

HAWKESWOOD ECOLOGY

Specialists in Ecological Survey and Assessment

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BAT ROOST METHOD STATEMENT

TY MAES MARCHOG,

**DYFFRYN CELLWEN, NEATH PORT
TALBOT.**

ON BEHALF OF

NPT HOMES

July 2013

Ref: HE/30/2013/MS

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1. INTRODUCTION

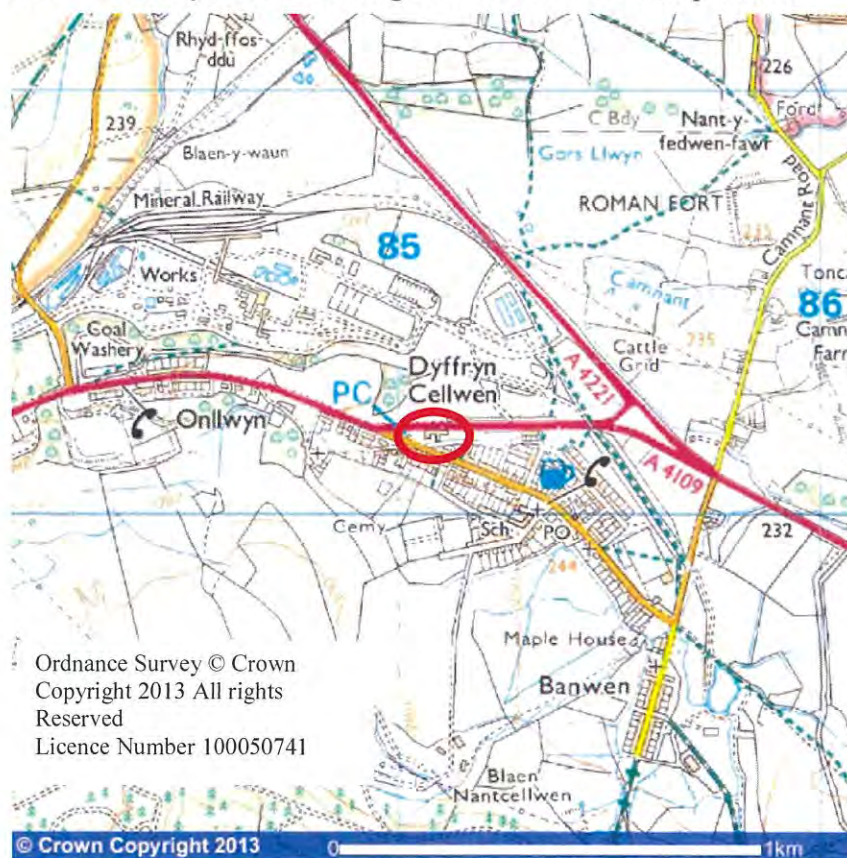
- 1.1 This Method Statement relates to Ty Maes Marchog, Dyffryn Cellwen, Grid Reference SN 850 101. The building is no longer in use and NPT Homes intend to demolish the existing structure and sell the land as self-development lots. It is a relatively modern building of cavity wall construction opened in 1984. Ty Maes Marchog consists of two long offset building sharing a gable wall on a roughly east-west orientation. From the centre of this 'main' structure, a Warden's house is constructed on the southern elevation on a north south axis.
- 1.2 An initial bat survey and observation was undertaken by Ecology and Wildlife services (EWS) in 2012. That report considered the building to support a maternity roost and possibly a hibernaculum for bats. That survey is appended to the EPSL application and should be read in conjunction with this report.
- 1.3 Hawkeswood Ecology was instructed in June 2013 to produce a Method Statement and European Protected Species Licence (EPSL) application to demolish the building. Hawkeswood Ecology carried out a second daytime inspection of Ty Maes Marchog and a single evening emergence observation in June 2013. The results of those surveys are incorporated into this report.
- 1.4 The building plan is shown in Figure 1. EWS found droppings in the roof space of the main building characteristic of pipistrelle species bat and brown long-eared bat, but no evidence of bats in the attached Warden's house. Two observations noted emergence of two common pipistrelle bats from the gables of the main building (see Figure 1 and EWS 2012 report for details).
- 1.5 In the 2013 Hawkeswood Ecology re-survey, droppings of pipistrelle species bats were noted in the loft space of both the main building and the warden's house. The amount of droppings suggested regular use of the gable walls of the buildings on site; all droppings appeared to be pipistrelles species. However, identification of species from droppings is extremely problematic and often leads to misidentification. An evening emergence observation carried out at the end of June recorded a single common pipistrelle emerging from the southern gable of the main building (See Figure 1).
- 1.6 The building is empty as of July 2012. During the 2013 survey it was noted that fresh droppings were present throughout the buildings in small numbers. Droppings were noted in the warden's house in 2013 suggesting recent use of this building.
- 1.7 As a bat roost has been identified in the existing structure, a Natural Resources Wales (NRW) European Protected Species Licence will be required for the work to be carried out. This Method Statement and the accompanying Bat Survey Report, '*Bat Survey Report 2012, Ecology and Wildlife Services*' form a material part of this licence application.
- 1.8 For a development licence application to be properly assessed against the requirements of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended), NPT Homes will need to demonstrate to NRW that their proposals are

for imperative reasons of overriding public interest including those of a social or economic nature; that there is no satisfactory alternative, and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

- 1.9 NPT Homes have already constructed a replacement building on land immediately to the east of the present Site. This is a modern wall cavity build with an open loft space. It is lined with Tyvek Supro Plus sarking felt, breathable membrane. Bat boxes were built into this structure as a mitigation and enhancement feature in respect to the future loss of the present building. This detail and further mitigation is discussed within the Method Statement.
- 1.10 This document details the necessary mitigations and compensations to fulfil the criteria that the development will not be detrimental to the favourable conservation status of the species affected.

2 SURVEY AND SITE ASSESSMENT

- 2.1 The location of Ty Maes Marchog is indicated on the map below.



- 2.2 A 2012 daytime assessment by Ecology and Wildlife Services found evidence of roosting bats within the main building roof voids. The droppings were characteristic of pipistrelle and brown long-eared bat species. No bats were seen during the daytime inspection but bats were heard scrabbling and moving behind the underfelt in roof void 1 (see Figure1) and the accompanying EWS report. EWS state ‘a

similar collection of droppings’ was found in both roof voids. No droppings were recorded from the attached (Warden’s) house.

- 2.3 Two emergence surveys were carried out by EWS in suitable weather conditions. The details of these can be found in the accompanying EWS report. From these it appears two common pipistrelle bats emerged from the main building at the locations found in Figure 1.
- 2.4 Hawkeswood Ecology were subsequently appointed to produce this Method Statement and carried out a further daytime inspection in June 2013. The daytime inspection found the building to be brick and render faced blockwork, cavity wall construction, The building is roofed with clay tiles. The building was opened in 1984 and is thus fairly modern in construction technique.
- 2.5 Access to the soffits and roof voids was noted around most of the building, particularly in the rendered section on the western end of the structure. (see Appendix 1 Photographs). The building consisted of two long sections lying approximately on an east-west axis, slightly offset at their union, giving effectively four gable walls. Droppings were found internally at all gable walls.
- 2.6 The attached Warden’s house was also found on internal inspection to have a small number of droppings at both gable ends. The construction the warden’s house was similar to the main building. All droppings found were most characteristic of pipistrelle species.
- 2.7 Hawkeswood Ecology undertook an evening emergence survey on 30th June 2013 in conditions detailed in Table 1 below:

Table 1: Weather conditions for dusk observation:

Date	Survey type	Times	Weather conditions
30 th June 2013	Evening emergence	21.20 – 22.45 (sunset 21.40)	12-12°C, 100% cloud with fine drizzle throughout, good visibility, force 1 SW breeze. Notable midge activity

- 2.8 Four observers were used during the observation covering all relevant aspects of the buildings. Surveys were lead by the author of this report, Eric Hawkeswood. Eric has been an active member of the Brecknock Bat Group since 1999 and been involved in a number of long running surveys within the county. He is a Countryside Council for Wales (CCW) licensed bat worker (no. 38508:OTH:CSAB:2012) and has extensive experience of roost inspections and emergence work. He has been a professional in the nature conservation field for twenty three years formerly working as Reserves Manager and Conservation Officer at Gwent Wildlife Trust and Woodland Manager for the Ruperra Conservation Trust. Eric has worked as an Ecological Consultant as joint proprietor of Hawkeswood Ecology since 2001.

- 2.9 Assistant surveyors on the evening observation were David Llewellyn, Emma Adamson and Liam Kelly. David, Emma and Liam have worked as observers for Hawkeswood Ecology for a number of years and have much experience of emergence/re-entry observation and activity survey work. Locations of the observers during the observations are shown in Figure 2.
- 2.10 Machines used were Pettersson D240X time expansion, Echo Meter 3 and Anabat frequency division units. Eric used the Pettersson and a recording device; the Anabat and EM3 machines automatically record bat signals. The recordings made were later analysed to confirm the species present. On this occasion, no recordings were made from the Pettersson as it was not considered necessary.
- 2.11 The only species recorded during the survey was common pipistrelle. Regular commuting and foraging behaviour was exhibited with bats travelling across the Site from the housing to the south. The first bat was recorded at 21.45 with regular activity to the end of the observation.
- 2.12 At 21.55 a common pipistrelle was noted emerging from the eastern gable of the main building (see Figure 1 and Appendix 1). No other emergence was noted and brown long eared bats were not recorded (they were not recorded during the EWS observations of 2012). Examples of Raw Data are given in Appendix 2.

