hFR\[subjects\\_equipment.lv1\]\[0\]=Bat%20Boxes%20%3E%20Integrated%20Bat%20Boxes](https://www.nhbs.com/4/bird-boxes?q=&hPP=60&idx=titles&p=0&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subsidaries][0]=1&hFR[subjects_equipment.lv1][0]=Bat%20Boxes%20%3E%20Integrated%20Bat%20Boxes)

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<sup>2</sup> The type and scale of mitigation required for bats would need to be informed by the recommended activity surveys.

## REFERENCES

Anchem Laboratories Ltd. 2021. *Asbestos Refurbishment Survey. Moose Hall, Neath SA11 3LU*. Document Ref: All100645/21/Ce-1.

Bat Conservation Trust (2016) *Bat Surveys for Professional Ecologists – Good Practice Guidelines*. Bat Conservation Trust, London.

## APPENDIX I LOCATION PLAN & EXISTING FLOOR PLANS

SITE LOCATION PLAN

AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 275353 , 197758

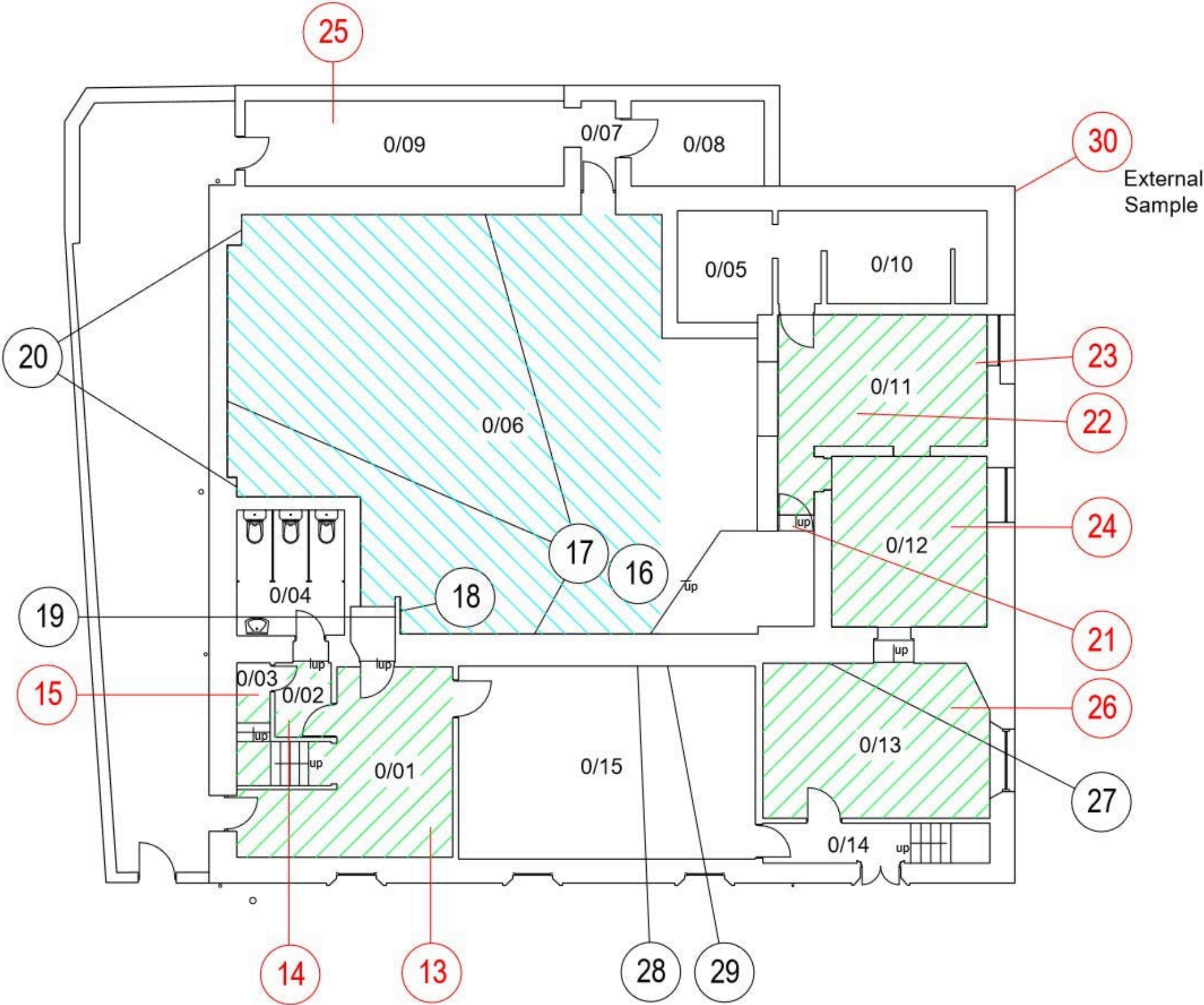


Supplied by Streetwise Maps Ltd

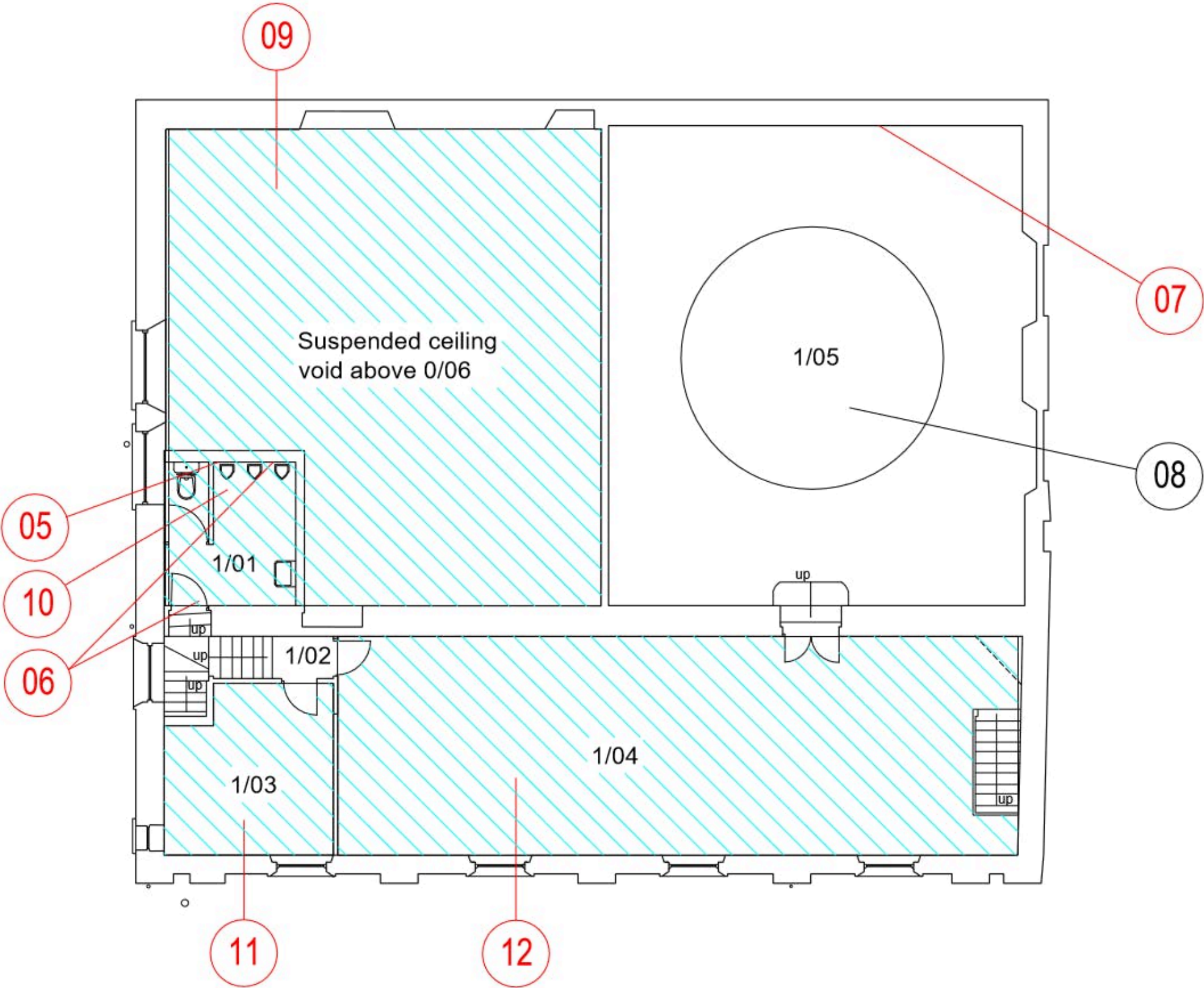
[www.streetwise.net](http://www.streetwise.net)

Licence No: 100047474

17:14:06 31/08/2021



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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Customer Details:                                                                                                                                                                                                                                                                                                       | Inspection Report No: |         | ALL100645/21/CE-1           |  | <div> POSITIVE SAMPLE POINT</div> <div> NEGATIVE SAMPLE POINT</div> <div> ASBESTOS CEMENT</div> <div> ASBESTOS VINYL FLOORING/BITUMEN</div> |
| Angela Hill<br>Oakfield House<br>Wern Olau<br>Cilfrew<br>Neath<br>SA10 8LX                                                                                                                                                                                                                                              | Inspection Date(s):   |         | 1st & 2nd December 2021     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                         | Plan Location:        |         | Moose Hall, Neath, SA11 3LU |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                         | Ground Floor          | Job No. | 100645                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| This drawing remains copyright of Anchem Laboratories Ltd and must not be reproduced without written permission. Sample points are indicative only & do not necessarily show the extents of the sampled area. This drawing must be read in conjunction with the attached report. Drawing not to scale. If in Doubt ASK! |                       |         |                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



