



Bat Activity Survey Report

Ty'n Yr Heol House, 1 Henfaes Road, Tonna, SA11 3EQ

A report for Emily Byrne

December 2024

DOCUMENT CONTROL SHEET

Project Name: Ty'n Yr Heol House, 1 Henfaes Road, Tonna, SA11 3EQ
Bat Activity Survey Report

Client: Emily Byrne

Report Reference: 318/R3/2024/V1

Revision Status:

Rev No.	Status	Author	Date
1	Draft for Review	CG	20/12/2024
1	Final	CG	

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The evidence which Herdwick Ecology has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional opinions.

1.0 Introduction

- 1.1 Herdwick Ecology was commissioned by Emily Byrne to undertake a Preliminary Ecological Appraisal (PEA) at Ty'n Yr Heol House, 1 Henfaes Road, Tonna, SA11 3EQ (Grid Reference: ST76919860) in May 2023, updated in August 2024. The proposals will comprise a new residential development.
- 1.2 A Preliminary Ecological Appraisal (PEA) was undertaken by Herdwick Ecology in May 2023. The survey included a building inspection and a ground based assessment on the trees for bats. Whilst the survey did not record any bats or evidence of bats, the building was assessed as having moderate potential, with two tree – T8 & T16 also having moderate potential.
- 1.3 In accordance with best practice guidelines, where there is moderate potential for bats, two separate dusk emergence surveys are required, known as presence/absence surveys.
- 1.4 This report provides the findings of the surveys and sets out mitigation and enhancement measures to be incorporated into the proposals. It has been prepared by Ceri Griffiths, Director at Herdwick Ecology, who is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). This report should be read in conjunction with the Preliminary Ecological Appraisal Report¹ that provides building descriptions and photographs, desk study information and wider ecological considerations.

2.0 Legislation and Planning Policies

- 2.1 Reference for National and Local Planning Policies is set out within the Preliminary Ecological Appraisal and hence not repeated here. The specific legislation relating to the Habitat Regulations and bats is provided below.

Species Protection

- 2.2 All species of bat found in the UK are listed under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended) and are afforded protection under Section 9(4) (b&c) and Section 9(5) of Part 1 of the Act.
- 2.3 Under this legislation, a person is guilty of an offence if a person intentionally or recklessly:
- disturbs any bat while it is occupying a structure or place which it uses for shelter or protection;
 - obstructs access to any structure or place which any bat uses for shelter or protection.

¹ Preliminary Ecological Appraisal (2024) Herdwick Ecology Ref: 318/R2/2024/V1

- 2.4 In addition the protection afforded through UK legislation, further protection is provided to a small group of species, commonly referred to as 'European Protected Species', including all UK bats, under the Conservation of Habitats and Species 2017 (as amended) (also known as the Habitats Regulations).
- 2.5 With regards to European Protected Species listed under Schedule 2 of the Act, it is an offence to:
- Intentionally or deliberately capture or kill, or intentionally injure the animal;
 - Deliberately disturb the animal or intentionally or recklessly disturb them in a place used for shelter or protection;
 - Damage or destroy a breeding site or resting place;
 - Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.
- 2.6 The Habitats Directive provides for the derogation from these above prohibitions for specified reasons and providing certain conditions are met. Those derogations are transposed into the Regulations by way of a licensing regime that allows what would otherwise be an unlawful act to be carried out lawfully. Among the reasons why a licence may be granted and the reason relied upon by developers when seeking a licence to carry out operations for the purposes of development, is that there are imperative reasons of overriding public interest why the operation should be carried out.
- 2.7 Whilst Natural Resources Wales is the licensing body, the LPA must have due regard for the Habitat Regulations during the planning process and that the following three derogation tests will be met:
- Test 1: *Regulation 53(2)(e) states: a licence can be granted for the purposes 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 for the environment".*
 - Test 2: *Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".*
 - Test 3: *Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*

3.0 Methodology

Bat Activity (Presence/absence) surveys

- 3.1 Surveyors/thermal imagery cameras were positioned around the building and adjacent to the trees in suitable weather conditions, to look for bats emerging from their roosts (see Table 1). Dusk surveys commenced 15mins prior to sunset and continued for 1hr30mins thereafter. EMT2 Touch Pro bat detectors to record the bat echolocation calls to analyse following the survey. In addition, two static detectors were placed within the building to continuous record activity. The surveys were led by an experienced licensed ecologist (MCIEEM).
- 3.2 A Pulsar Helion XP50 Pro and two Guide Infrared TRACKIR Pro 19 were used to aid the survey. As stated within the BCT Interim Guidance Note² (May, 2022) Nigh Vision Aids (NVA) can negate the need to undertake dawn surveys as access points can be accurate determined. The Pulsar and Guide has a resolution of 640x480 17 μ m and 12 μ m respectively.

