



Bat Emergence and Re-entry Surveys

Soar Chapel, Llanarmon Road, Glyn Ceiriog, Llangollen, Denbighshire, LL20 7NF

David Wood

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Executive summary

Arbtech Consulting Ltd was commissioned by David Wood to undertake Bat Emergence and Re-entry Surveys (BERS) at Soar Chapel, Llanarmon Road, Glyn Ceiriog, Llangollen, Denbighshire, LL20 7NF. The surveys were completed on 23/06/2021, 07/07/2021 and 21/07/2021. The aim of the assessment was to confirm the presence/likely-absence of a bat roost and to provide an assessment of the current status of all the survey features. This includes providing evidence for species, numbers, and levels of activity, to identify any entrance and egress points, and to gain an understanding of the activity of bats using the site in the local landscape.

The development proposals are for the conversion of the existing building into a holiday let. A planning application is being prepared for submission to Wrexham County Borough Council.

Although historic bat droppings were found during the Preliminary Roost Assessment (2021), the survey confirmed that there is a likely-absence of bat roosts in the building. No bats emerged from the building and there was a low level of bat activity observed throughout the site. The roof has been replaced in recent years, which may have impacted the bat roost. Vegetation close to the western gable is very overgrown, which may reduce the likelihood of bats entering the gap in the apex. DNA analysis was carried out on the droppings which confirmed that they are brown long-eared droppings.

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licenced ecologist contacted for further advice.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Ltd was commissioned by David Wood to undertake Bat Emergence and Re-entry Surveys (BERS) at Soar Chapel, Llanarmon Road, Glyn Ceiriog, Llangollen, Denbighshire, LL20 7NF. The surveys were completed on 23/06/2021, 07/07/2021 and 21/07/2021. The assessment is informed by the Bat Conservation Trust publication, *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).

These surveys were completed following recommendations made in the Preliminary Roost Assessment Survey report (Arbtech Consulting Ltd. 2021).

1.2 Site Context

The site is located at National Grid Reference SJ 20068 37434 and has an area of approximately 0.1ha. There is only one building (B1) within the site boundary and affected by the proposed development.

1.3 Scope of the report

This report provides a description of the bat activity observed and recorded during each survey. The aim of the assessment was to characterise any roosts present including species, number of individuals, number and location of roost access points, and to gain an understanding of how bats use the site.

Robust data has been collected, following good practice guidelines, to inform an assessment of the potential impacts of the proposed development on bats, and inform mitigation and enhancements. This report provides information on constraints to the proposals as a result of roosting bats, and summarises any mitigation required to achieve planning permission, and statutory consent to comply with wildlife legislation.

To achieve the aims of the assessment, the following steps have been taken:

- A desk study has been carried out.
- Field survey(s) has been undertaken, including an external survey and internal inspection.
- An outline of likely impacts on any known roosts has been provided, based on current development proposals.
- Recommendations for further survey and assessment have been made, along with advice on the requirements of a European protected species mitigation licence (EPSML) application if appropriate.

A survey plan is presented in Appendix 1 showing the location of each surveyor and the bat activity observed and recorded during each survey, proposed plans in Appendix 2 (where available), and a summary of relevant legislation is presented in Appendix 3.

1.4 Project Description

The development proposals are for the conversion of the existing building into a holiday let. A planning application is being prepared for submission to Wrexham County Borough Council.

2.0 Methodology

2.1 Desk Study methodology

The desk study included a 2km radius review of statutory and non-statutory designated sites, biodiversity action plan (BAP) priority habitats and granted EPSML records for bats held on magic.gov.uk database. An assessment of the surrounding landscape structure was also completed using aerial images from Google Earth and OS maps.

Existing bat records relating to the site and a surrounding 2km radius are required to conform to national guidelines. The data search is confidential information that is not suitable for public release and was analysed and summarised in the Preliminary Roost Assessment Survey report (Arbtech Consulting Ltd. 2021). Please refer to the Preliminary Roost Assessment Survey report (Arbtech Consulting Ltd. 2021).

2.2 Site Survey methodology

The survey methods were informed by the recommendations presented in the Preliminary Roost Assessment Survey report (Arbtech Consulting Ltd. 2021). This survey identified the following survey requirements in line with best practice:

Table 1: Recommended surveys

Ref	Survey assessment conclusions (with justification)	Foreseen impacts	Recommendations
B1 Bats	B1 is a confirmed bat roost as ~30 bat droppings were located within loft space one.	As the proposals include the conversion of building, any bat roosts present would be destroyed.	Three bat emergence/re-entry surveys are required during the active bat season (May – September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive. One of these surveys must be a dawn re-entry survey. Two surveyors are required to provide full coverage of the building.

The surveys involved surveyors positioned around the building ensuring that all elevations and roof sections with suitable roosting features could be clearly observed. Particular attention was paid to the areas of the building identified as providing suitable access points to bat roosts. The location of each surveyor during each survey is shown in Appendix 1. Each surveyor was assigned an area of the building to observe for the duration of the survey. Surveyors used heterodyne and frequency division bat detectors, and Wildlife Acoustics EM3+ and Echo Meter Touch detectors connected to iPads. Bat echolocation calls recorded during the surveys were analysed using Wildlife Acoustics sound analysis software Kaleidoscope V3.1.7 when required. The Echo Meter Touch includes an auto ID function for bat species, however this is not 100% accurate and further post-survey sound analysis is often required to confirm species that could not be

identified by the auto ID software during the survey. Surveyors also used head torches, survey record sheets and pens/pencils for recording all activity observed during the surveys. Each surveyor was also provided with a hand-held radio for communication between surveyors to assist with confirming ambiguous bat activity e.g. a bat emergence or a bat passing over the building.