Interpretation of Results

- 2.13 EWS concluded in 2012 that it appeared the bats were using the building as a '*maternity roost and possibly a winter roost*'. EWS identified the species present as brown long-eared bats (from droppings) and common pipistrelle.
- 2.14 Hawkeswood Ecology found no evidence of a maternity roost in 2013 although the amount of droppings in the building suggests regular use by more than one bat. Common pipistrelle maternity roosts can be hard to identify from an internal and external inspection, particularly if confined to the wall cavity.
- 2.15 No droppings that could be clearly characterised as brown long-eared bat were found in 2013. It is also pertinent to comment that identification of species from droppings alone is particularly parlous and recent advances in DNA technology have shown that misidentification can be common. Differences in diet, climatic conditions and humidity can affect the droppings and their appearance after time.
- 2.16 In neither the EWS or Hawkeswood Ecology surveys was brown long-eared bat recorded either emerging or flying by. Although difficult to observe due to their very quiet calls, some recordings would be expected if a maternity roost were present. It is possible that a single or small number of non-breeding bats use the Site or there has been a level of misidentification. No DNA analysis was undertaken at the time.
- 2.17 As the presence of brown long-eared bat cannot be ruled out mitigation for them is also required. The use of the building as a hibernaculum is possible as common pipistrelle would readily utilise the cavity walls.

Roost Significance

- 2.18 As the roost is considered to be a maternity roost and hibernaculum, its Conservation Significance is categorised as medium (Bat Mitigation Guidelines, 2004). Its status is shown in Table 2 below taken from the Guidelines, indicated by bold text.

Table 2: Guidelines for Proportionate Mitigation (English Nature Bat Mitigation Guidelines) Bold type relates to this site.

Low	Roost Status	Mitigation Requirement
Conservation significance	Feeding perches of common/rarer species	Flexibility over provision of batboxes, access to new buildings etc. No conditions about timing or monitoring
	Individual bats of common species	
	Small numbers of common species. Not a maternity site	Provision of new roost facilities where possible. Need not be exactly like-for-like, but should be suitable, based on species' requirements. Minimal timing constraints or monitoring requirements
	Feeding perches of Annex II species	
	Small numbers of rarer species. Not a maternity site	
	Hibernation sites for small numbers of common/rarer species	Timing constraints. More or less like-for-like replacement. Bats not to be left without a roost and must be given time to find the replacement. Monitoring for 2 years preferred.
	Maternity sites of common species	
High	Maternity sites of rarer Species	Timing constraints. Like-for-like replacement as a minimum. No destruction of former roost until replacement completed and usage demonstrated. Monitoring for at least 2 years.
	Significant hibernation sites for rarer/rarest species or all species assemblages	
	Sites meeting SSSI Guidelines	Oppose interference with existing roosts or seek improved roost provision. Timing constraints. No destruction of former roost until replacement completed and significant usage demonstrated. Monitoring for as long as possible.
	Maternity sites of rarest species	

3 IMPACT ASSESSMENT

- 3.1 The Impact Assessment considers the overall effects of the proposed development on the roost and the effects of mitigation and compensation for those predicted impacts.

Impact Assessment Without Mitigation

- 3.2 The outcome of the demolition of Ty Maes Marchog will be the destruction of maternity and hibernation roosts, most likely for a small number of common pipistrelle bats, but possibly brown long-eared also. Without appropriate mitigation/compensation a **negative impact** is predicted on populations of common pipistrelle and brown long-eared bat species in the local area.

Mitigated Impact Assessment

- 3.3 Some roost compensation has already been provided in the replacement building immediately adjacent to Ty Maes Marchog (also called Ty Maes Marchog) which is already constructed. These are 4 Ibstock type C brick bat boxes (see Appendix 3). Further mitigation to provide access for bats to part of the loft of the new building is proposed in this Method Statement (See Section 4, Method Statement).
- 3.4 The intention of the compensation is to ensure that suitable features for supporting roosting bats are to be provided for the long term. It is considered that with mitigation appropriate to the status of the roost, the proposal to demolish the Ty Maes Marchog will have **no significant impact** on the species present in the medium/longer term in either a Local or Regional Context.
- 3.5 The rationale behind the consideration of level of impact with mitigation is based upon:
- The roost is considered to consist of maternity roost and a hibernaculum of a small numbers of a common species that are widely distributed across the region and likely to be present and under-recorded in the locality;
 - Mitigation is proposed that will provide both permanent and temporary roost places catering for both summer and winter roosts, offering new opportunities for maternity roosts;
 - New build adjacent to the site already includes bat roost facilities that were conditioned to replace the features in the existing building. Further measures are proposed that will be constructed in the new build.
- 3.6 The mitigation and compensation will be long term and form part of the fabric of the already constructed replacement Ty Maes Marchog structure. Further mitigation to that already existing is proposed in this Method Statement. The detailed mitigation and compensation proposals are given in Section 4.
- 3.7 No further impacts are foreseen in a site or wider area context.
- 3.8 Following completion of the new development with integrated mitigation features, the residual impacts have the potential for a **neutral** outcome for bat species on site.

3.8 Relevant Legislation and Policies are given in Appendix 4.

4 METHOD STATEMENT.

Summary of Proposed Works Requiring a European Protected Species Development Licence (EPSL)

4.1 The works for which an EPSL is required are:

- Destruction of summer and winter bat roosts at Ty Maes Marchog.

4.2 The details below are designed to ensure compliance with The Conservation of Habitats and Species Regulations 2010.

Timing of Works

4.3 No works considered to be damaging to the roost will be undertaken until a Welsh Assembly Government European Protected Species Development Licence has been gained.

4.4 The roosts are considered to be a probable maternity roost of common pipistrelle bats, a possible summer roost of a small number of brown long-eared bats and probable hibernaculum for both species.

4.5 Works to demolish the buildings will commence as soon as practicable after receipt of an EPSL. They will not commence before mid-September when all young bats can be expected to be independent and flying from the roost

Bat Box Compensation Prior to Demolition

4.6 Ibstock Type C bat boxes have been built into the replacement new structure adjacent to the present building and are already in place. Adaptations to the building to allow access to the roof space for brown long-eared bats and the wall tops and cavity for common pipistrelle are proposed and will take place before the demolition of Ty Maes Marchog takes place (see below paragraphs 4.14-4.16).

4.7 The replacement building consists of two separate wings, one single storey and one two storey, The mitigation allowing access to the roof space and soffits is proposed in the two storey section of the building.

Toolbox Talk

4.8 Toolbox talks by the Appointed Ecologist will be undertaken with the contractor workforce prior to commencement of demolition works. The talks will offer guidance on legislation and policy and on what measures must be undertaken should a bat be discovered during the works.

Demolition

4.9 The Appointed Ecologist will be on Site to oversee the removal of roofing tiles of all buildings on site (the main building and the warden's house) and the removal of the wall plate to expose the wall cavity. The tiles will be removed carefully by hand to ensure that the potential to harm any animals present is fully minimised.

4.10 Should a bat be found, the Appointed Ecologist will assess its condition and health and move, by hand, the animal to the bat boxes in the adjacent new build if fit or to a local bat carer if it is considered to be unfit for immediate transfer for any reason.

4.11 Following the removal of the roof, the walls will be left to stand for two days to allow the wall microclimate to become unsuitable for any bats that may still be present, and allow time for them to escape.

4.12 Following this, demolition of the building can commence as normal.

Specific Bat Mitigation

Common Pipistrelle bat

4.13 Common pipistrelle bats are crevice dwelling bats, normally residing in such places as behind bargeboards, soffits, between the roof slates and underfelt, on wall tops and in the wall rubble/cavities. They will also readily use bat boxes.

4.13 Four type C Istock bat boxes have been installed in the new building immediately to the east of Ty Maes Marchog. The location of these boxes is shown in Appendix 3. In these boxes Bats are contained within the bat box and there is no provision for access the wall cavity.

4.14 Access to the roof space of the two storey build of the replacement structure will also be permitted for brown long-eared bats (see below). The access detail, 25*150mm gaps in the soffit will also allow common pipistrelle access to the wall tops of this building (See Photos in Figure 4).

Brown long-eared bat

4.15 It is proposed to allow access to part of the new building that will be suitable for brown long-eared bats. Access will be via gaps into the soffit with access to the roof space and specially adapted roof tiles. The location of the part of the building identified for bat roosting is shown in Figure 4.

4.16 Access under the soffits will be provided by a series of 25mm wide by 150mm long gaps at the base of the soffit against the wall. Figure 5 shows a diagrammatic representation of appropriate access to the loft space. Any underfelt materials will be held of the wall tops by a piece of tile or brick to prevent the access closing over time.

4.17 Access will also be made via the use of bat tiles in the roof. Slate Line bat vents will be used (see Figure 6). Two access points will be provided on the southern elevation of the roof away from artificial lighting (Figure 4).