Customer Details:

Angela Hill  
Oakfield House  
Wern Olau  
Cilfrew  
Neath  
SA10 8LX

Inspection Report No:

ALL100645/21/CE-1

Inspection Date(s):

1st & 2nd December 2021

Plan Location:

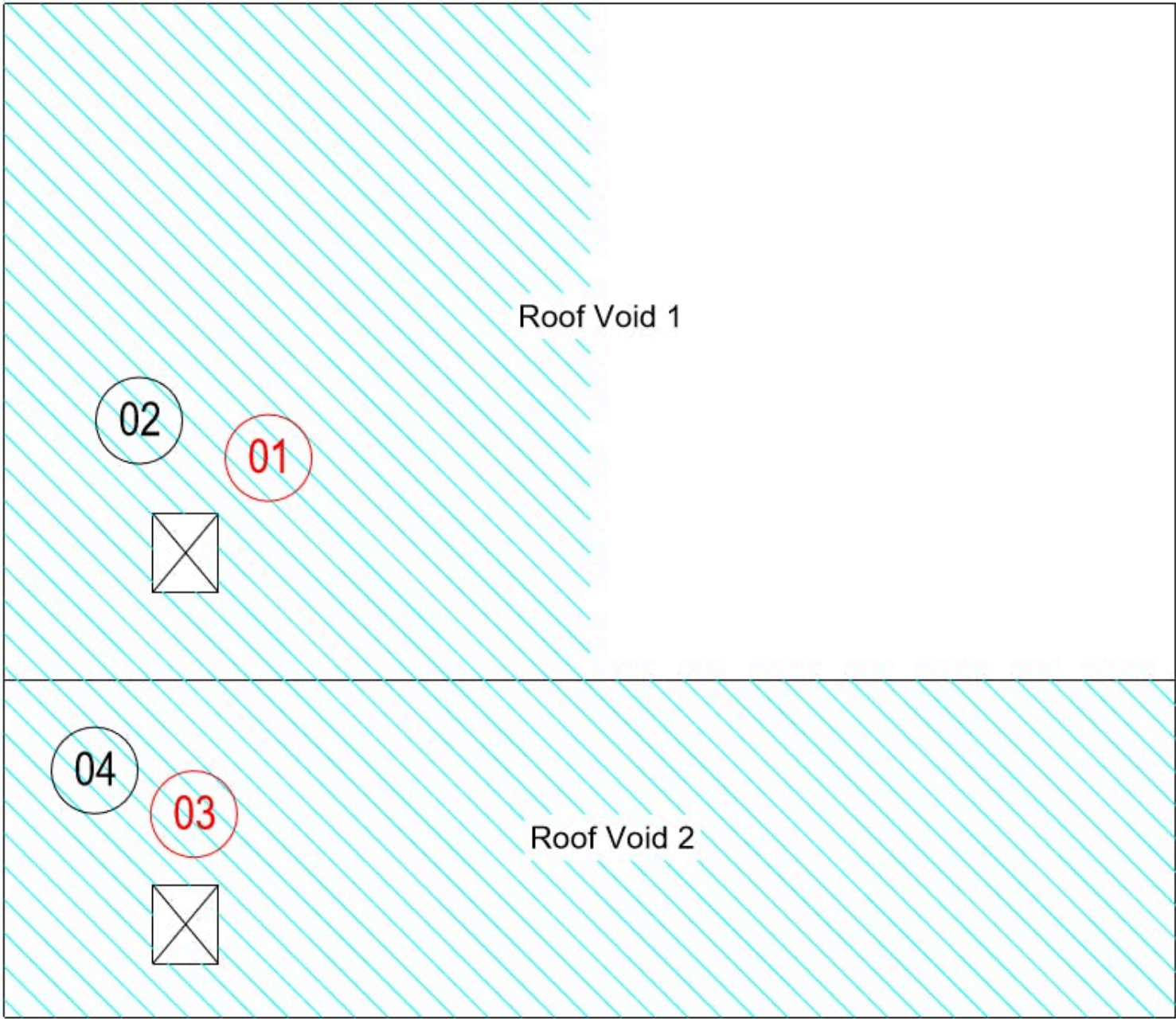
Moose Hall, Neath, SA11 3LU

First Floor

Job No.

