



Youth Offending Team
Building, Harbourside
Bat Survey Report
Date: July 2024

by

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DECLARATION

The information, advice and opinions which we have prepared and provided is true, and has been prepared and provided in accordance with the CIEEM's Code of Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Signed:

Planning Ecologist

A handwritten signature in black ink, appearing to read 'M Price', with a stylized 'M' and 'P'.

Megan Price

Ecologist (Planning & Consultancy)

The following report is considered a reasonable and true representation of the ecological situation on the site assessed. The report is however just a snapshot assessment therefore the authors are unable to guarantee that all biodiversity interest has been identified. In addition, if works are not undertaken, a programmed re-assessment will be required. The survey information is considered applicable for two years from the date of the survey.

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EXECUTIVE SUMMARY

The proposal is to replace the roof covering of the Youth Offending Team Building on Harbourside, Port Talbot.

The building was assessed as having low roost potential for bats so a single emergence survey was carried out on the 14th May 2024. No bats were seen emerging from the building and a single Common Pipistrelle bat was recorded foraging around the grassland to the South of the building.

Due to no bats being present, there are no biodiversity constraints to the proposed reroofing of the building.

Biodiversity enhancements in the form of a living green wall (species to be agreed in conjunction with the LPA Ecologist at detailed design stage) and integrated swift boxes will be provided as part of the development.

1 INTRODUCTION

1.1 SITE LOCATION

The Youth Offending Team Building is located in Port Talbot, South Wales. The location of the site is shown on the aerial photograph below. The grid reference for the central point of the site is SS766895.



Figure 1 – Location of Youth Team Offending Building, Harbourside.

The building is situated in Port Talbot close to the railway station and dock area.

The building is of brick construction with a tiled roof. The area within the immediate vicinity comprises areas of species rich grassland verges with built-up industrial areas.

1.2 DESCRIPTION OF DEVELOPMENT

Current plans are to reroof the whole of the building and to build a small flat roof side extension.

A living green wall is proposed for part of the rear elevation (Figure 2).



Existing View on Front Elevation



Proposed View on Front Elevation



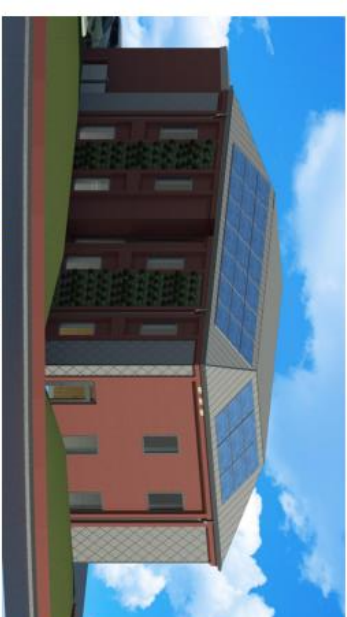
Existing View on Rear Elevation



Proposed View on Rear Elevation



Existing View on Rear Elevation



Proposed View on Rear Elevation

[illegible]

Figure 2 – Current design for proposed reroof, extension and biodiversity enhancements (may slightly alter at detailed design phase).

1.3 SCOPE OF SURVEY

The objectives of the survey were to obtain sufficient data to:-

1. Identify potential bat activity levels and use of buildings on site e.g. roosting within the buildings identified and/or foraging in and around the surrounding area;
2. Identify any other potential constraints to redevelopment on the site from other species present;
3. Assess whether the proposed redevelopment of the buildings on site would be likely to have an impact upon those species, if present;
4. Make recommendations for further survey work (if necessary) to establish the seasonal use of the site and to help determine the species status, if present; and
5. Recommend a mitigation strategy (where possible) for those habitats/species present that pose a constraint to the redevelopment of the site.

2 BASELINE SURVEY RESULTS

2.1 PRELIMINARY ROOST ASSESSMENT

2.1.1 SURVEY METHOD

Please see Figures 3, 4 & 5 below for indicative photos providing an external overview of the overall structure of the building. An internal survey was not carried out due to the difficulties with access into the internal roof voids and the low roost potential of the building.



Figure 3 – East elevation of Youth Offending Team Building showing brick construction and well maintained tile roof.



Figure 4 – East elevation at night showing the high levels of artificial lighting in the area



Figure 5 – North elevation of Youth Offending Team Building, showing high levels of artificial lighting in the surrounding area.

