



Maddison Capital Ventures Ltd
Willow Court, Clyne Common, Swansea, SA3 3JB

Butcher's Arms, Alltwen, Neath Port Talbot.

Protected Species (bats)

Bat Survey Report

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Summary

Greg Jones was commissioned by Maddison Capital Ventures Ltd to undertake a protected species survey of the Butcher's Arms, Alltwen for which re-development is proposed. A preliminary building assessment was undertaken followed by two live observation surveys. This report sets out the findings and conclusions of those surveys, plus provides recommendations for the development proposal.

An Aderyn Local Record Centre search for the locality was commissioned from South East Wales Biodiversity Records Centre (search ref. 0245-459).

A building assessment for protected species was undertaken 19th June 2024 under dry clear conditions. The inspection followed survey guidelines published by the Bat Conservation Trust (2023), Bat Surveys for Professional Ecologists, Good Practice Guidelines. Whilst no field signs for bats were recorded during the assessment, opportunities for bats to enter the roof spaces or exterior timber and flashing works were plentiful. The building was therefore assessed as having a moderate potential for bat roosting for which two observation surveys would be required to determine absence / presence.

The Preliminary Roost Assessment, and subsequent phase 2 observation surveys have shown that the main building holds day roosts for common pipistrelle bats in small numbers (two recorded), likely to be males or non-breeding females. Their use of the building may be intermittent and likely to be used in conjunction with other buildings in the locality.

Recommendation: A derogation licence for bats together with appropriate mitigation and / or compensatory measures pertinent to the species recorded will be required to undertake works that affect the roof space of the main building. Works must also be managed to prevent impacts to nesting birds.

Disclaimer

This document has been prepared by Greg Jones Consultant Ecologist for the client solely as a report detailing protected species survey data to inform maintenance proposals. Data is considered to be correct and relevant only to the time of survey. Greg Jones accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned.

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1.0 Introduction

Greg Jones was commissioned by Maddison Capital Ventures Ltd to undertake a protected species survey of the Butcher's Arms, Alltwen for which re-development is proposed. A preliminary building assessment was undertaken followed by two live observation surveys. This report sets out the findings and conclusions of those surveys, plus provides recommendations for the development proposal.

2.0 Legislation

All bat species and their roosts are protected in the UK under the Conservation of Habitats and Species Regulations 2017, which implements the EC Directive 92/43/EEC., also known as the Habitats Regulations.

They are also protected under the Wildlife and Countryside Act 1981 (as amended), through inclusion in Schedule 5, and under the Countryside and Rights of Way Act 2000.

Taken together, these acts and regulations make it illegal to:

- Intentionally or deliberately kill, injure or capture bats;
- Deliberately or recklessly disturb bats
- Damage, destroy or obstruct access to places of shelter, breeding sites or resting places used by bats;
- Have in one's possession or control, any live or dead bat; and
- Sell, barter or exchange bats, or parts of bats.

All birds, their nests and eggs species are protected (with certain exemptions) by the Wildlife and Countryside Act 1981 (as amended), and the Protection of birds Act 1954.

3.0 Desk top study

The following sources of information were accessed to undertake the desk study for the site:

- Natural Resources Wales Interactive Map Viewer. This was used to search for statutory sites located within the site's locality and to assess the potential for any indirect impacts that the proposed development might have on such designations and any protected species.
- An Aderyn Local Record Centre search for the locality was commissioned from South East Wales Biodiversity Records Centre (search ref. 0245-459).

126 records of bats and 11 records of nesting birds were shown within the 2km search radius, none of which pertaining to the subject building.

4.0 Preliminary Building Assessment

A building assessment for protected species was undertaken 19th June 2024 under dry clear conditions. The inspection followed survey guidelines published by the Bat Conservation Trust (2023), Bat Surveys for Professional Ecologists, Good Practice Guidelines¹. The building is of early 19th Century origin, walls are constructed of stone and brick. A slate roof covering with bituminous type 1F sarking and timber battens is supported by traditional timber perkins and rafters. There are timber fascias and bargeboards.

