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SURVEYS, INSPECTIONS, REPORTS



**HULLAH FARM  
CEFN ROAD  
ABENBURY  
WREXHAM  
LL13 9TT**

**BUILDING DEVELOPMENT**

**Protected Species Survey**



Building at Hullah Farm, Wrexham.

|                           |                                       |
|---------------------------|---------------------------------------|
| <b>Client</b>             | <b>D C Wolfe Construction Ltd</b>     |
| <b>Planning Authority</b> | <b>Wrexham County Borough Council</b> |
| <b>Grid Reference</b>     | <b>SJ35365070</b>                     |
| <b>Dates of Surveys</b>   | <b>25 July 2022</b>                   |
| <b>Reference</b>          | <b>082022/PSS/DW</b>                  |

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## 1.0 SUMMARY

The proposed works is to convert the existing detached building into secure accommodation units. The planning process requires that ecological surveys be carried out to highlight any potential conflict regarding the protected species (bats and birds), and the proposed development work.

A bat survey was previously carried out by another ecologist and the conclusion was that there was no evidence of bats in the building. A further visual survey of the structure of the building was carried out on 25 July 2022 by licensed bat worker, Stephen Cutmore.

During the visual survey no bats or evidence of recent bat activity was observed. The trussed roof is open to the ridge, so there is no loft void present. The roof timbers were smothered with cobwebs. 1F bitumastic felt is present beneath the slates. A high level of natural light is penetrating the building via the windows. The windows are intact, with no obvious open access for bats or birds. The building provides negligible potential for void-dwelling bat species.

The pitched roof is covered with natural slates. The roof is tight, with few gaps present beneath ridge tiles, between eaves and the brick walls etc. The building was assessed as having a moderate potential for crevice-dwelling roosting bat species (a structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status). The surrounding habitat was assessed as having a moderate potential for foraging bats.

No work is being carried out to the roof (no repairs, no stripping slates etc.), so there is no foreseen likelihood of disturbance or damage to any bat roosts that may be present in the roof structure. The proposed internal works is to install plyboard sheets on the upper edge of the rafters, to form a secure loft floor and to install plasterboard sheets on the underside, to form a ceiling in the accommodation units.

As there is no likelihood of an offence being committed, a derogation licence will not be required from Natural Resources Wales.

If bat-friendly features are incorporated into the development as enhancements, the proposed scheme is likely to have a low impact on the favourable conservation status of the locally recorded bats and likely have a positive effect on locally recorded bats.



## 2.0 INTRODUCTION

### 2.1 Brief

Stephen Cutmore, a licensed bat worker (NRW[S087991/1], NE[2015-16936-CLS-CLS]), was instructed by Laura Wolfe, DC Wolfe Construction Ltd, to carry out a protected species survey of the building at Hullah Farm, Cefn Road, Abenbury, Wrexham, LL13 9TT.

The definition of the assignment was to:

1. Carry out a visual survey of the building to examine if there is any evidence of recent bat use or nesting birds.
2. Provide a report with mitigation measures.

### 2.2 Purpose of this report

The purpose of this report is to advise you of the results of the part 1 of the assignment. These results are set forth in the *Conclusions* section, following. This report describes the field conditions as found and interpreted.

### 2.3 Scope of report

#### Date of consultation.

The field survey was made on 25 July 2022 and observations and conclusions are as of that date.

#### Limit of scope.

This is solely a protected species survey results report and cannot comment on topics outside this discipline. If additional advice is required, it is strongly recommended that other professionals are consulted.

Unless stated otherwise:

- 1) information contained in this report covers only those buildings that were examined:
- 2) the inspection is limited to visual examination of the buildings, utilising a high powered torch and endoscope. Electronic bat detectors are utilised on emergence surveys.
- 3) there is no warranty or guarantee, expressed or implied, that bats may not utilise the buildings after the survey has been completed, that are not discovered utilising the buildings during the inspection. Bats are highly mobile and some species frequently move roosts. It may be possible that bats could move into a building after a survey has taken place. An assessment of the suitability of the building to support roosting bats has therefore been carried out, to establish the likelihood of this occurring.
- 4) this report has been prepared for the sole use and benefit of the client. Any liability of Stephen Cutmore Arboricultural & Ecological Services shall not be extended to any third party.