The building is of brick construction with a tile roof. The building and roof is overall well maintained with very little potential for crevice dwelling bats. The plastic fascias are also tight against the wall.

During the night, there is a high level of artificial lighting provided by street lights in the car park, and along the adjacent roads, which further reduces the roosting potential of the building.

3.2 EMERGENCE SURVEY

3.2.1 SURVEY METHODOLOGY

The surveys were conducted in accordance with the Bat Conservation Trust guidelines (Collins J. 2023). The cellar complex was assessed as having low potential to support roosting bats. One emergence surveys were carried out.

The dusk emergence survey was undertaken on the 14th May 2024 (by Megan Price, Lewis Badham and Marie Fowler) in weather conditions conducive to bat activity i.e. little or no rain and temperatures in excess of 10° C. The emergence survey began approximately 30 minutes before sunset and continued for approximately 1.5 hours after sunset. 3 surveyors were positioned so as to cover the majority of elevations of the building.

Each surveyor was equipped with either a SSF Bat 2 detector and/or a Anabat Walkabout detector.

3.2.2 LIMITATIONS

There were no limitations to the survey as it was carried out at the correct time of year in conducive weather conditions.

3.2.3 RESULTS

14th May 2024

Low levels of activity were recorded on site during the emergence survey. A single Common Pipstrelle (*Pipistrellus pipistrellus*) was recorded foraging over the species rich grassland verge to the south of the building during the survey. A summary table of the data collected over the course of the survey can be found at Appendix 1.

4 RECOMMENDATIONS FOR MITIGATION.

4.1 ECOLOGICAL ENHANCEMENT

In line with the general principles set out in SPG: Biodiversity and Geodiversity (May 2018) and the Environment (Wales) Act 2016 the application is required to demonstrate how biodiversity enhancement is to be achieved.

Currently the designs for this area have not been finalized however it is unlikely that they will significantly change from Figure 2 included above.

A living green wall (in 2 panels) will be included on the rear elevation of the building. The species used will be wildlife friendly and appropriate to the area (no species will be used that have the potential to become invasive in the brownfield sites surrounding the building). Exact species have not yet been confirmed, this will be finalised during the detailed design phase and agreed with the LPA Ecologist.

3 integrated swift boxes will also be installed on the East elevation of the building, tight to the eaves.

5 REFERENCES

- Anon.** HMSO, London. All legislative references. www.legislation.gov.uk
- CIEEM.** (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine
- CIEEM.** (2017). Guidelines for Preliminary Ecological Appraisals. 2nd Ed
- Collins, J. (ed.) (2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.
- Joint Nature Conservation Committee.** (1993). Handbook for Phase 1 Habitat Survey. A technique for environmental Audit.
- Wales Biodiversity Partnership.** Environment (Wales) Act 2016: Section 7 List of Species of Principal Importance for Conservation of Biological Diversity in Wales.
- Wales Biodiversity Partnership.** Environment (Wales) Act 2016: Section 7 List of Habitats of Principal Importance for Conservation of Biological Diversity in Wales.
- Wales Biodiversity Partnership.** (2008). Wildlife Sites Guidance Wales. A guide to develop local wildlife systems in Wales.

6 APPENDICES

APPENDIX 1 – 2024/04/14 SURVEY SUMMARY TABLE

<u>Dusk Emergence/ Dawn Re-entry Survey Form</u>			
Surveyors:	Megan Price, Lewis Badham, Marie Fowler		
Date:	2024/05/14		
Location/ Project:	Youth Offending Team Building, Harbourside		
Time Start:	20:40	Time Finish:	22:30
Sunset time:	20.55	Detectors Used:	SSF2, Anabat Walkabout
Temperature Start (°C):	16	Temperature Finish (°C):	14
Cloud Cover (%):	50	Cloud Cover Finish (%):	–
Humidity Start (%):	–	Humidity Finish (%):	–
Wind Start:	Light Wind	Wind Finish:	Light Wind
Precipitation:	None.		
Land Use:	Office building and car park with species rich grass verges.		
Surrounding Land Use:	Urban/industrial/dock		
Surveyor:	Time:	Species:	Activity & Direction:
MP	21:26-21.55	Pp	Foraging over grassland to south of building. Came from tree line to the west.