Table 1: Survey Information

Date	Sunset Time (Start/finish time)	Weather conditions
01/08/2024	21:03 (20:35/22:35)	19C at start; 18C at end, BF0, 0% cloud and dry
02/09/2024	20:01 (19:45/21:45)	19C at start; 17C at end; BF1, 50% cloud increasing; dry

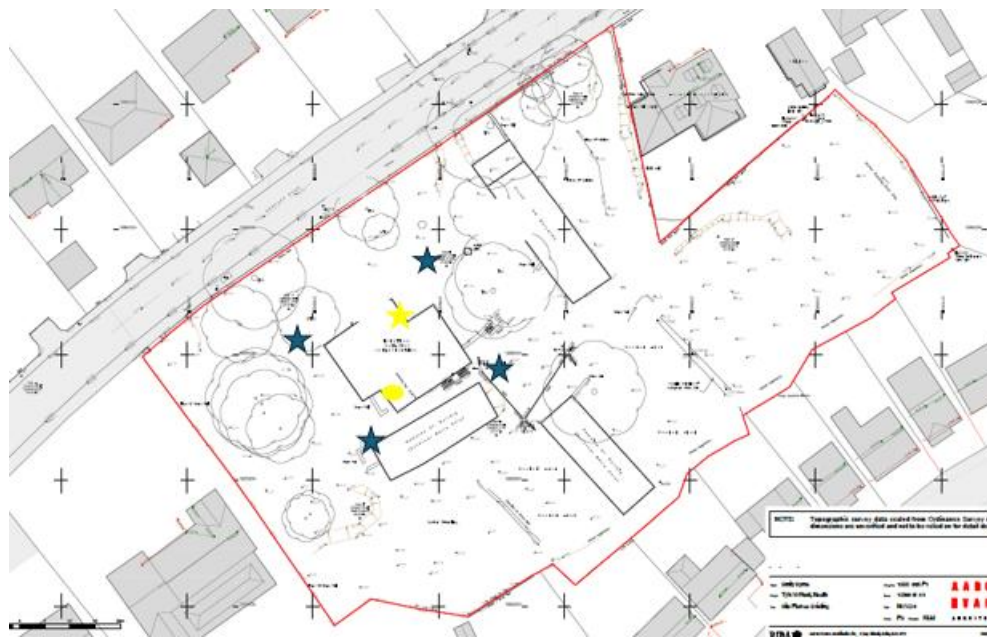


Plate 1: Surveyor/thermal imagery locations on the building with yellow circles illustrating location of detectors

² [Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf \(bats.org.uk\)](#)

4.0 Baseline Conditions

Bat Activity Survey Results

- 4.1 No bats were recorded emerging or returning to the building or the trees. Overall activity included regular foraging by soprano pipistrelle, with frequent common pipistrelle and occasional noctule passes. During both surveys, the soprano pipistrelles arrived within 25-30mins of sunset, and foraged around the mature trees close to the road for the majority of the surveys. Within the last 15 mins, occasional *Myotis* species, considered likely to be natterer's bats, were also recorded.
- 4.2 It is widely acknowledged that tree roosts can be difficult to identify and can be transient in nature. However, there was no indication from the behaviour of the bats during the surveys that the two trees were used for roosting. The use of thermal cameras also provided additional confidence.

Presence/Absence Survey Conclusion

- 4.3 In summary, no roosts have been identified onsite. The mature trees in particular, offer some foraging habitat for pipistrelles. Therefore, there are no specific constraints with regard to bats for the redevelopment of the site, although recommendations for a sensitive lighting are set out below.

5.0 Development Proposals and Mitigation/Enhancement Measures

- 5.1 The Preliminary Ecological Appraisal has set out enhancement measures that have been incorporated into the proposals, with two bat boxes/tubes³ into the south/south elevations of each elevation.

Lighting

- 5.2 The lighting design will need to be sensitively designed to avoid all impacts to surrounding vegetation to ensure a dark continuous corridor is maintained. Any new lighting should adhere to the principles set out in the ILP Guidance Note 08/23 Bats and artificial lighting in the UK⁴. This is of particular importance along the eastern boundary that will provide a darkened route to the wider landscape to the south.

6.0 Conclusion

- 6.1 The presence/absence surveys did not record any roosts onsite. Therefore, there are no specific constraints with regard to bats for the redevelopment of the site, although a sensitive lighting strategy will need to be adopted, together with bat tubes to be installed on each new unit within the proposals.

³ [2FR Schwegler Bat Tube | NHBS Practical Conservation Equipment](#)

⁴ <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>