100645

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|                                                                                     |                                                                                                                                                                                                                                                                                                                         |                       |                             |        |                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Customer Details:                                                                                                                                                                                                                                                                                                       | Inspection Report No: | ALL100645/21/CE-1           |        | <div><div>⊗</div> POSITIVE SAMPLE POINT</div> <div><div>⊗</div> NEGATIVE SAMPLE POINT</div> <div><div>▨</div> ASBESTOS CEMENT</div> <div><div>▨</div> ASBESTOS VINYL FLOORING/BITUMEN</div> |
|                                                                                     | Angela Hill<br>Oakfield House<br>Wern Olau<br>Cilfrew<br>Neath<br>SA10 8LX                                                                                                                                                                                                                                              | Inspection Date(s):   | 1st & 2nd December 2021     |        |                                                                                                                                                                                             |
|                                                                                     |                                                                                                                                                                                                                                                                                                                         | Plan Location:        | Moose Hall, Neath, SA11 3LU |        |                                                                                                                                                                                             |
|                                                                                     |                                                                                                                                                                                                                                                                                                                         | Roof Void             | Job No.                     | 100645 |                                                                                                                                                                                             |
|                                                                                     | This drawing remains copyright of Anchem Laboratories Ltd and must not be reproduced without written permission. Sample points are indicative only & do not necessarily show the extents of the sampled area. This drawing must be read in conjunction with the attached report. Drawing not to scale. If in Doubt ASK! |                       |                             |        |                                                                                                                                                                                             |

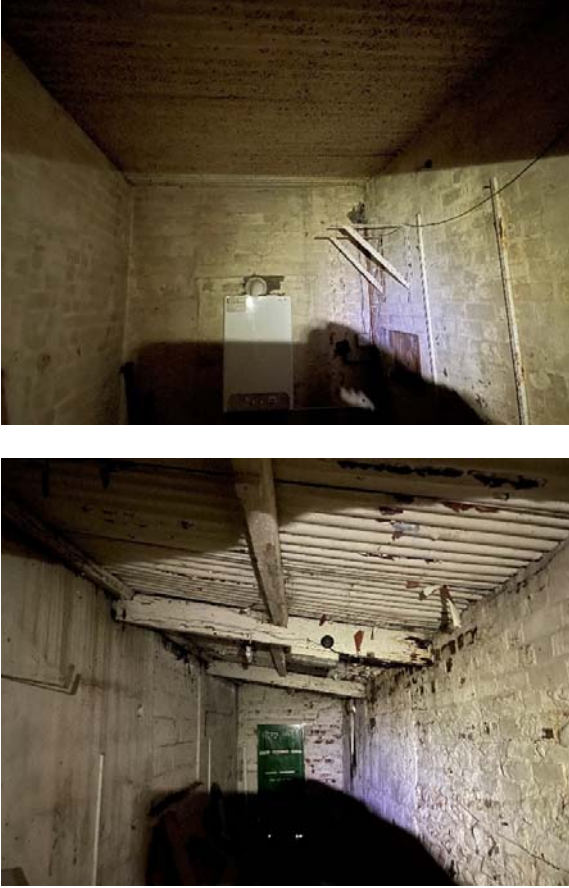
## APPENDIX II SITE NOTES & PHOTOGRAPHS (January 2022)

| Target Note                            | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        | <p><b>General:</b> Two-storey building at edge of Neath Town Centre proposed for renovation works (Grade II Listed). The frontage on Castle Street is of mortared stone with a pitched slate roof with the rear of the building, adjacent to the Castle Gardens comprising of a rendered finish with a hipped, slate roof. The building is currently vacant and is located on the edge of the town centre with limited green connections to surrounding habitat corridors – such as the canal and river to the north.</p>  <p>* Room numbering in the notes follows that used in the Asbestos survey report.</p>                                                                                  |
| <b>Building Interior – Roof Void 2</b> | <p>Access through suspended ceiling hatch from first floor – void above suspended ceiling is partially visible. Old bird droppings and nest material visible but no obvious means of access so likely to have been blocked up (see External Notes re: broken pipe). No evidence of bats noted.</p>  <p>Pitched roof with ridge height approx. 1.5 m with purlins running the length of the roof to northern and southern sides. Roof space is generally uncluttered.</p> <p>Roof felt to underside of slates is in good condition with no obvious rips or tears. No obvious light or draught ingress at eaves level. Small gaps through stone wall noted at eastern and western gable ends.</p> |

| Target Note | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |  <p data-bbox="329 688 1263 821">Covered water tank at western gable end and small gap through stone wall noted around apex of gable – no evidence of birds or bats at this location or to cover of water tank. Stone wall with rubble infill so no cavity present. Cobwebs are present around gable end and to roof timbers.</p>  <p data-bbox="329 1281 1284 1381">Small gaps also noted to sides of eastern gable end with old nest material close to the purlin. No evidence to suggest current use by birds (e.g. droppings) and no evidence of bats noted on wall/floor.</p>  <p data-bbox="329 1810 990 1837">No evidence of bats noted anywhere within the roof space.</p> |