4.18 Normally bitumen based underlay felts are required for bat roosts. In this instance, the case for brown long-eared bats rests upon the identification of droppings characteristic of that species found in the 2012 survey. No droppings likely to be of that species were found in 2013 and no brown long-eared bats were recorded in observations in either year. As such it is likely that if they are present it is a single bat or they are present in small numbers. Because of this, it is considered the presence of a modern breathable membrane is unlikely to pose a potential threat to bats in this instance.

Artificial Lighting

- 4.19 Many bat species are affected by artificial light, particularly brown long-eared bats. Common pipistrelle bats are less affected than many other species however, direct lighting of the roost mitigation can cause their emergence time to be delayed and this can have an impact upon their foraging success. Consideration will therefore be given to the level of external lighting around the Site. If lighting in the works compound is considered necessary, installation of security or other external lighting will be:
- Located with consideration for bats and other nocturnal species and not illuminate the surrounding area;
 - Will be confined only to areas where there are access or particular security considerations and where health and safety issues need to be considered and will not stray to the surrounding dark areas or to the site of the compensation bat boxes.

Monitoring

- 4.20 Monitoring of any new development will need to be conditioned in any planning permission and EPSL. Due to the presence of a nursery bat roost monitoring will be undertaken in years 1 and 3 following demolition of the present building. Monitoring will consist of evening and morning observations carried out by a licensed bat Ecologist at a suitable time of year (mid May – August).

5 SUMMARY

- 5.1 Ty Maes Marchog is a probable maternity common pipistrelle roost, a possible male or non breeding female roost of brown long-eared bats and a hibernation roost for both species.
- 5.2 The roost is considered to be of medium conservation significance when considered against the Bat Mitigation Guide (2004). As the proposed works will affect the Continued Ecological Functionality of the roosts and thus breach the Conservation of Habitats and Species Regulations (2010), a European Protected Species Licence for the development must be obtained before commencement.
- 5.3 The recommendations contained within this report form the Method Statement produced to accompany an EPSL application to Natural Resources Wales and detail the necessary working methods and assessment to ensure the Favourable Conservation Status of the species concerned is retained in the locality of the roost.

6 REFERENCES

Mitchell Jones, A J & Robertson C J (Eds) *Bat workers Manual*, 3rd Edition, Joint Nature Conservation Committee, 2004

Mitchell Jones, A J, *Bat Mitigation Guidelines*, English Nature 2004

Bat Conservation Trust (2012), *Bat Surveys – Good Practice Guidelines*. Bat Conservation Trust, London.

Disturbance and protected species; understanding the law in England and Wales, A view from Natural England and the Countryside Council for Wales, Natural England and countryside Council for Wales 2007

Figure 1: Building Plan and Emergence Points.

**FIGURE 1:
BUILDING PLAN AND EMERGENCE POINTS.**

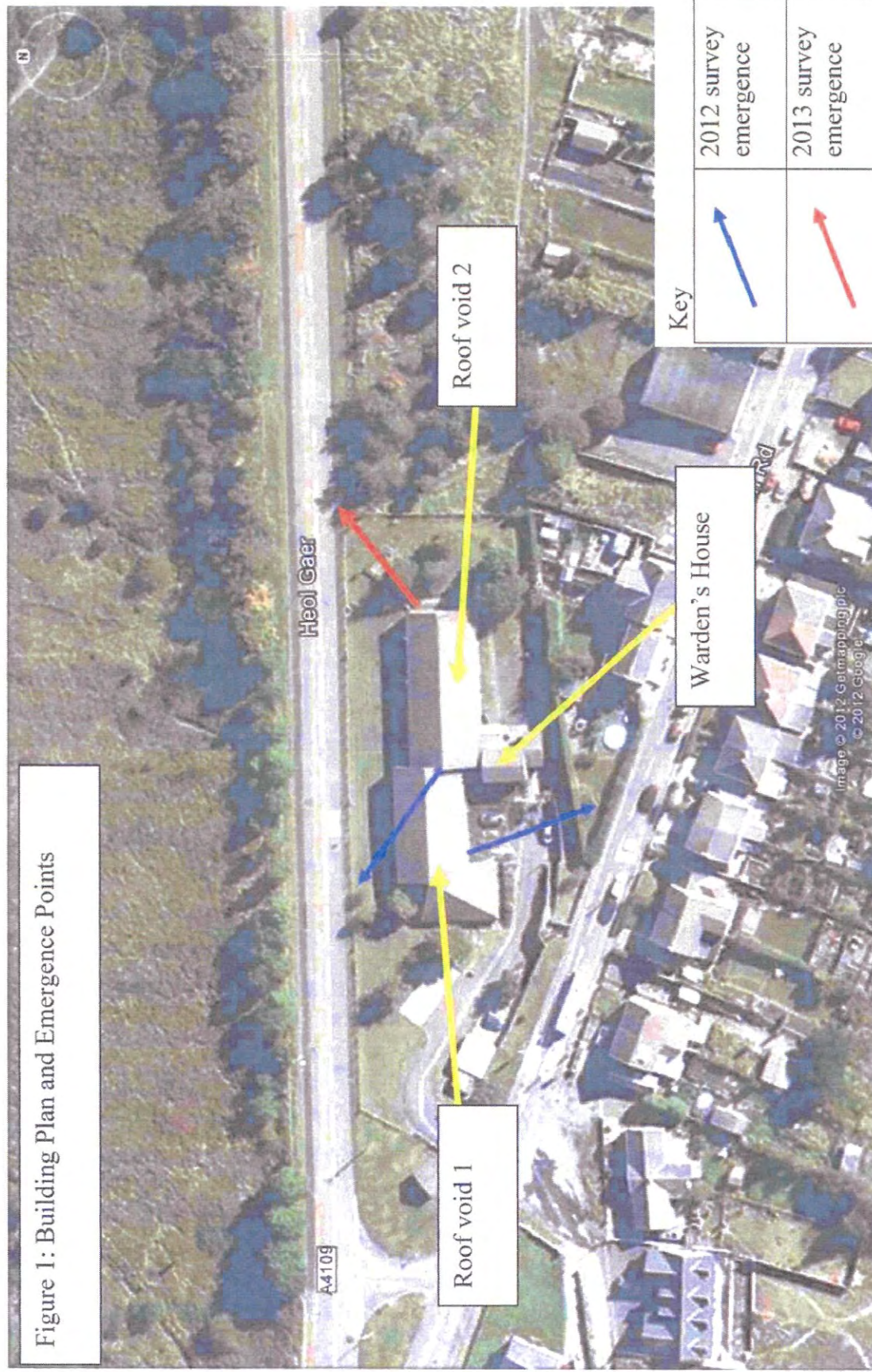
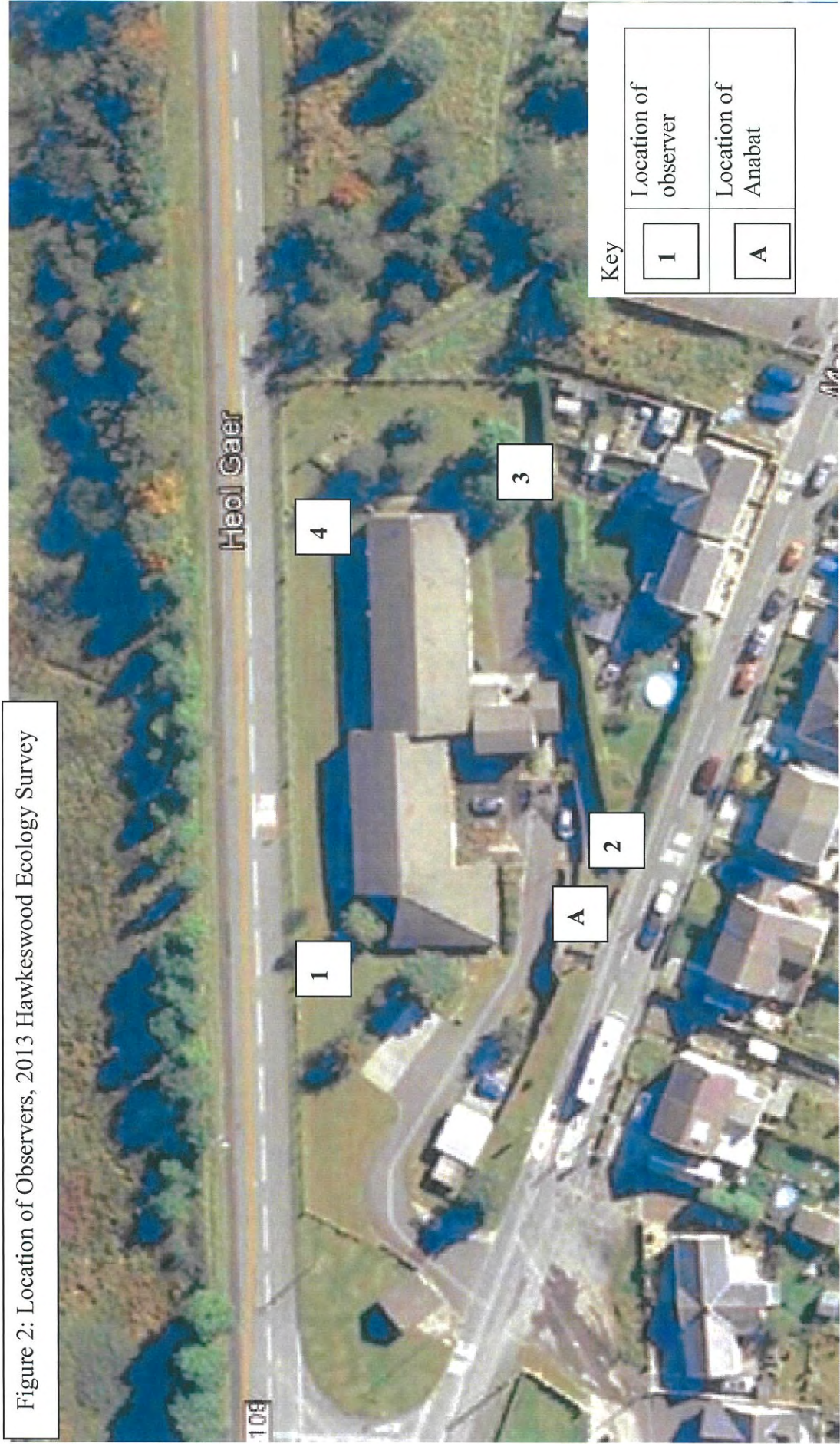
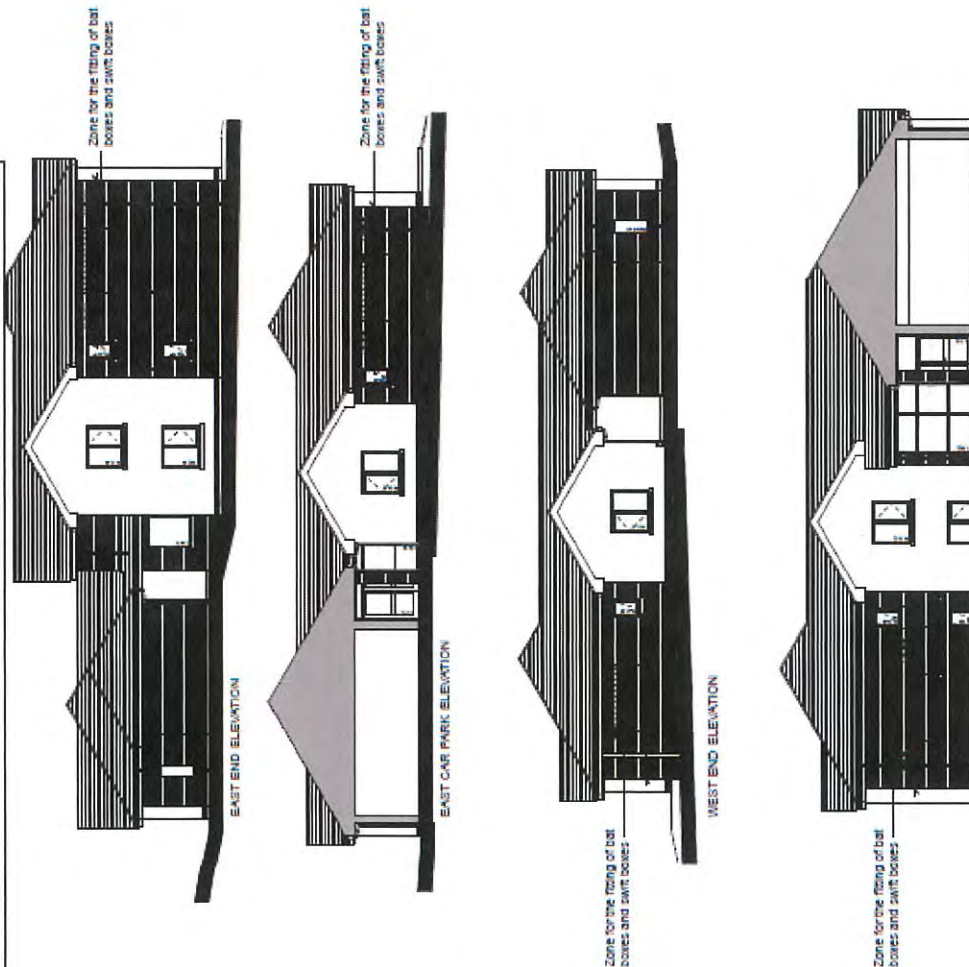