## 2.0 INTRODUCTION (continued)

### 2.4 Relevant background information

The proposed works is to convert the existing detached building into secure accommodation units. Part of the proposed internal works is to install plyboard sheets on the upper edge of the rafters, to form a secure loft floor and to install plasterboard sheets on the underside, to form a ceiling in the accommodation units. The planning process requires that ecological surveys be carried out to highlight any potential conflict regarding the protected species (bats and birds), and the proposed development work. The results of the surveys will guide what mitigation/compensation measures are required.

### 2.5 Qualifications

Stephen Cutmore has over twenty five years' experience as an arboricultural and ecological consultant. Stephen holds a BSc (Hons) in Arboriculture & Urban Forestry and is a Chartered Arboriculturist. Stephen is a member of the Bat Conservation Trust (102994) and a member of Clwyd Bat Group. Stephen has been a Licenced Bat Worker since May 2007 and a Licenced Amphibian Worker since March 2011 and currently holds bat licences with NRW and NE (NRW[S087991/1], NE[2015-16936-CLS-CLS]) and GCN licences with NRW and NE (NRW[S088921/1], NE[2016-19908-CLS-CLS]).

### 2.6 Copyright

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## 3.0 DATA COLLECTION

### 3.1 Site Description

Hullah Farm, Cefn Road, Abenbury, Wrexham, LL13 9TT, is located at Grid Reference SJ35365070. The site is located within the city of Wrexham.

The River Clywedog lies some 1.7km to the South of the site. Other small watercourses are in the locality. The surrounding landscape has pasture fields, trees and hedgerows. Fox Covert woodland is some 765m to the East, with other areas of woodland in the locality. All these landscape features provide good habitat for foraging bats.

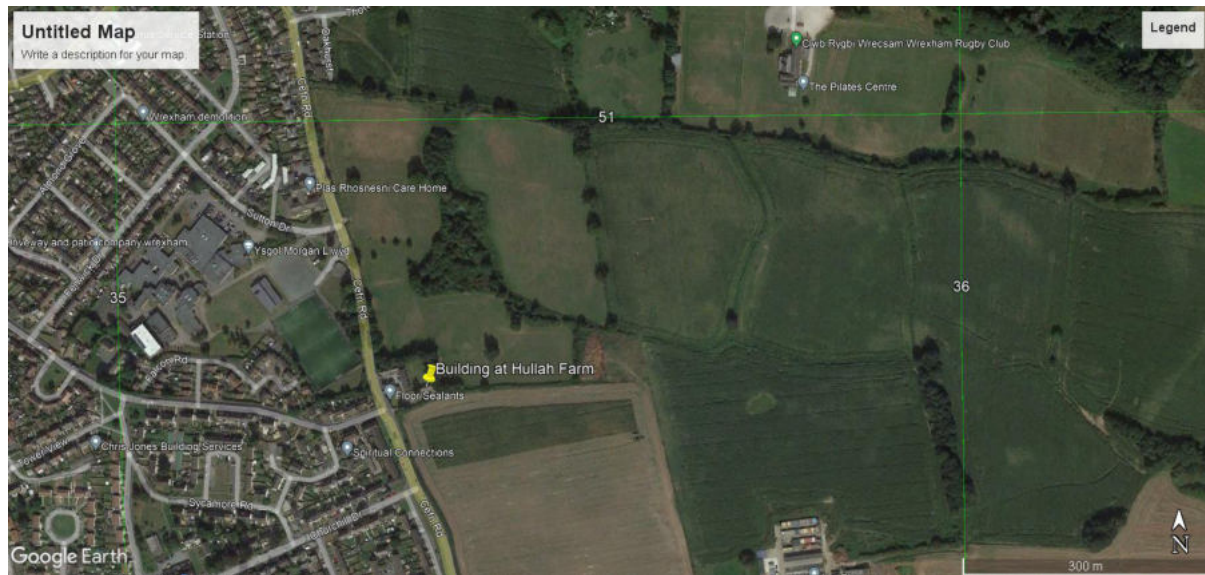


Figure 1: Aerial photograph of the building at Hullah Farm, showing good connectivity in the surrounding landscape.