| Target Note                            | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Interior (Roof Void 1)</b> | <p>Hipped roof above the rear (northern) part of the building – not directly access due to Medium Risk of asbestos – viewed from access hatch only. King post design with felt to underside of slates in good condition – no obvious rips or tears. No obvious light or draught ingress seen from access point and no visible evidence of birds or bats noted from this location.</p>                                                                                                                                                                                                                            |
| <b>First Floor – Rooms 1/04, 1/05</b>  | <p>Room 1/04 is light and open with all windows sound – no evidence of use by bats or birds and no obvious means of entry. Suspended ceiling with painted wall so no features suitable for bats to use.</p>  <p>Stairwell to ground floor at eastern end of room and ground floor fire exit onto Castel Street also sound – no means of entry for birds or bats and no evidence seen.</p> <p>Room 1/05 is similarly devoid of any features suitable for use by bats. Window openings have been blocked up and rendered over in the past. No obvious means of entry for birds or bats and no evidence found.</p> |

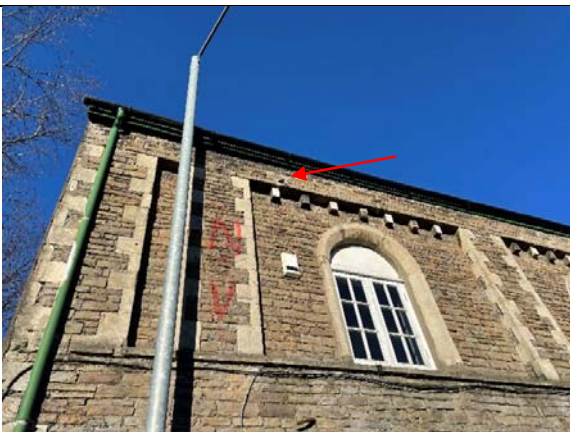
| Target Note            | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Ground Floor</b>    | <p data-bbox="328 695 1289 789">Rooms 0/11, 12, 13, 15, 05, 06 &amp; 01 are all relatively light and open with suspended ceiling and painted walls offering no features for bats. No obvious means of access as windows to rooms 0/11 &amp; 0/12 are all sound.</p>  <p data-bbox="328 1255 1247 1314">Cellar area to rear of bar (room 0/10) is darker but no obvious means of access for birds or bats and no evidence noted.</p>  |
| <b>Rooms 007 - 009</b> | <p data-bbox="328 1778 1276 1871">Rear extension with combination of flat and sloping corrugated metal roof access via fire escape door next to bar. Door is kept shut. No evidence of birds or bats in any location and no obvious means of access – fire door to western end is locked and</p>                                                                                                                                                                                                                                                                                                          |

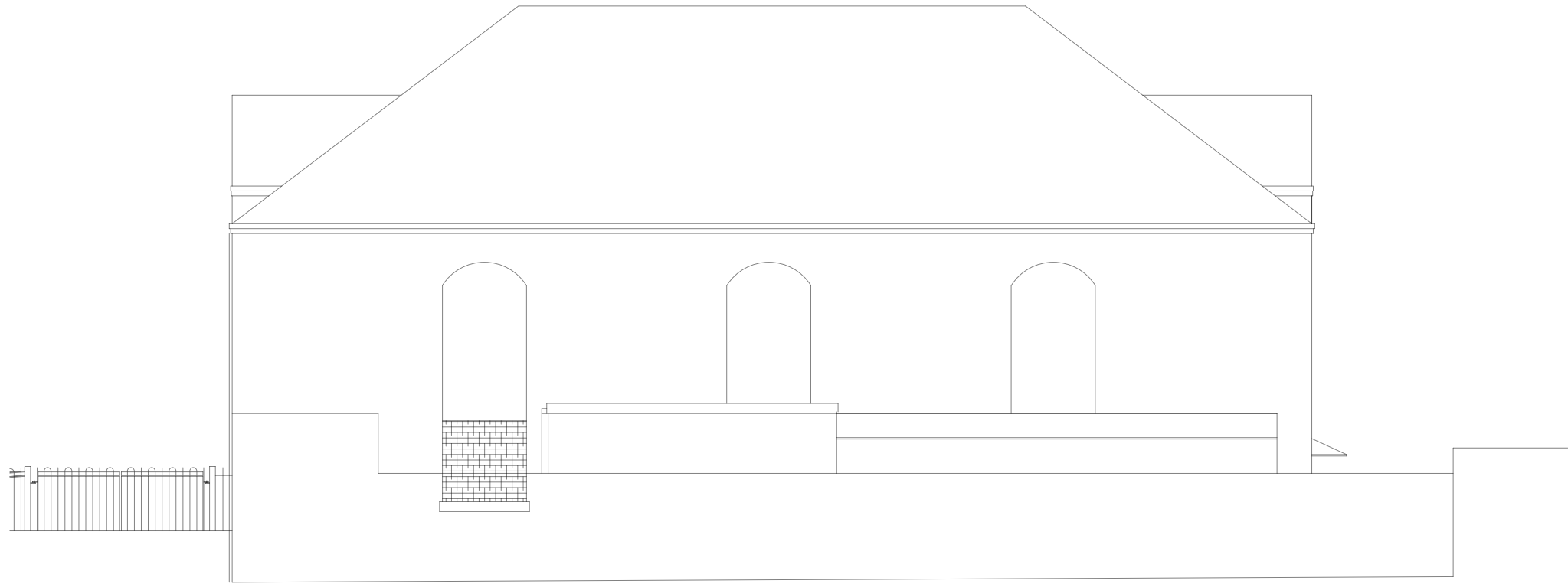
| Target Note              | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>secure. Cobwebs are prevalent to wall/roof junction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Exterior Checks</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Western elevation</b> | <p>Fascia and soffit to gable end generally sound although small gap at apex (Location 1) which corresponds to internal survey. Gap also noted to northern side of gable although no external evidence of bats on rendered finish below these points.</p>  <p>Missing mortar (or putty) to window frame (2) but no external evidence of bats on glass, frame or sill below – cavity looks cluttered and shallow based on inspection from ladder. Other windows to this elevation are all sound – no external evidence of bats</p> |