FIGURE 2:
LOCATION OF OBSERVERS 2013, HAWKESWOOD ECOLOGY SURVEY



**FIGURE 3:
LOCATION OF IBSTOCK TYPE C BAT BOX PROVISION IN NEW BUILD**

Figure 3: Location of Istock Type C Bat Box Provision in New Build

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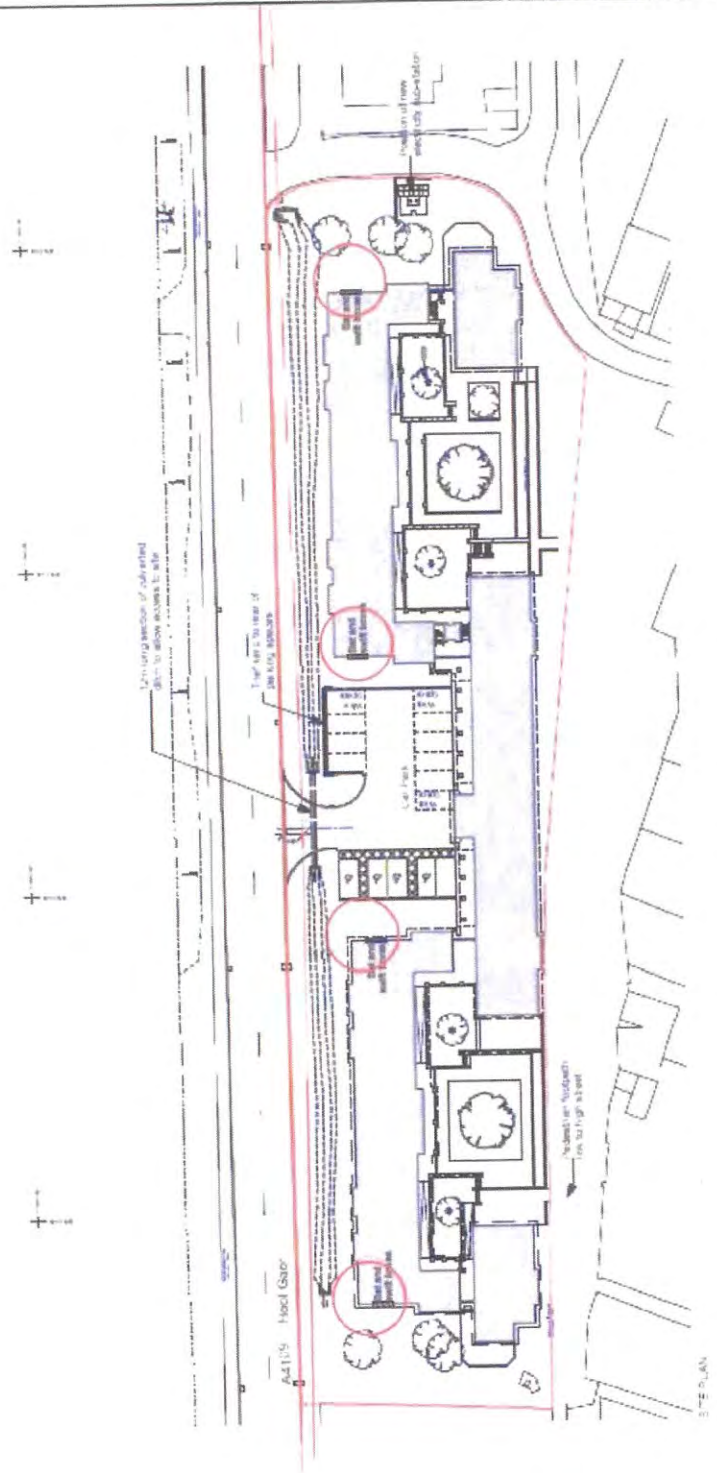
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Sheltered Housing
Ty Maes Marchion