## 3.0 DATA COLLECTION (continued)

### 3.2 Methodology

#### 3.2.1 Bats

A day-time building survey was carried out on 25 July 2022, by licensed bat worker, Stephen Cutmore. The structure of the building was visually examined, utilising a high powered torch and an endoscope. The walls (both internal and external), floor, and all accessible roof spaces, crevices and other potential roosting areas were methodically closely visually examined for signs of bat occupation, in the form of droppings, feeding remains, staining around crevices, as well for the animals themselves. The building was also assessed for potential habitat for roosting bats.

#### 3.2.2 Other protected species

The building was visually examined for the presence of and evidence of recent use by birds.

### 3.3 Results

#### 3.3.1 Bat scoping survey

##### Description

The detached single-storey building has brick walls supporting a traditional timber pitched roof, covered with natural slates.

##### Internal

The trussed roof is open to the ridge, so there is no loft void present. The roof timbers were smothered with cobwebs. 1F bitumastic felt is present beneath the slates. A high level of natural light is penetrating the building via the windows. The windows are intact, with no obvious open access for bats or birds.

##### External walls and roof

No bat droppings were observed on the external walls, windowsills etc. The pitched roof is covered with natural slates. The roof is tight, with few gaps present beneath ridge tiles, between eaves and the brick walls etc.

##### Potential for bats

The building provides negligible potential for void-dwelling bat species. The building was assessed as having a moderate potential for crevice-dwelling roosting bat species (a structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status).

The surrounding habitat was assessed as having a moderate potential for foraging bats.

#### 3.3.2 Nesting birds

No evidence of nesting birds was observed inside the building or under the external eaves.



## 4.0 SITE EVALUATION

During the scoping survey no bats or evidence of recent bat activity was observed, inside the building or on the exterior walls, windowsills etc. The roof timbers were smothered with cobwebs.

The building provides negligible potential for void-dwelling bat species. The building was assessed as having a moderate potential for roosting crevice-dwelling bats (a structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status). The surrounding habitat was assessed as having a moderate potential for foraging bats.

No work is being carried out to the roof (no repairs, no stripping slates etc.), so there is no foreseen likelihood of disturbance or damage to any bat roosts that may be present in the roof structure. The proposed internal works is to install plyboard sheets on the upper edge of the rafters, to form a secure loft floor and to install plasterboard sheets on the underside, to form a ceiling in the accommodation units.

As there is no likelihood of an offence being committed, a derogation licence will not be required from Natural Resources Wales.

## 5.0 IMPACT ASSESSMENT

### 5.1 Short-term impact

Disturbance through increased human presence, noise and changes in site layout may have a detrimental effect on bats. If bats were present in the roof structure, they could be killed or abandon a roost if works start when present between spring and summer. If works started in winter and not completed by spring, bats would have no roost to return to. Timing of operation will minimise disturbance.

### 5.2 Long-term impact – roost losses

No work is being carried out to the roof (no repairs, no stripping slates etc.), so there is no foreseen likelihood of disturbance, damage or loss of any bat roosts that may be present in the roof structure. The proposed internal works is to install plyboard sheets on the upper edge of the rafters, to form a secure loft floor and to install plasterboard sheets on the underside, to form a ceiling in the accommodation units.

### 5.3 Long-term impact – fragmentation and isolation

No trees or other vegetation needs to be removed, to facilitate the proposed development. So there is no foreseen impact from fragmentation and isolation.

### 5.4 Post-development interference impacts

Any bright, artificial lighting on roost entrances and flightlines would be negative. Any lighting should be low level, with illumination directed downwards to minimise impact (see 7.6 below).

### 5.5 Predicted scale of impact

No work is being carried out to the roof (no repairs, no stripping slates etc.), so there is no foreseen likelihood of disturbance, damage or loss of any bat roosts that may be present in the roof structure. The predicted scale of impact on bats is negligible-low.



## 6.0 CONCLUSIONS

### 6.1 Bats

During the scoping survey no bats or evidence of recent bat activity was observed, inside the building or on the exterior walls, windowsills etc. The roof timbers were smothered with cobwebs.