| Target Note               | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <p data-bbox="329 235 402 260">noted.</p>  <p data-bbox="329 726 1208 785">Gaps between wall and fascia also noted at southern and northern ends of this elevation but no external evidence of birds or bats noted.</p>  <p data-bbox="329 1251 1276 1344">Roof slates and ridge tiles to Roof 1 &amp; 2 as viewed from Castle Gardens (with binoculars) appear sound. No missing or damaged slates or gaps to ridge. Gable and hipped end also appear sound with no missing mortar etc.</p>  |
| <b>Birch Tree to west</b> | Single Birch tree off-site to west. Flaking bark but no features suitable for use by roosting bats identified (Negligible potential). Could support nesting birds in season                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

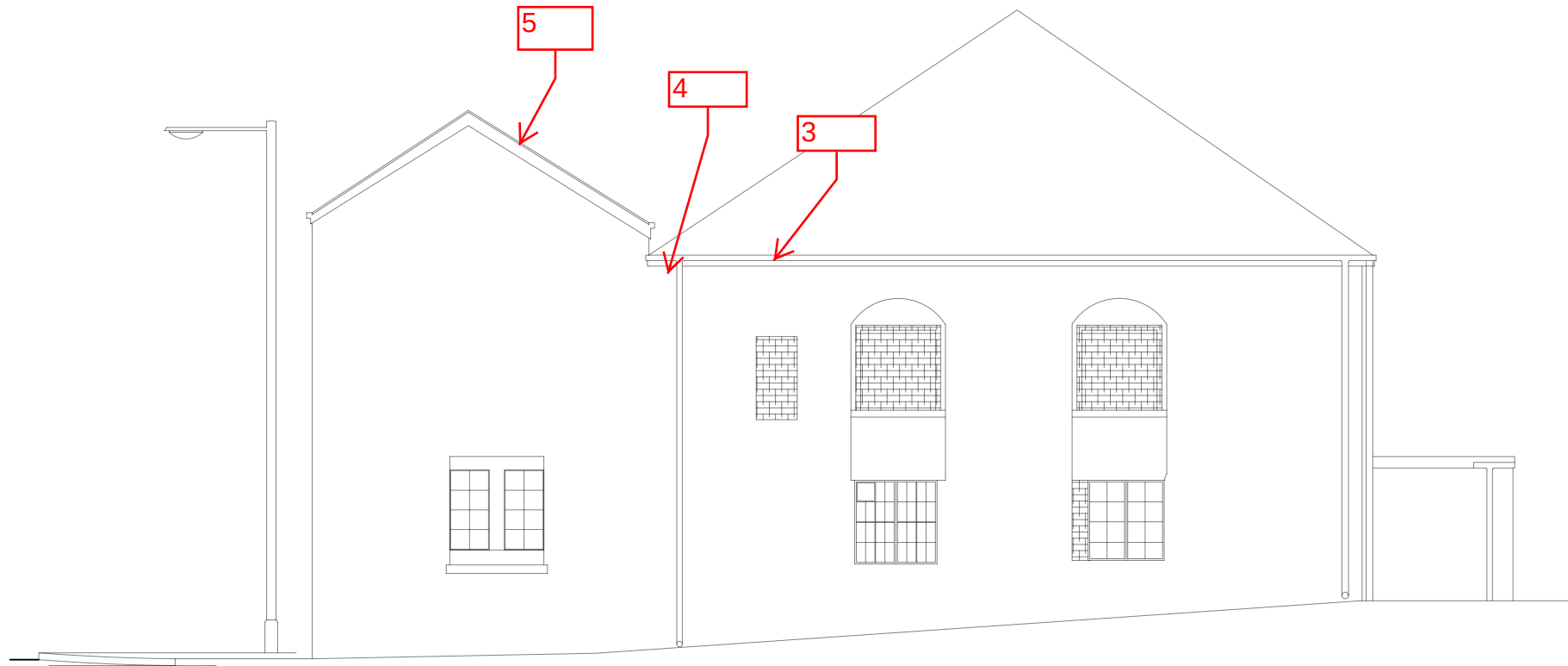
| Target Note                      | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <p>(March – Aug).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Northern elevation</b></p> | <p>Viewed from adjacent Castle Gardens (with binoculars) and includes the flat roof and sloping metal sheet roof associated with rooms 0/07 – 0/09. Fascia is generally sound with very few gaps and dense ivy once covered this elevation – some dead stems remain around downpipe. Roof and ridge also generally sound although several raised slates to south west above eaves and raised ridge tile to north west corner.</p>   <p>Cypress tree alongside boundary wall with no obvious bat potential (Negligible). Likely</p> |