Bat/Bird Box Locations

2025 RELEASE UNDER E.O. 14176

Figure 3: Location of Ibstock Type C Bat Box Provision in New Build



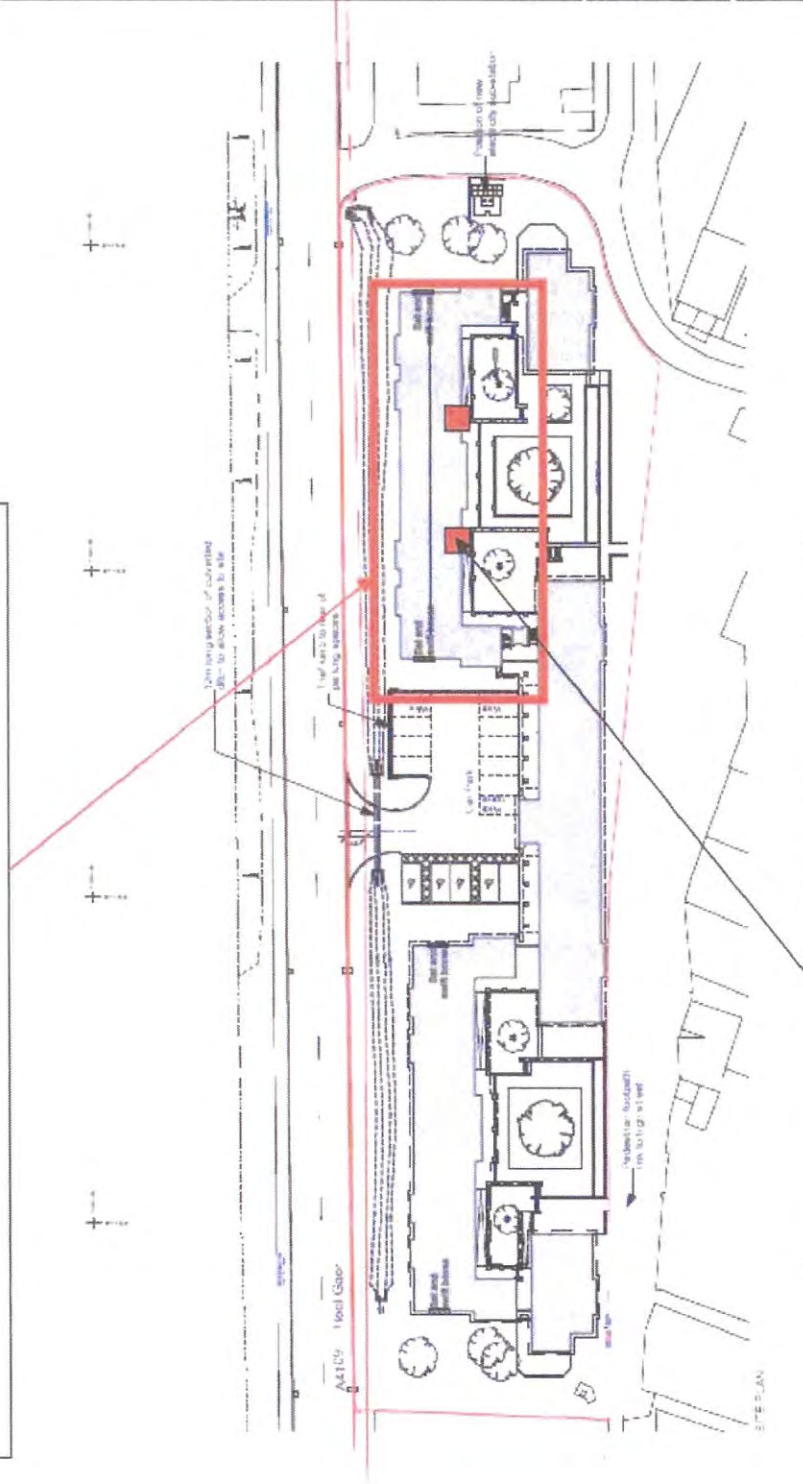
○ Location of bat boxes

It is the responsibility of the client to ensure that the proposed development is in accordance with the relevant planning and building regulations and that the proposed development is in accordance with the relevant planning and building regulations.

Sheltered Housing	
Ty Maes Marchog	
Site Plan	
8111 WD:101 B	

FIGURE 4
AREA OF ROOF MADE AVAILABLE TO BROWN LONG-EARED BATS AND
PROPOSED LOCATION OF ACCESS POINTS

Figure 4: Area of Roof Made Available to Brown Long-Eared Bats



Approximate locations of roof tile access (to be agreed on site with Appointed Ecologist)

By the use of this drawing, the user acknowledges that the user is not a professional and that the user is not responsible for the use of the drawing. The user is responsible for the use of the drawing.	
Shetland Housing Ty Maes Marchog Site Plan	
611 WD: 101 5	



Approximate locations of soffit gap access (to be agreed on site with Appointed Ecologist)

FIGURE 5
ACCESS TO ROOF SPACE VIA SOFFIT SUITABLE FOR BROWN LONG
EARED AND COMMON PIPISTRELLE BATS

Figure 5: access to roof space via soffit,
suitable for brown long-eared bats

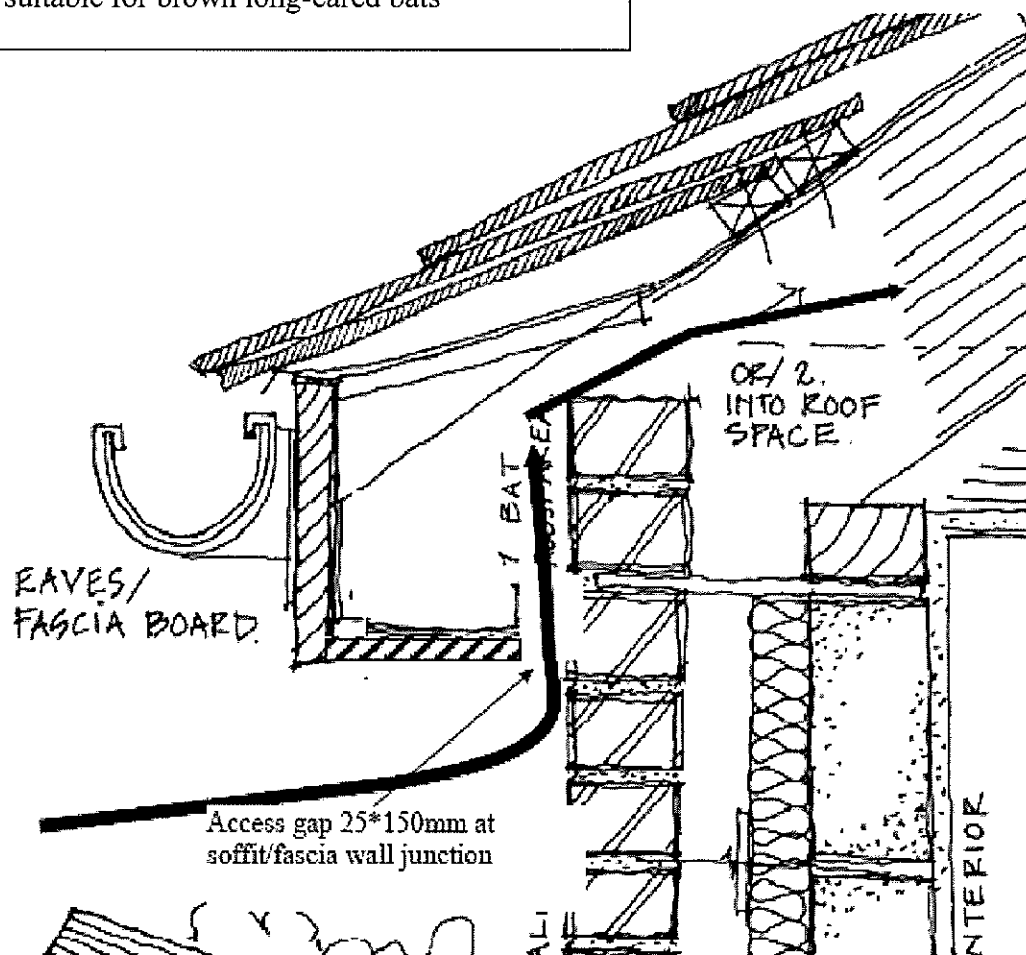
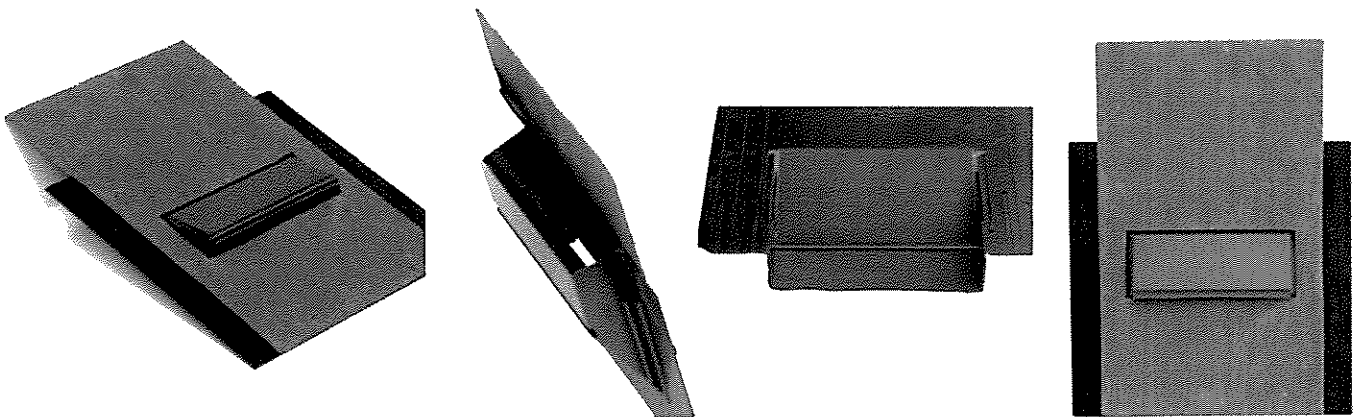
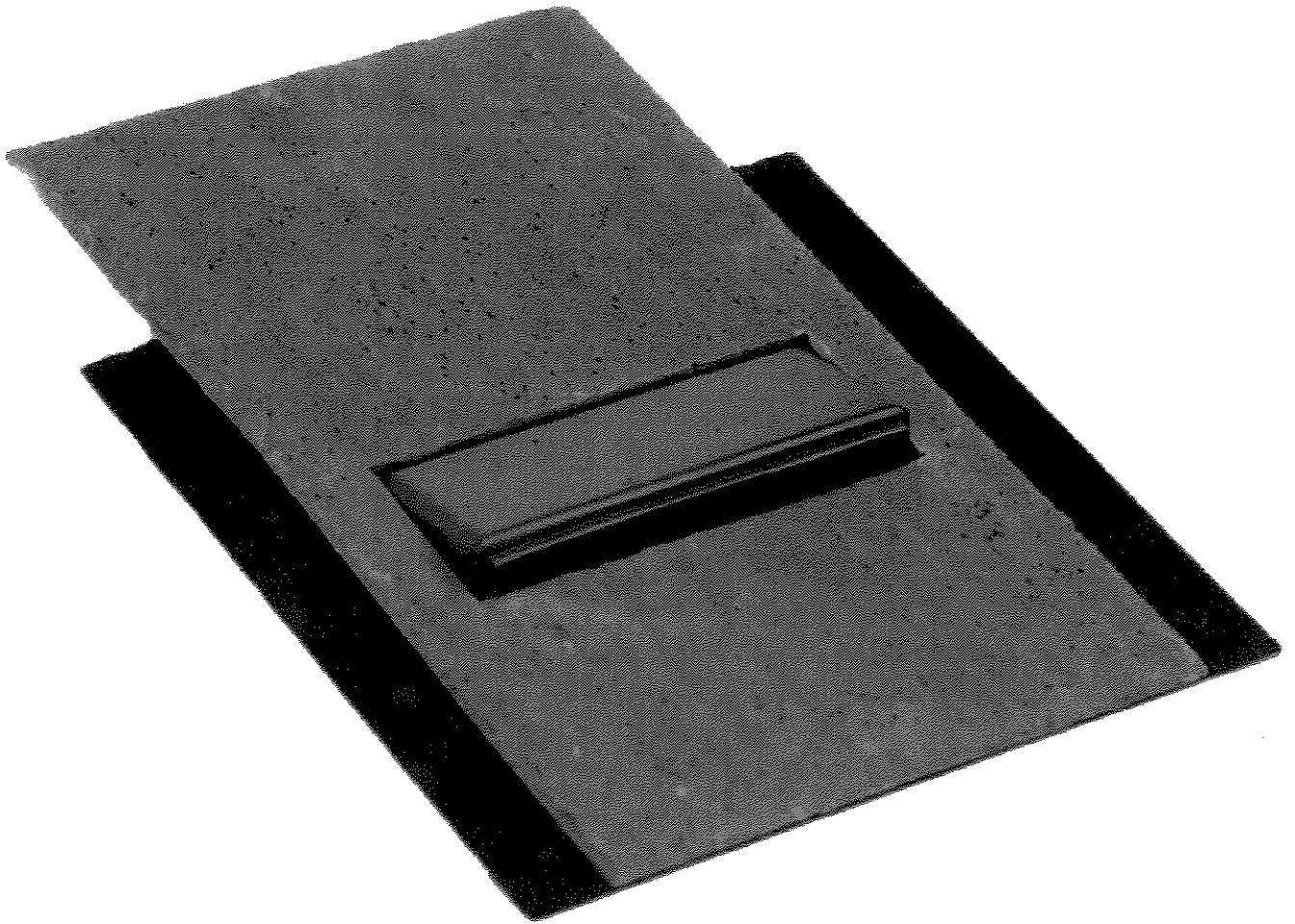