The building provides negligible potential for void-dwelling bat species. The building was assessed as having a moderate potential for roosting crevice-dwelling bats (a structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status). The surrounding habitat was assessed as having a moderate potential for foraging bats.

No work is being carried out to the roof (no repairs, no stripping slates etc.), so there is no foreseen likelihood of disturbance or damage to any bat roosts that may be present in the roof structure. The proposed internal works is to install plyboard sheets on the upper edge of the rafters, to form a secure loft floor and to install plasterboard sheets on the underside, to form a ceiling in the accommodation units. The conclusion is that the proposed works will have negligible-low impact on bats. The internal works will not require direct supervision by a licenced bat worker.

As there is no likelihood of an offence being committed, a derogation licence will not be required from Natural Resources Wales.

### 6.2 Nesting birds

No evidence of nesting birds was observed inside the building or on the outside. Birds are protected by European and UK legislation. Any proposed development works which may affect nesting birds should be carried out between October – March to avoid the nesting season.

## 7.0 MITIGATION AND RECOMMENDATIONS

### 7.1 REASONABLE AVOIDANCE MEASURES

#### *General recommendations*

The amendments to the European Habitat Regulations came into force in August 2007, which means that the ‘incidental result defence’, which previously covered acts that were the incidental result of an otherwise lawful operation, such as a planning permission, has now been removed. Therefore, if any bats are encountered, work should stop immediately and not resume until advised by an ecologist. If any bats are discovered, Natural Resources Wales must be notified as to what bat species and numbers were encountered and what action has been taken.

Any proposed development works which may affect nesting birds should be carried out between October – March to avoid the nesting season.



## 7.0 MITIGATION AND RECOMMENDATIONS (continued)

### 7.2 BAT ROOSTING OPPORTUNITIES

It is recommended that bat friendly features be incorporated into the proposed development, in order to keep in line with the Local Biodiversity Action Plans.

One option is to install Schwegler 1FQ wall-mounted bat boxes (75) [available from [www.wildcareshop.com](http://www.wildcareshop.com) ], which should be fixed to the external gable-end or elevation walls of the building, high enough (>2-3m) to avoid predation by cats and orientated between South to West, to benefit from solar radiation. Due to the problems with obtaining Schwegler products, there are numerous other woodcrete bat box manufacturers that will be able to supply a suitable alternative.

Another option is to provide access for bats into the new loft void that will be created, so that it will provide a new roost for void-dwelling bat species that may be present in the vicinity. The simplest option is to remove a couple of bricks from the East gable-end, to provide an open 'fly-in' access, in the form of a 'letterbox opening [circa 300mm x 225mm], with a slate or lead 'porch' to prevent light/wind/rain from entering the void.

*If* bat access was to be provided into the loft void, two simple crevice boxes could be constructed from untreated rough sawn boards (1.5m long x 15cm deep, with a gap of 22mm between the boards as the roosting space) and hung from the underside of the roof, as near to the apex/ridge board of the bat loft as possible. The 22mm battens should be fixed between the boards at either end and along the top edge, to leave the underside open for bat access. As there will be no loft access hatch provided, the crevice boxes would need to be installed prior to closing off the loft floor.

Any bat-friendly features to be incorporated in the new development should be detailed on the development plans/drawings.

### 7.3 ROOF INSULATION

Any new insulation to be installed in the roof sections to incorporate bat-friendly features, (e.g. Kingspan sheets), should be fixed to a counter batten, attached to the underside of the rafters. Care must be taken to ensure that a 50mm airspace between the insulation and the slates/tiles is maintained for bat access.

### 7.4 TIMBER TREATMENT

Any timber treatment to protect against insects, fungal growth or weathering in areas with potential to be accessed by bats, should only be carried out utilising chemicals from the Natural Resources Wales approved list. A list of Approved Products is available at <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>, which provides links to Timber Treatment Table 1. If the product is not listed, check the active ingredients listed in Timber Treatment Tables 2-7. You can't use chemical products in or near a known bat roost if there are bats present. The best time to apply treatments is usually between autumn and spring.