| Target Note        | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | to be used by nesting birds in season along with associated ornamental shrubs in Castle Gardens.                                                                                                                                                                                                                                                                                                                                                       |
| East Elevation     | <p>All windows sound and Roof 1 (hipped) in good condition with no obvious raised slates or gaps to ridge.</p>  <p>Fascia generally sound although gaps noted around air brick (3), downpipe (4) and to north side of gable (5). No external evidence noted on painted render.</p>  |
| Southern elevation | <p>Roof and ridge generally sound as are all windows and fire escape door. 2no. House sparrows seen existing from broken vent pipe close to street lamp (Location 6) – this feature may once have connected to void below suspended ceiling but now blocked internally.</p>                                                                                                                                                                            |

| Target Note | Description/comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |  <p data-bbox="328 688 1281 787">Shallow gap between fascia and wall created by uneven surface of mortared stones – gap only appears to be to height of fascia (ca. 100mm) and relatively open and exposed. No external evidence of bats or birds noted below fascia.</p>                                                                                                                                                                                                                                                                                                                                                                                                  |
|             | <p data-bbox="328 827 1297 1056"><i>Overall:</i> No external or internal evidence of bats was found although use on an occasional/irregular basis by individual or small numbers of bats during the active period of the year (April – Sept) could not be ruled out. No evidence of bats within accessible area of roof voids although raised slates in small number of locations could allow access between slate and felt. Gaps associated with Fascia could also be used by small numbers of bats. Site is located in residential/commercial area with limited connectivity to areas likely to be used by bats (canal and river corridor).</p> <p data-bbox="328 1094 1003 1121">Overall the structure was considered to be of <b>Low potential</b>.</p> |



1 North Elevation as Existing  
104 1:100



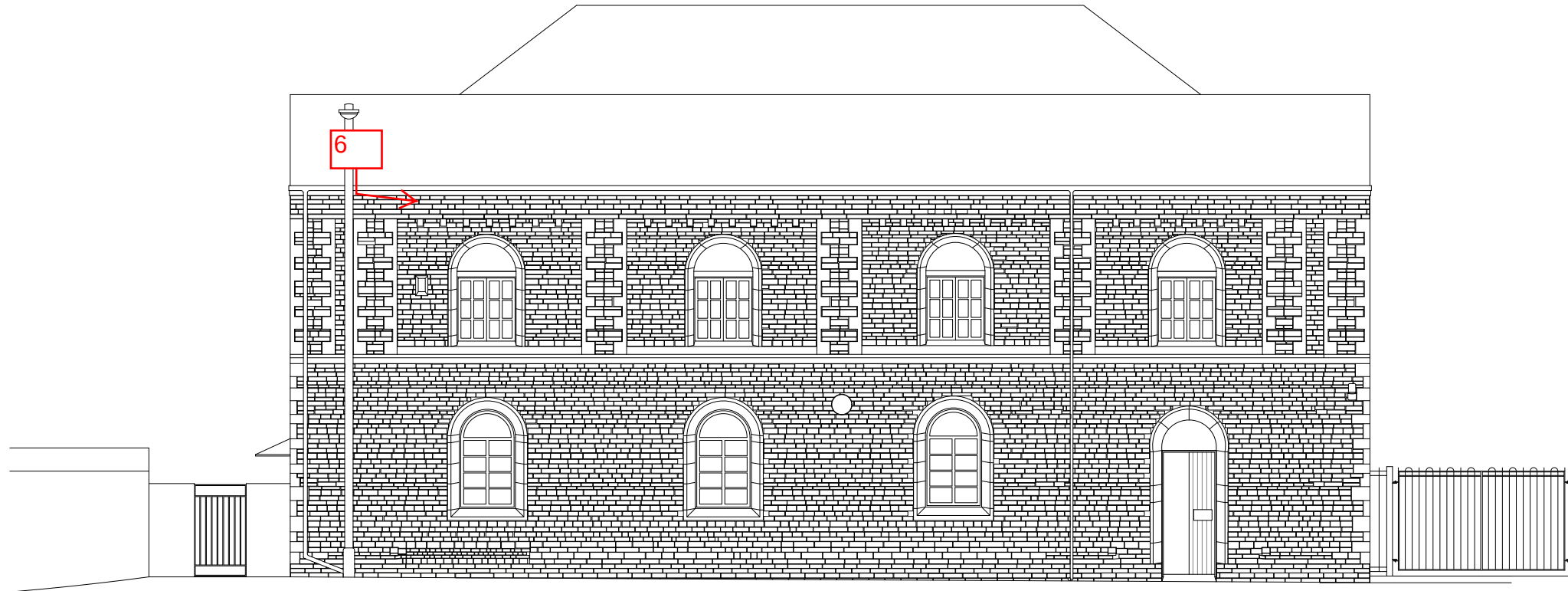
2 East Elevation as Existing  
104 1:100