FIGURE 6
SLATE LINE ROOF ACCESS DETAIL

1. The first step is to take a piece of paper and fold it in half.
2. The second step is to take a piece of paper and fold it in half.



**APPENDIX 1:
PHOTOGRAPHS**



The western wing, and Warden's House, southern elevation



The Eastern Wing, northern elevation



The Eastern Elevation



Emergence points
identified in 2012
(EWS) survey





Typical scattering of old and fresh pipistrelle droppings at gable wall.



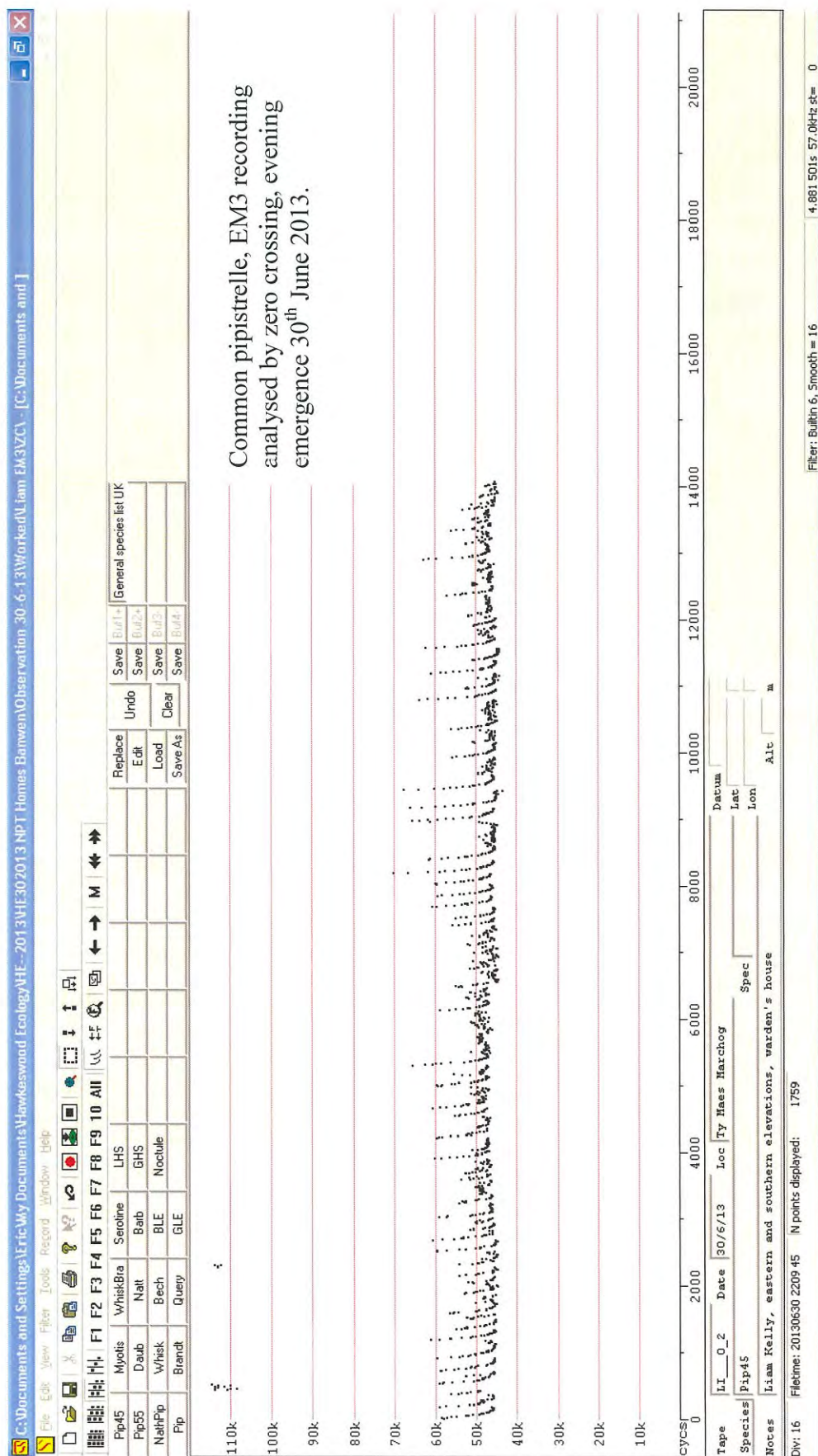
Typical roof structure

1. The building is a two-story structure with a gabled roof. The exterior walls are made of brick, and the roof is covered with dark shingles. The building appears to be in poor condition, with significant damage to the roof and walls.



Significant gaps between render and soffits in western wing

APPENDIX 2
EXAPMLE RAW DATA FROM 2013 OBSERVATION



**APPENDIX 3:
IBSTOCK TYPE C BAT BOX**



Enclosed Bat Box C with engraved motif

- ◆ Designed specifically for the pipistrelle bat
- ◆ Available in smooth blue, smooth gold & smooth red
- ◆ Attractive "bat" motif
- ◆ Discrete home for bats
- ◆ Various sizes
- ◆ Several roosting zones are created inside the box
- ◆ Bats are contained within the bat box itself
- ◆ Maintenance free with entrance at the base
- ◆ Ideal for new build & conservation work

British bats are protected under the Wildlife and Countryside Act 1981. Schedule 5 of this act makes it illegal to intentionally kill, injure or take any British bat. It is also an offence to intentionally damage or destroy their place of rest (the roost).

All bat species are protected under Annex IV of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (The Habitats Directive) as amended which requires the United Kingdom government to provide bats with strict protection. Lesser horseshoe bats are also protected under Annex II of the Habitat Regulations which requires the national government to identify Special Areas of Conservation to protect and enhance core populations of Annex II species.