## 7.0 MITIGATION AND RECOMMENDATIONS (continued)

### 7.4 TIMBER TREATMENT

#### Pre-treated timber products

Pre-treated timber products are not included in the tables mentioned above. You can use timber that's been pre-treated off-site, because the chemicals are injected deep into the timber leaving lower concentrations on the surface which isn't harmful to bats. However you shouldn't apply products used to pre-treat timber on-site, because the active ingredients will be more concentrated on the timber surface and may be harmful to bats.

#### Stains and preservatives

Decorative wood finishes, like stains or wood preservative, can be used around bat roosts as long as you only use them on external timber.

### 7.5 LIGHTING

Bats can be disturbed by bright, artificial lighting at night (ALAN). Where lighting is essential in the vicinity of any proposed new development, subdued lighting should be used and the illumination should be directed downwards to where it is needed (upward light ratio 0%) and light spillage avoided. This can be achieved by the design of the luminaire and by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area only. The light should be as low as guidelines permit. If lighting is not needed in any particular area, do not light.

LED luminaires should be used where possible, with a warm white spectrum (<2700Kelvin) to minimise blue light component. Luminaires should have peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. Alternatively, the use of low pressure sodium lamps or high pressure sodium instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics. The use of motion sensor-triggered security lighting with short (1 min) timers, is preferable to permanent lighting. If roosting opportunities are to be incorporated into the new development, it is essential that roost access points and flightlines used for foraging/commuting (e.g. hedgerows, lines of trees) are not illuminated. The use of soft landscaping and fencing [supported by concrete posts to ensure long-term contribution] can be used to screen light spill. The latest Guide Note 08/18 can be downloaded at

[www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/](http://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/)

Hilclare Lighting ([www.hilclare.com](http://www.hilclare.com)) provide suitable lighting products to avoid illumination shining upwards (e.g. the Elmira and Madrid models).

Numerous lighting design software programmes are currently available which can be used to predict where the light cone and light spill will occur, which produce an image of the site in question, showing how the area will be affected by light spill when all the factors of the lighting components listed above are taken into consideration. This should be a useful tool for the architect/designer, to help inform lighting plans, demonstrating how lighting decisions will illuminate a site.

### 7.6 BIRD NESTING OPPORTUNITIES

Consideration should be given to providing some simple measures that would have a positive conservation benefit on local bird populations. Bird boxes could be installed on the exterior walls of the buildings or in suitable mature trees on site. Planting native species hedgerows and trees would provide suitable habitat and food sources for birds.

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## 8.0 WILDLIFE AND THE LAW

### 8.1 EUROPEAN PROTECTED SPECIES

The Bern Convention (The convention on the conservation of European Wildlife and Natural Habitats) was adopted in 1979 and came into force in 1982. To implement this agreement, the European Community adopted the EC Habitats Directive. The EC Habitats Directive has been transposed into UK legislation by the Wildlife and Countryside Act, 1981 (as amended) and the Conservation of Habitats and Species Regulations, 2010. The Countryside and Rights of Way Act (CROW), 2000 strengthened the existing wildlife legislation in the UK. The UK has also signed the Bonn Convention (The Convention on the Conservation of Migratory Species of Wild Animals) and is therefore party to various agreements.

As from 30th November 2017 the legislation relating to European Protected Species has been consolidated into a new Regulation "The Conservation of Habitats and Species Regulations 2017".

#### 8.1.1 Bats

All 17 bat species found in the UK and their roosts are protected in the UK under Schedules 5 and 6 of the Wildlife & Countryside Act 1981 (as amended) and are therefore afforded protection under Section 9 of this Act. The Countryside Rights of Way Act (CROW) 2000 strengthened the existing wildlife legislation in the UK.

In addition, five British bat species are also listed on Annex II [and all bats are listed on Annex IV] of the EC Habitats Directive, which is transposed into national law by means of The Conservation of Habitats and Species Regulations (2017).

These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
- Lesser horseshoe bat (*Rhinolophus hipposideros*);
- Bechstein's bat (*Myotis bechsteinii*);
- Barbastelle (*Barbastella barbastellus*) and
- Greater mouse-eared bat (*Myotis myotis*).

Bats are listed under Appendix III of the Bern Convention. Bats and their habitats are also listed under Appendix II of the Bonn Convention and therefore the UK has an obligation to protect their habitat, including links to important feeding areas. The UK had designated maternity and hibernacula areas as Special Areas of Conservation (SACs) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.



