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BAT ACTIVITY SURVEY FOR

BRYN OFFA

BRACKEN COURT

COEDPOETH, WREXHAM

FOR

Mr D Coffin

11th July 2024

1. INTRODUCTION

A preliminary survey of the building was undertaken in February 2022 and a report was subsequently produced. No visible evidence of bats was found (no droppings, feeding remains etc) but a bat emergence survey was recommended to confirm any presence/absence for the building.

The delay in carrying out the second part of the survey was due to delays within the Council due to phosphate issues which have now been resolved. The internal space of the building was re-inspected and nothing was found.

The current proposals involve the conversion of the outbuilding into a dwelling with the associated parking and infrastructure.

2. ACTIVITY SURVEY

A single evening emergence survey was undertaken on the 18th June 2024. The survey was carried out by two surveyors. The surveyors were positioned to ensure that all elevations of the building could be viewed.

The survey was undertaken during suitable weather conditions, 13°C down to 9.5°C, partial cloud and light breeze. The site was surveyed between between approximately 21.30 and 23.10, the survey extended well after dusk to ensure that no cryptic species were missed, sunset was around 21.41.

The survey was carried out using Anabat SD2 bat detectors with pda, a Nightfox whisker night vision was also used.

Date	Time	Species	Observation
18th June 2024	21.39	Common pip	From east over building
	21.42	Common pip	W over roof
	21.49	Common pip	East over building
	21.49-23.00	Common pip	Single passes, same bat?

- No bats were observed leaving/entering the building.
- No bats other than those mentioned above were seen or heard.
- The main observations near the site are for low numbers of common pipistrelle bat.
- The analysis of the recordings from the bat detectors did not reveal the presence of any other species. No bats were observed leaving the building and the night vision did not pick up any bats exiting/entering the building.

3. CONCLUSIONS, IMPACTS AND RECOMMENDATIONS

The survey shows that low numbers of common pipistrelle bats are roosting somewhere in the local vicinity. The common pipistrelle bat is classed as being relatively common within England and Wales although sizeable roosts (over 100 bats) are less common.

The Reasonable Avoidance Measures detailed below should be followed when carrying out the proposed works. No further survey work is thought to be required unless the construction works are not undertaken within eighteen months from the date of this report when a further survey should be undertaken in case the situation has changed.

4. REASONABLE AVOIDANCE AND MITIGATION MEASURES

- **All roof slates should be carefully removed by hand to ensure that no roosting, torpid or hibernating bats are injured during the proposed works.**

- **Door and window frames should be removed with care to ensure that no roosting, torpid or hibernating bats are injured during the proposed works.**

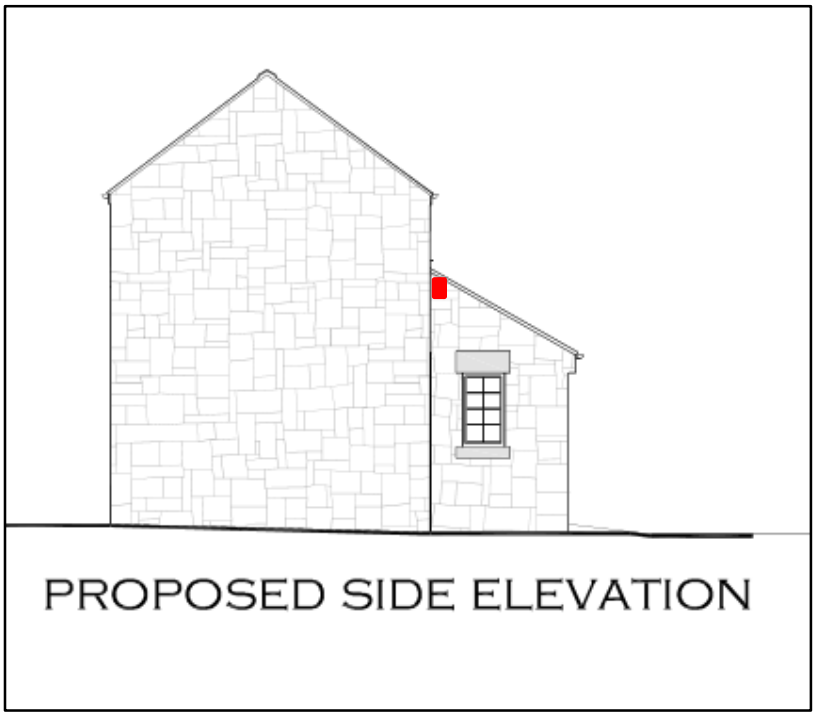
- **Structural members, lintel bearings, purlins or wall plates should be removed with care to ensure that no roosting, torpid or hibernating bats are injured during the proposed works.**

- **In the event that bats were found during the construction process then all work should cease and Natural Resource Wales Species Officer (0300 065 3000) and/or a licensed bat worker should be contacted for further advice.**

Environment Act Wales requires biodiversity enhancement when carrying out this type of project. In addition, the works to the building offers the opportunity to create some bat friendly features. *Pipistrelle sp.* and other crevice dwellers such as *Myotis* bats will readily take to new and/or converted buildings as long as suitable access points and features are retained or created. The following features will be included to improve and try to encourage bats to use any suitable areas of the property post construction, these features will be clearly marked on the submitted plans.

Pictures of the boxes are shown below.

- **A Vivara Pro Beaumaris WoodStone Bat Box Midi will be secured to the south-east facing wall as shown below.**



- **The more traditional F1 type bitumised roof felts (BS 747) will be used due to issues with bats and the more modern breather type membrane.**

- **All external lighting will be of a low luminance and directional towards the ground (lighting example as shown below). There will be no high-level illumination or halogen lighting which will discourage bats and there will be no external lighting on the south-east elevation near where the bat box will be located. All external lighting will include a motion sensor and a one-minute timer to avoid them being left on continually.**

- **A warm white spectrum (ideally<2700Kelvin) will be adopted to reduce blue light component. Lights should feature peak wave lengths higher than 550nm to avoid the component of light most disturbing to bats. This will be achieved by using LED light bulbs.**

- **All external lighting should be on a short timer with a cowling to prevent any up-lighting or light spill.**

- **The location of the bat box will be clearly shown on the submitted elevation plans for the property.**



Cowl type fitting Wall lights - Dusk to Dawn Motion Sensor Outdoor Lights

Motion sensor to be set at 1 minute timing,

Fitted with 9 watts LED bulbs.

5. NESTING BIRDS

A Vivaro Pro Woodstone sparrow nest box will be fitted to the wall on the north-west facing elevation as shown below.



Any guidance in respect of nesting birds set out within the original report should be followed when undertaking construction works.

Vivara Pro Beaumaris WoodStone Bat Box Midi



Vivaro Pro Burgos swift nest box