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PROJECT MOOSE HALL, NEATH  
DRAWING STATUS FOR COMMENT

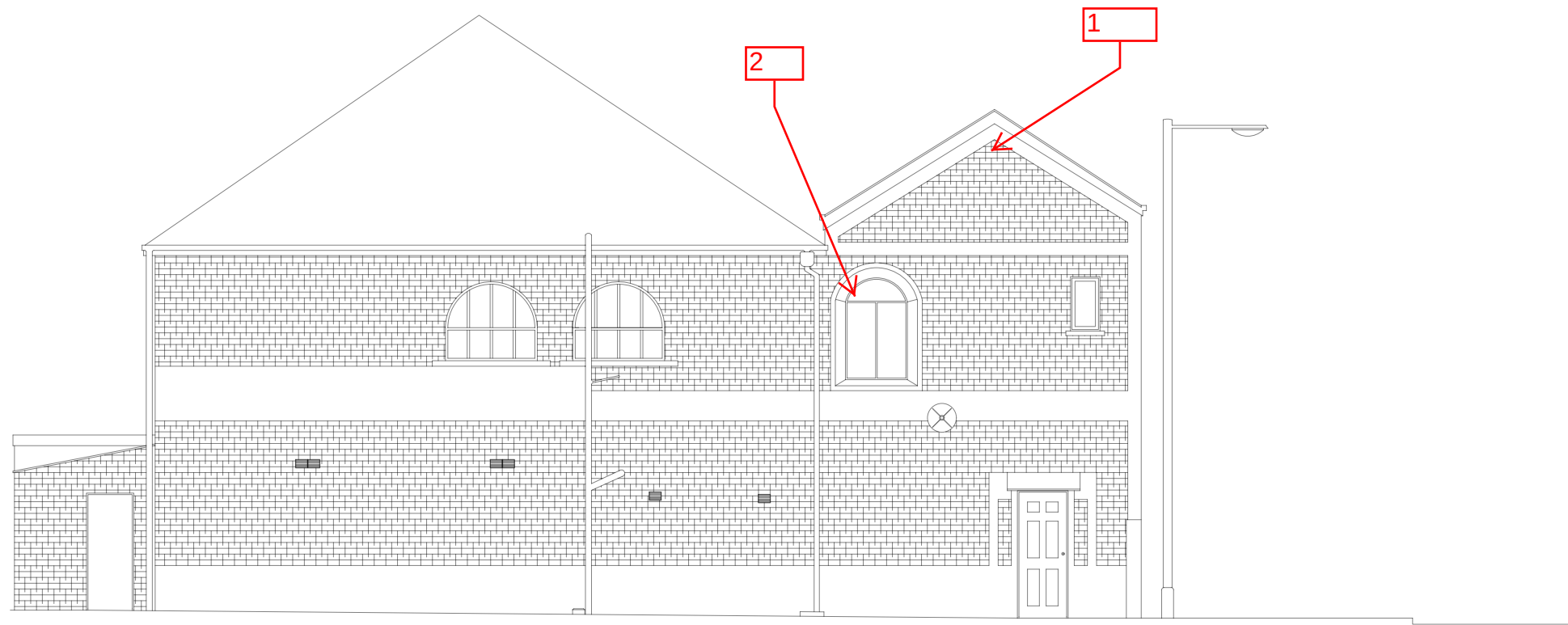
JOB NO. 21-1011  
DRAWING NO. 104 REVISION -  
DRAWING TITLE ELEVATIONS AS EXISTING (2 OF 2)  
SIZE & SCALE A3 @ 1:100

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1 South Elevation as Existing  
103 1:100



2 West Elevation as Existing  
103 1:100

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PROJECT MOOSE HALL, NEATH  
DRAWING STATUS FOR COMMENT

JOB NO. 21-1011  
DRAWING NO. 103 REVISION -  
DRAWING TITLE ELEVATIONS AS EXISTING (1 OF 2)  
SIZE & SCALE A3 @ 1:100

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