

Llangatwg Comprehensive School Bat Roost Mitigation Options

Purpose

To provide clarity on the options for bat roost mitigation buildings.

A response was provided by NRW to the technical note that was submitted to answer queries, the response below asks for certain criteria to be met

Whilst we note that the applicant's ecologist has indicated that the design of the building can be agreed between planning consent and construction, we advise commitments to the following are sought from the applicant at this time:

- *the provision of a suitable structure specific to the requirements of a brown long-eared maternity roost, replicating the current roost as far as possible. As a minimum the proposed roost should deliver a void of height of at least 2.8m (eaves to ridge) with a length and width of 6m by 5m and a dual pitched roof with south/southwest facing roof elevations.*
- *The roost should be located within suitable vegetated flightlines connected to the wider environment that will remain unlit.*
- *A commitment to post-construction monitoring and long-term maintenance of the bat roost.*

Finally, as previously indicated, in the absence of information relating to the existing construction and size of building B8, we are unable to determine that building B8 will provide a suitable replacement roost at this time. As a result, we would also advise that a commitment is sought from the applicant to find or build a new replacement structure in a suitable location should B8 prove not to be suitable.

Option 1 – use existing building 8

One option for the replacement bat roost mitigation is to convert the existing building 8 into a bat roost by adding pitched slate roof, insulating it and providing internal features which will provide a variety of microhabitats and roosting features. The entire building would be used only as a bat roost; it is located next to the existing bat roost which is in the adjacent building so it would have been the preferable option as the bats would have been able to remain in the same area of the site. However, it is not 6mx5m and cannot provide roof void height of 2.8m due to its proximity to residential properties.

A vegetated corridor is going to be provided along that boundary so would provide a better connection to the adjoining woodland which is the current flightline from the existing roost.

Technical Note

Option 2 – New custom-built bat roost

The second option which would meet the above criteria is to build an entirely new building in the Northeast corner of the school site. See submitted plan 26CC07-ASL-30-XX-D-L-9102-P03 General Arrangement (sheet 2) for the location.

This building will be 5.5x6.5m and consist of a storeroom at ground level, a pitched slate roof and the roof void will be a dedicated bat roost, the void will have a height of 2.8m at the apex.

See submitted plan 26CC07-ASL-00-00-D-A-0112-Proposed Bat Mitigation Building for the exact sized of the building. The internal roost additions to the roof void will be agreed with the ecologist closer to the time of building, e.g provision of hotbox etc.

An ornamental hedge will be planted in front of the bat roost to ensure that there is screening from the sports pitch, this feature along with the lighting controls set out in the submitted External Lighting-Proposed Bat Corridor Assessment (26CC07-TBA-10-xx-T-E06304-(P01)) will ensure that there is a dark flightline from the bat roost and that it is not subjected to lighting conditions that would affect its use by bats. An ornamental hedge is going to be used as that will provide evergreen cover year-round.

Conclusion

The school site will remain in the ownership of NPTC so the commitment to long-term management and monitoring of the roost will be met.

The final decision on whether we proceed with Option 1 or 2 as the bat roost mitigation feature will be informed by the activity surveys that will be carried out in 2026 to inform the license application.

Which ever option is most suitable at that stage will be progressed, however we are able to meet the criteria set out in the response from NRW.