In addition to the main public house, an additional stores building of similar construction lies to the immediate north of the main building. In recent times the roof of this building has collapsed and it currently offers no potential for bat roosting or bird nesting.

A clu-lite 1mn candle power torch, close focus binoculars and endoscope inspection camera were used to inspect the building. Ladders were used to access the loft and wall plate sections at height (where safe).

4.1 Opportunities for bat access

Opportunity for bat access into the main building or roof spaces was provided by the following:

- Loose roof and ridge tiles
- Gaps under timber fascias and barge boards.
- Rot holes in soffit boxes.

4.2 Opportunities for nesting bird access.

Opportunity for nesting bird access into the building or roof spaces was provided by the following:

- Loose roof and ridge tiles
- Gaps under timber fascias and barge boards.
- Rot holes in soffit boxes.

4.3 Evidence of bat use.

Field signs for bats include droppings, urine stains, feeding remains, carcasses, and/or skeletons.

¹ Collins,J(ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

No field signs for bats were found internally or externally over both buildings.

4.4 Evidence of nesting birds

House sparrow (*Passer domesticus*) was recorded on the north wall plate of the main building accessing the area via broken tiles. There was no suitable access for barn owl recorded on the main building and no evidence of barn owl presence recorded over all buildings. The stores building had a collapsed roof offering no suitable shelter for barn owl.

4.5 Building Inspection Assessment

Whilst no field signs for bats were recorded during the assessment, opportunities for bats to enter the roof spaces or exterior timber and flashing works were plentiful. The building was therefore assessed as having a moderate potential for bat roosting for which two observation surveys would be required to determine absence / presence.

5.0 Observation Survey Results

Following the building assessment survey two observation surveys were undertaken to determine absence / presence. Tables set out below summarise results of the surveys and results are illustrated in figures respectively.

5.1 First Emergence Survey

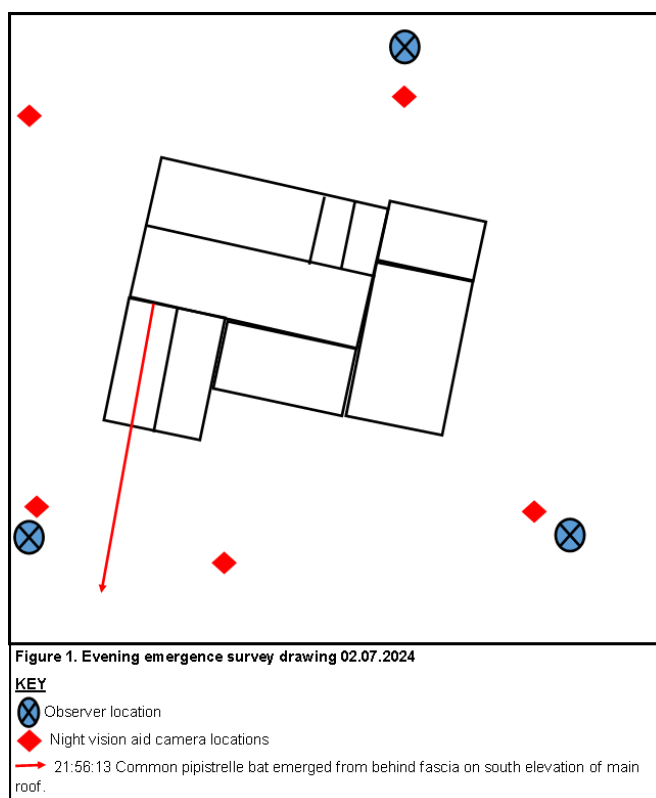
The first emergence survey was undertaken on 2nd July 2024 and is outlined in table 1 below and illustrated in figures 1 & 2 below.

Table.1. Bat survey summary table.