## 8.0 WILDLIFE AND THE LAW (continued)

### 8.1 EUROPEAN PROTECTED SPECIES

#### 8.1.2 Legislation relating to European Protected Species

In relation to a development a person commits an offence if they –

- Deliberately captures, injures or kills a European Protected Species
- Deliberately or recklessly disturbs wild animals of any such species in such a way as to be likely significant to affect:
  - (i) the ability of any significant group of animals to survive, breed, or rear or nurture their young; or
  - (ii) the local distribution or abundance of that species;
- Damages or destroys a breeding site or resting place (even if unintentional or when the animal is not present)
- Intentionally or recklessly obstructs access to a structure or place used for protection or shelter
- This legislation applies, regardless of the life stage (including eggs).

***A European Protected Species Licence is required to carry out any activity that would otherwise involve committing an offence.***

To avoid disturbance during habitat management, a written strategy is required following guidance provided by Natural Resources Wales. If the guidance is followed and major disturbance can be avoided, then a licence is not required.

### 8.2 OTHER PROTECTED SPECIES - NESTING BIRDS

All wild birds are protected under Part 1 of the Wildlife and Countryside Act, 1981 (as amended). Therefore in the UK it is an offence to:

- Take, damage or destroy the nest of any wild bird whilst it is being built or in use.
- Kill, injure or take any wild bird.
- Take or destroy the eggs of any wild bird.

To avoid committing an offence no works should be carried out on a structure/feature that is being used by nesting birds. Nesting is deemed to be over when the young have fully fledged. Certain species which are listed in Schedule 1 of the Wildlife and Countryside Act receive special protection. In these cases any form of intentional or reckless disturbance when they are nesting or rearing dependent young, constitutes an offence. Any disturbance of nesting birds between 1<sup>st</sup> March-30<sup>th</sup> September could constitute a criminal offence.



## 8.0 WILDLIFE AND THE LAW (continued)

### 8.3 ENVIRONMENT (WALES) ACT 2016

This Act sets out Wales' approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory 'principles of sustainable management of natural resources' defined within the Act.

The Environment (Wales) Act introduces a new, enhanced Biodiversity and Resilience of Ecosystem Duty on public bodies to ensure that biodiversity is an integral part of decision making. The Duty will replace the existing Natural Environment and Rural Communities (NERC) Act 2006 Duty. Public authorities will be required to report on the actions they are taking to improve biodiversity and promote ecosystem resilience. Section 6 of the Act places a duty on public authorities to seek to maintain and enhance biological diversity (referred to as biodiversity). All public bodies, statutory undertakers, Ministers of the Crown and other public office holders are required to apply the duty when they are carrying on any functions in Wales, or in relation to Wales. Section 7 of the Act is similar to the duty in *section 42 of the NERC Act 2006* which it replaces. It places a duty on the Welsh Ministers to publish, review and revise lists of living organisms and types of habitat in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales.

### 8.4 PLANNING POLICY WALES FRAMEWORK

Planning Policy Wales (Edition 11, Feb 2021) sets out the Welsh Government's planning policies and how these are expected to be applied. The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. A well-functioning planning system is fundamental for sustainable development.

### 8.5 KEY PRINCIPLES OF PPW (2021)

Chapter 6 'Distinct and Natural Places' provides policies for protection of biodiversity and geological conservation.

Para.6.4.3 Development proposals must consider the needs to:

- support the conservation of biodiversity, in particular the conservation of wildlife and habitats;
- ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;
- ensure statutorily and non-statutorily designated sites are properly protected and managed;
- safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and
- secure enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.



## 8.0 WILDLIFE AND THE LAW (continued)

### 8.5 KEY PRINCIPLES OF PPW (2021)

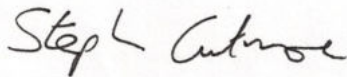
Para 6.4.22 states:

- The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.
- Local planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site concerned, and should consult Natural Resources Wales before granting permission.
- An ecological survey to confirm whether a protected species is present and an assessment of the likely impact of the development on a protected species may be required in order to inform the planning decision.