The Habitats Directive is transcribed into England and Wales Law by The Conservation of Habitats and Species Regulations 2010. This legislation states in Part 3, Protection of Species, paragraph 41(1) that a person who:

- (a) deliberately captures, injures or kills any wild animal of a European protected species,
 - (b) deliberately disturbs wild animals of any such species,
 - (c) deliberately takes or destroys the eggs of such an animal, or
 - (d) damages or destroys a breeding site or resting place of such an animal,
- is committing an offence.

Further, with regard to disturbance of EPS, Paragraph 41(2) that disturbance is an act which is likely to:

- (a) to impair their ability—
 - (i) to survive, to breed or reproduce, or to rear or nurture their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) to affect significantly the local distribution or abundance of the species to which they belong.

In the case of a development involving the loss or modification of a building which may affect bats the above legislation must be considered and it may be necessary to apply to the Welsh Assembly Government for a European Protected Species Licence EPSL.

The introduction of the Conservation of Habitats and Species Regulations 2010, has removed the defence of killing or injuring a protected species during a lawful operation, thus even in an instance where planning permission is granted, the presence of bats must be considered and mitigated for prior to commencement of works. Under the above regulations, a WAG licence can only be given if three tests are satisfied:

- The action proposed is in the interest of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance to the environment;
- That there is not a satisfactory alternative;

- That the action proposed will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Failure to satisfy the regulations and obtain an EPSL where required is likely to result in prosecution and can lead to severe fines of up to £5000 per bat and possible imprisonment.

Eight species of bat are Listed under section 42 of the Natural Environment and Rural Communities Act (2006) (NERC) as Species of Principal Importance for Biological Conservation in Wales. This is a list of species considered at threat within Wales and in need of conservation management to maintain and enhance population numbers.

A duty is placed on the Local Authority by the Welsh Assembly Government to maintain and enhance populations of species listed in Section 42.

HAWKESWOOD ECOLOGY

Specialists in Ecological Survey and Assessment

VAT Registration No.: 926 9271 93

17 Heol Henrhyd, Coelbren, Nr. Ystradgynlais, POWYS. SA10 9PG. Tel/Fax: 01639 701304
Mobile: 07957 154794 E-mail: hawkeswoodecology@btinternet.com

Hawkeswood Ecology is an Ecological Consultancy based in South Wales offering a wide range of expertise in ecological assessment for a broad range of clients.



Licence Number 51198A, Ty Maes Marchog, Banwen

Photographs:



Work starting on the western section 2015



Droppings under the tiles on the southern pitch of the roof



Work on the caretaker's house



Ridge on hipped roof over former Doctors surgery



Work on the eastern section roof



The caretakers House and the stripped eastern section



Mitigation in new build, bat bricks and access to wall tops and soffit.

The COAL AUTHORITY

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG

Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**WILLDIG LAMMIE PARTNERSHIP
LIMITED
TREGLEATH HOUSE
1 SERPENTINE ROAD
NEWPORT
GWENT
NP20 4PF**

Our reference: **51000173612001**
Your reference: **1711 Ty Maes archog**
Date of your enquiry: **16 October 2012**
Date we received your enquiry: **16 October 2012**
Date of issue: **16 October 2012**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

**1, TY MAES MARCHOG, MAIN ROAD, DYFFRYN CELLWEN, NEATH, WEST GLAMORGAN,
SA10 9HR**

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006.

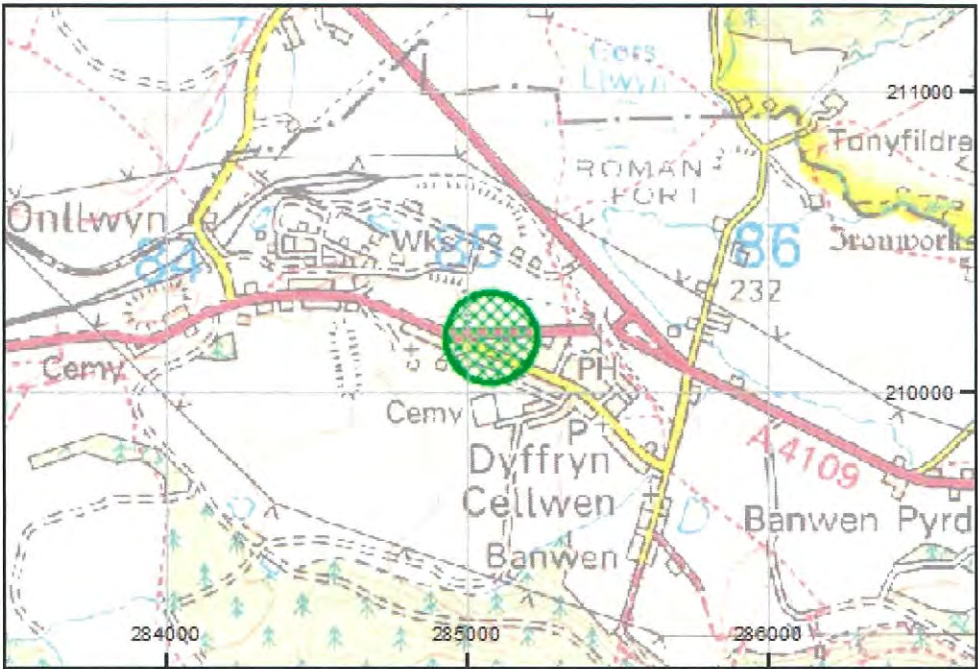
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Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	16 October 2012
Issued to:	WILLDIG LAMMIE PARTNERSHIP LIMITED TREGLEATH HOUSE 1 SERPENTINE ROAD NEWPORT GWENT NP20 4PF
Property Search for:	1 , TY MAES MARCHOG, MAIN ROAD, DYFFRYN CELLWEN, NEATH, WEST GLAMORGAN, SA10 9HR
Reference Number:	51000173612001
Date of Issue:	16 October 2012
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

Location map



Approximate position of property

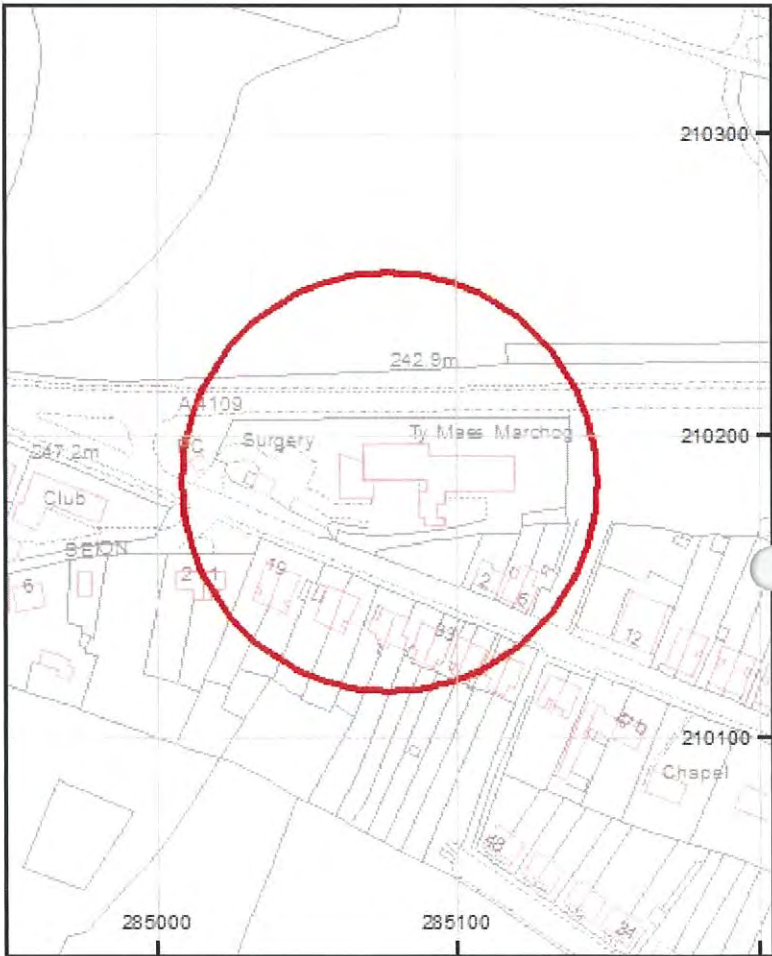


Enquiry boundary

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Key

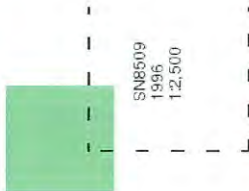
Approximate position of enquiry boundary shown



Annex B Coal Authority Report
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Source map sc
Large Scale National Grid Data:
Survey of Information on Micro
until 1999. These maps were it
provide detailed information on
topographic features such as v
1:2,500 and 1:1,250 scales.