Site: Butcher's Arms, Alltwen		Survey: Evening Emergence Survey for Bats.	
Date of Survey: 02/07/2024	Sunset: 21:36	Completed by Greg Jones 03/07/2024.	
Surveyors			
- Greg Jones NRW bat survey licence no. S091720/1 - Simon Allen experienced bat surveyor and BCT registered bat carer. - Paul Williams experienced bat surveyor and professional arborist.			
Weather Conditions			
- Visibility – Very good 7 oktas cloud cover - No wind. - Humidity 67.3% - Temperature at start 16.2⁰ Celsius - Temperature at finish 15.1⁰ Celsius			

Survey start / finish times
Start: 21:15 Finish: 23:11
Survey Equipment
• Wildlife Acoustics Echometer Touch 2 Pro Full Spectrum bat detector x2 • Petersson D230 bat detector x2 • Wildlife Acoustics Songmeter Mini Bat Full Spectrum bat detector. • Canon XF100 Infrared Professional Camcorder x 2. • Nightfox XB5 IR Infrared lamp x6. • Nightfox Whisker infra-red camera x3. • Scene S-810012v Infrared lamp Model S-8100. • Audiomoth WAV full spectrum sound recorder. • Zoom H1 WAV sound recorder x2 • Seek thermal imaging camera.
Survey Raw Data Summary
• 21:50 Two common pipistrelle bats flew over car park west-east. • 21:56:13 Common pipistrelle bat emerged from behind fascia on south elevation of main roof. • 21:57 – survey close, occasional passes of common pipistrelle bat. • 22:39 – survey close occasional passes of soprano pipistrelle bat. • 22:49:03 Brown long-eared bat pass recorded (not seen or filmed).