Para 6.4.23 states:

- Developments are always subject to the legislation covering European protected species regardless of whether or not they are within a designated site.
- New developments for which development works would contravene the protection afforded to European protected species require derogations from the provisions of the Habitats Directive.
- A derogation may only be authorised if there is no satisfactory alternative and if the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.
- The development works to be authorised must be for the purposes of preserving 'public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'.
- Derogations are granted by a licence issued by Natural Resources Wales. Local planning authorities are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions.
- To avoid developments with planning permission subsequently not being granted derogations in relation to European protected species, planning authorities should take the above three requirements for derogation into account when considering development proposals where a European protected species is present.

Report written and compiled by



Stephen Cutmore BSc (Hons), MICFor

Licenced Bat Worker (NRW[S087991/1], NE[2015-16936-CLS-CLS])

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## APPENDIX 1 – Site plan

No bats encountered and no evidence  
of recent bat activity (droppings etc.)

Building has no loft void and has negligible  
potential for void-dwelling bat species



Open 'fly-in' access could be provided  
by removing 1 or 2 bricks from gable-end wall

No works planned for existing slate roof.  
Only work is internal works to convert  
building into secure accomodation units

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## APPENDIX 2 – Photographs



Photo 1: No roofing felt present, timbers smothered in old cobwebs.



Photo 2: No loft void – roof open to ridge.



Photo 3: Removing 1 or 2 bricks from the East gable-end wall could create an open 'fly-in' access for void-dwelling bat species.

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## APPENDIX 3 – Grading system for bat habitats

It should be noted that low suitability roosting habitats may be present in commuting/foraging habitats that are of high suitability and vice versa. Roosting habitats and commuting/foraging habitats should be assessed separately and independently.

**Table 1:** Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

| Suitability | Description<br><b>Roosting habitats</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Commuting and foraging habitats</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Negligible  | Negligible habitat features on site likely to be used by roosting bats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Negligible habitat features on site likely to be used by commuting or foraging bats.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Low         | <p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain PFRs but with none seen from the ground or features seen with only very limited roosting potential.</p> | <p>Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (but not in a parkland situation) or a patch of scrub.</p>                                                                                                        |
| Moderate    | A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost types only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).                                                                                                                                     | <p>Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees or scrub or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>                                                                                                                                                                                     |
| High        | A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.                                                                                                                                                                                                                                                                     | <p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p> |



## APPENDIX 4 – Mitigation details

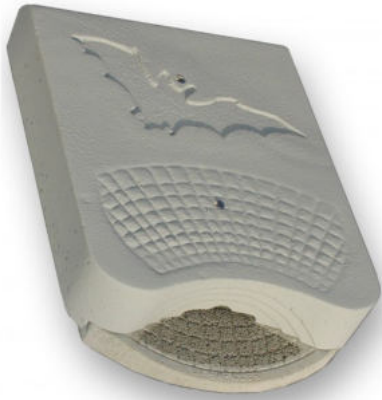


Figure 2: Schwegler (1WQ)  
Summer & winter roost box



Figure 3: Schwegler (1WQ) bat box fitted to wall.

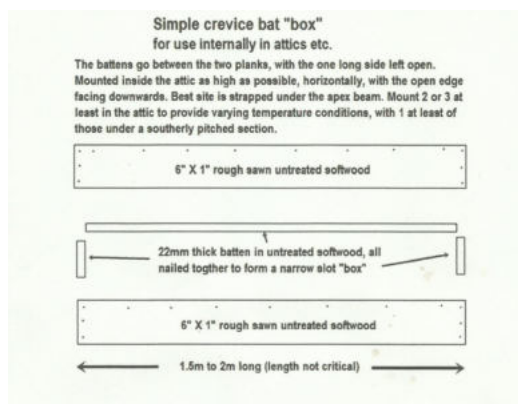


Figure 4: Simple crevice boxes design.



Figure 5: Crevice box in loft void.



Figure 6: Lesser Horseshoe 'fly-in' entrance.



## APPENDIX 5: Bibliography

The following publications were referred to in preparing this report.

Bat Conservation Trust (version 3, 2009). *Bats and Lighting in the UK: Bats and the Built Environment Series*. The Bat Conservation Trust, London.

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