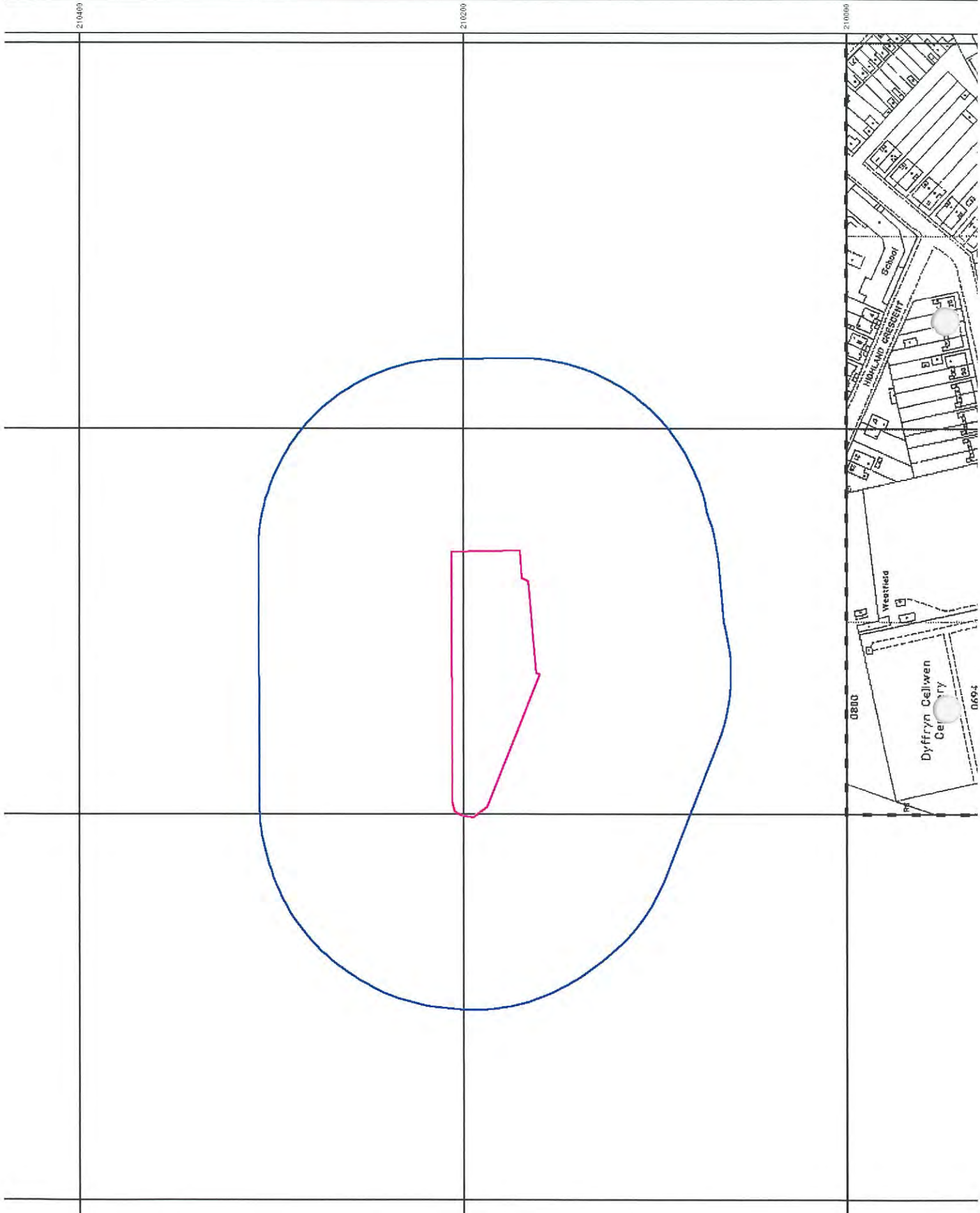
Map Name(s) and



Historical Map -



Order Details
Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):

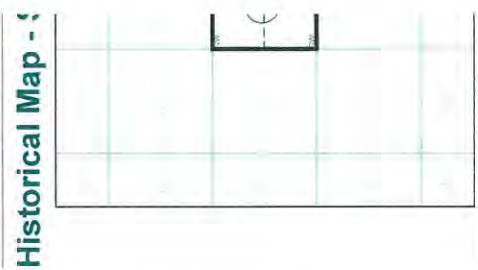


Source map Large Scale National Grid Data Survey of Information on Micro until 1999. These maps were tr provide detailed information on topographic features such as v 1:2,500 and 1:1,250 scales.



Map Name(s) and

SN8410	SN8409
1993	1993
12,500	12,500



Order Details

Order Number:
 Customer Ref:
 National Grid Reference
 Slice:
 Site Area (Ha):
 Search Buffer (m):

Produced 190:
Source map sc

The SIM cards (Ordnance Survey further, minor editions of mapping between the main editions as a 1994, and contain detailed info These maps were produced at

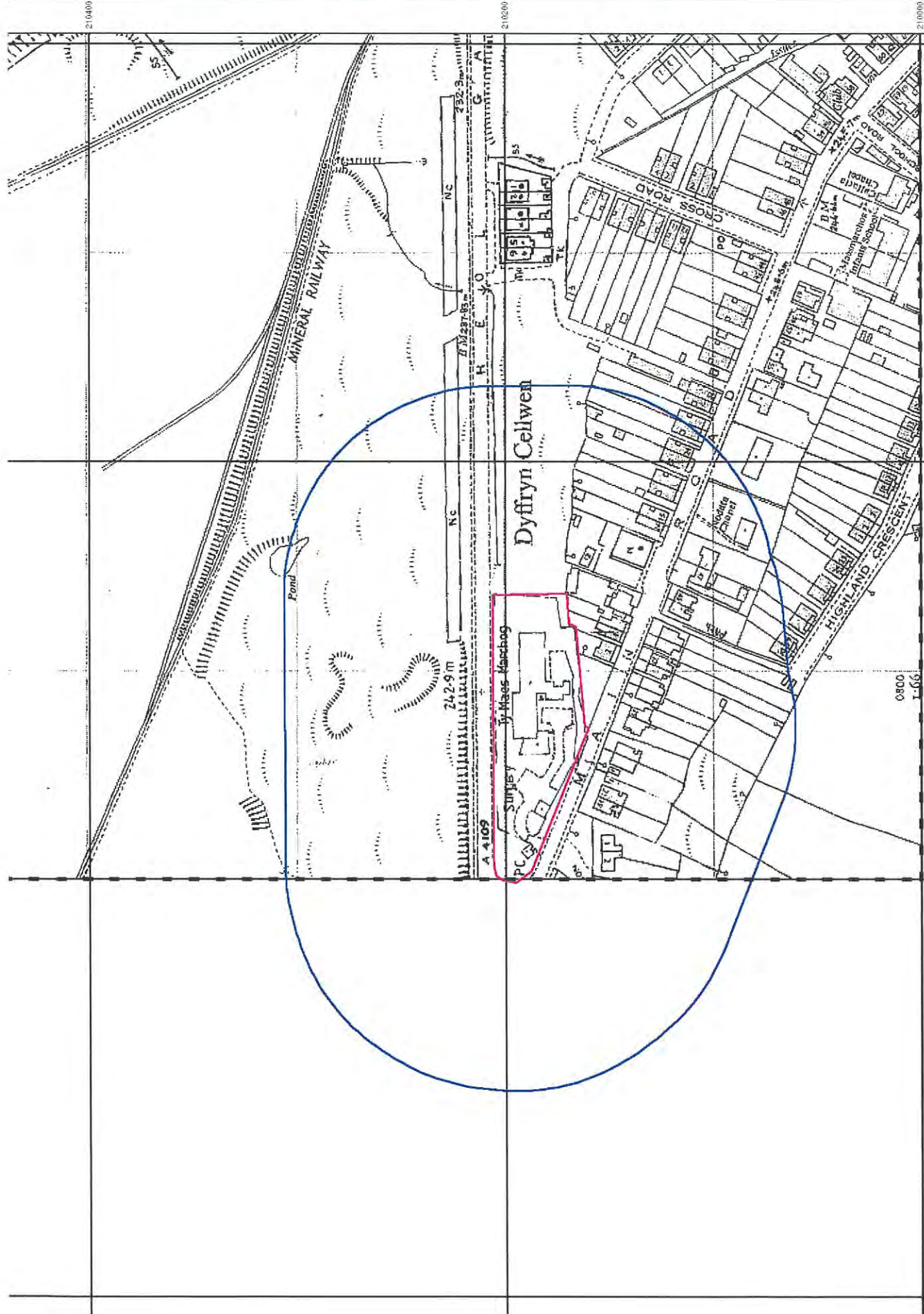
Map Name(s) and

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Historical Map -

Order Details

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National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):

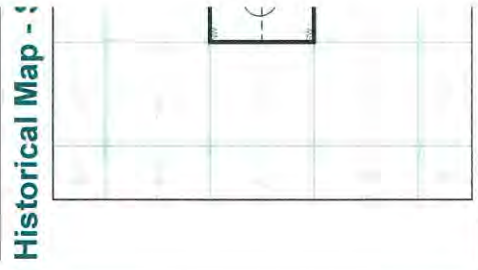


Source map

The SIM cards (Ordnance Survey further, minor editions of mapping between the main editions as a 1994, and contain detailed info These maps were produced at

Map Name(s) and

SN8410	SN81
1986	1978
12,500	12,5
SN8409	SN81
1992	1982
12,500	12,5



Order Details

Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):

