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BAT ACTIVITY SURVEY FOR

PARK VIEW

GATEWEN

WREXHAM, NORTH WALES

FOR

20th September 2023

1. INTRODUCTION

A preliminary survey of the house was undertaken in May 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 bungalow.

At the time of the survey the proposals demolition of the bungalow followed by the construction of a new dwelling.

2. ACTIVITY SURVEY

A single evening emergence survey was undertaken on the 6th September 2023. The survey was carried out by two surveyors who were positioned to ensure that as much as the property as possible could be viewed.

The survey was undertaken during ideal weather conditions, 21°C down to 19°C, 0% cloud and a light breeze. The site was surveyed between approximately 19.50 and 21.35, the survey extended well after dusk to ensure that no cryptic species were missed, sunset was around 20.12.

The survey was carried out using an Anabat SD2 bat detector with PDA and an EMT touch. The Anabat produces live sonograms which are also recorded to a CF card for later analysis on Analook, EMT calls are analysed on Kaleidoscope. A Night Fox Red x2 infra-red scope was used as well as a Pulsar Axion thermal image scope.

Date	Time	Species	Observation
06/09/2023	20.12	Common pip	Several passes above the site
	20.21	Common pip	As above more passes over the site
	20.24	Soprano pip	Single pass over the site
	20.34	Common pip	Few more passes over the site

- No bats were observed leaving/entering the bungalow.
- No other bats were seen, recorded or heard.
- The main observations within the site are for low numbers of common/soprano pipistrelle bats.
- The analysis of the recordings from the bat detectors did not reveal the presence of any other species.

3. CONCLUSIONS, IMPACTS AND RECOMMENDATIONS

The survey shows that low numbers of pipistrelle bats are roosting somewhere in the local vicinity, no bats were seen to emerge from the bungalow.

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 demolition 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

- **Clearance of the surrounding scrub/trees will only be carried out between October and February inclusive.**
- **All roof tiles 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 demolition 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.**

The construction of a new dwelling 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 for the new dwelling, the boxes will be clearly marked on the submitted elevation plans.

Pictures of the boxes are shown below.

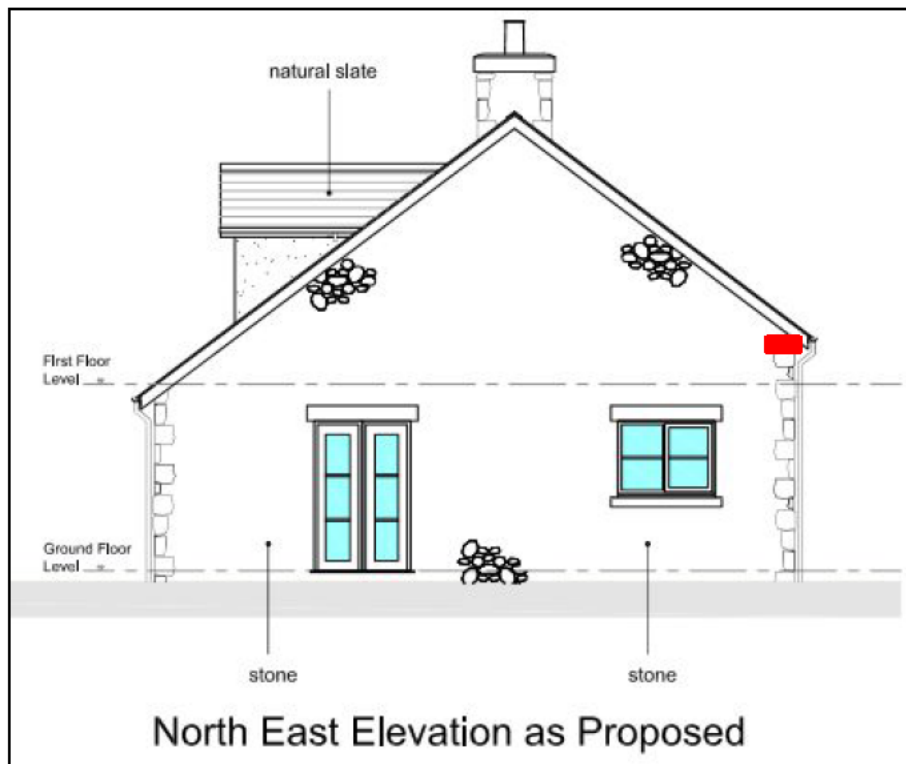
- A Vivara Pro bat box will be built into the wall on the south-west facing elevation wall as shown below.



- 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 elevation wall 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 spread.
- The location of the bat boxes and external lighting type/location will be clearly shown on the submitted elevation plans.

5. NESTING BIRDS

A Vivara Pro Woodstone sparrow terrace nest box will be secured to the wall on the north-east facing elevation as shown below in red.



No evidence of nesting birds was found anywhere in or around the structure of the bungalow, but the surrounding vegetation will be used by nesting birds. Any clearance of trees/scrub or other vegetation will only take place between October and February inclusive.

Vivara Pro build-in bat box



Vivara Pro Woodstone sparrow nest box