Figure 1. Evening Emergence Survey 1 Drawing 02.07.24



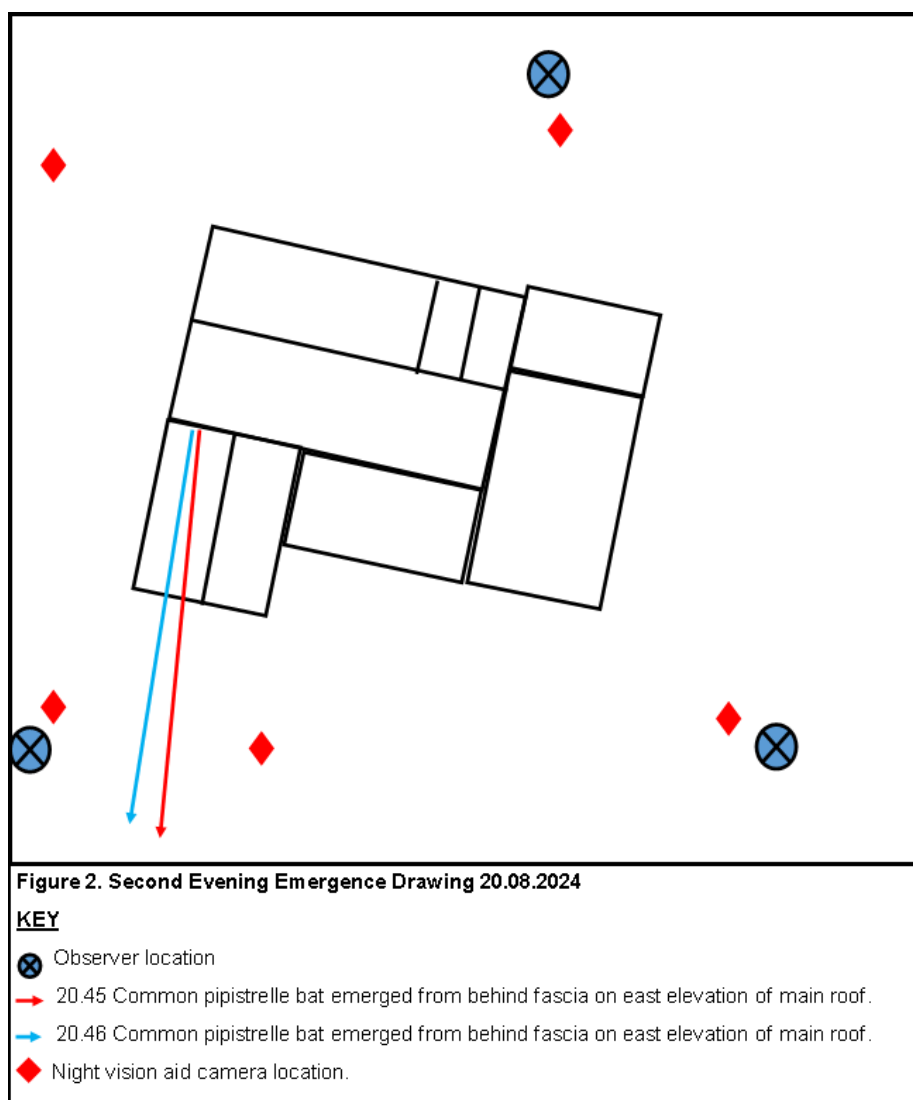
5.2 Second evening emergence survey

The second emergence survey was undertaken on 20th August 2024, and is outlined in table 2, and illustrated in figures 3 & 4 below. This survey was terminated 16 minutes early due to the threat of violence from a local resident, however, it is considered that overall results were unlikely to have been affected.

Table 2. Second Observation Survey

Site: Butcher's Arms, Alltwen		Survey: Evening Emergence Survey for Bats.	
Date of Survey: 20/08/2024	Sunset: 20:27	Completed by Greg Jones 21/08/2024.	
Surveyors			
- Greg Jones NRW bat survey licence no. S091720/1 - Simon Allen experienced bat surveyor and BCT registered bat carer. - Paul Williams experienced bat surveyor and professional arborist.			
Weather Conditions			
- Visibility – Excellent 1 oktas cloud cover - No wind. - Humidity 74.3% - Temperature at start 15.2⁰ Celsius - Temperature at finish 14.8⁰ Celsius			
Survey start / finish times			
Start: 20:07 Finish: 22:11			
Survey Equipment			
- Wildlife Acoustics Echometer Touch 2 Pro Full Spectrum bat detector x2 - Petersson D230 bat detector x2 - Wildlife Acoustics Songmeter Mini Bat Full Spectrum bat detector. - Canon XF100 Infrared Professional Camcorder x 2. - Nightfox XB5 IR Infrared lamp x6. - Nightfox Whisker infra-red camera x3. - Scene S-810012v Infrared lamp Model S-8100. - Audiomoth WAV full spectrum sound recorder. - Zoom H1 WAV sound recorder x2 - Seek thermal imaging camera.			
Survey Raw Data Summary			
20:45 Common pipistrelle bat emerged from behind fascia on east elevation of main roof. 20:46 Common pipistrelle bat emerged from behind fascia on east elevation of main roof. 20:53 – survey close, occasional passes of common pipistrelle bat.			

Figure 2. Evening Emergence Survey 2 Drawing 20.08.24



6.0 Discussion and Recommendations

The Preliminary Roost Assessment, and subsequent phase 2 observation surveys have shown that the main building holds day roosts at one location for common pipistrelle bats in small numbers (two recorded), likely to be males or non-breeding females. Their use of the building may be intermittent and likely to be used in conjunction with other buildings in the locality.

Recommendation: A derogation licence for bats together with appropriate mitigation and / or compensatory measures pertinent to the species recorded will be required to undertake works that affect the roof space of the main building. Works must also be managed to prevent impacts to nesting birds.

Bibliography

Anon (2017). The Conservation of Habitats and Species Regulations 2017 HMSO, London.

Anon (1981). The Wildlife and Countryside Act 1981 (as amended) HMSO, London

Collins,J(ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Joint Nature Conservation Committee (2004). Bat Workers Manual 3rd Edition.

English Nature 2004. Bat Mitigation Guidelines.

Google maps.

Bing Maps.

Appendix 1. Site Photographs



Photograph 1. Main building south elevation.



Photograph 2. Main building west elevation and stores building with collapsed roof.



Photograph 3. Part of main building east elevation.



Photograph 4. Main building North elevation.



Photograph 5. Main building north elevation and stores building with collapsed roof.



Photograph 6. Main building attic space north side.



Photograph 7. Main building attic space south side.

Appendix 2. Night vision aid darkness stills.