In accordance with the latest bat survey guidelines (Collins, J. 2016) dusk emergence surveys commenced 15 minutes before sunset and continued for 1½ - 2 hours after sunset – depending upon bat activity and surveyor visibility. Dawn re-entry surveys commenced 2 hours before sunrise and continued until 15 minutes after sunrise.

Surveys were completed during optimal weather conditions i.e. when temperatures were above 10°C, with no rain or strong winds, as these adverse weather conditions can impact upon bat emergence and foraging behaviour.

2.3 Surveyors

The lead surveyor is Louise Sawrey accredited agent to Natural Resources Wales bat licence number: 79422:OTH:CSAC:2018) and was assisted by one other experienced surveyors with several years of bat survey experience. Two surveyors were used to provide sufficient cover of the building during each survey. The designated position of each surveyor during each survey is detailed in the tables in Section 3.1 below and shown on the plan in Appendix 1.

2.4 Limitations

These surveys follow best practice guidance to confirm presence/likely-absence of roosting bats and where present, characterise the roost. However, this information is collected at finite dates and times, and provides an indication of the conditions on site only. The use of the building and the site as a whole by bats, at all times cannot be established based on this information. There were no specific limitations to the survey.

3.0 Results and Evaluation

3.1 Survey Results

The results of each survey are provided in the tables below.

Table 2: Survey results

Date		23/06/2021
Start and End Times		21:15 – 23:15 Sunset: 21:42
Weather Conditions		Start: Temp: 12°C Relative Humidity: 97% Cloud Cover: 90% Wind: 3mph Rain: None End: Temp: 12°C Relative Humidity: 96% Cloud Cover: 95% Wind: 3mph Rain: None
Surveyor (position) As shown in Appendix 1		Louise Sawrey - accredited agent to Natural Resources Wales bat licence number: 79422:OTH:CSAC:2018) - (Position 1 – observing the northern and western elevations and roof structure of B1) Robert Hughes - Two years of experience carrying out bat emergence and re-entry surveys (Position 2 – observing the southern and eastern elevations and roof structure of B1)
Building Reference	Surveyor Position	Notes/observations:
B1	1	The first bat activity observed was a distant pass by a soprano pipistrelle at 21:48. The bat was heard but not seen. The direction of the call indicated that the bat was flying within the woodland to the west. A further three passes by soprano pipistrelles were heard at 21:57, 22:43 and 22:56. The bats were heard but not seen. The direction of the calls indicated that the bats were flying within the woodland A pass by a common pipistrelle at 22:05. The bat flew from the southern direction and headed west towards the woodland. Constant foraging activity by low numbers of common and soprano pipistrelles at 22:26, until the end of the survey. A pass by a noctule bat at 22:48. The bat was heard but not seen. No further bat activity. No bats were observed emerging from the building.
B1	2	The first bat activity was a pass by a common pipistrelle at 22:14. The bat was heard but not seen. The direction of the sound indicated that the bat was flying behind surveyor 2, close by to the river. Constant feeding activity by low numbers of common pipistrelles was observed by surveyor 2, within the woodland behind the chapel to the west. The activity was heard between 22:22 until the end of the survey. A distant pass by a soprano pipistrelle at 22:26. The bat was heard but not seen. A pass by a noctule bat at 22:44. The bat was heard but not seen. No further bat activity. No bats were observed emerging from the building.

Table 3: Survey results

Date		07/07/2021
Start and End Times		03:00 – 05:15 Sunrise: 05:00
Weather Conditions		Start: Temp: 14°C Relative Humidity: 95% Cloud Cover: 100% Wind: 6mph Rain: None End: Temp: 13°C Relative Humidity: 94% Cloud Cover: 100% Wind: 6mph Rain: None
Surveyor (position) As shown in Appendix 1		Louise Sawrey - accredited agent to Natural Resources Wales bat licence number: 79422:OTH:CSAC:2018) - (Position 1 – observing the northern and western elevations and roof structure of B1) Robert Hughes - Two years of experience carrying out bat emergence and re-entry surveys (Position 2 – observing the southern and eastern elevations and roof structure of B1)
Building Reference	Surveyor Position	Notes/observations:
B1	1	The first bat activity was a feeding activity by a common pipistrelle at 03:41. The bat was heard but not seen. The direction of the sound indicated that the bat was flying within the woodland to the west. Constant feeding activity observed by low numbers of common and soprano pipistrelles between 04:06 until 04:19. The bats were flying to the west of the chapel, within the adjacent woodland. A pass by a common pipistrelle at 04:31. The bat flew from the southern direction and headed north, close to the woodland edge. A pass by a common pipistrelle at 04:35. The bat was observed flying from the woodland and headed east towards surveyor 2. A commuting pass by a soprano pipistrelle at 04:40. The bat was observed flying from the west and heading east towards surveyor 2. A pass by a brown long-eared bat at 04:49. The bat flew along the woodland edge, and headed east towards the adjacent buildings and river. No further bat activity. No bats were observed re-entering the building.
B1	2	The first bat activity observed was a distant pass by a soprano pipistrelle at 04:03. The bat was heard but not seen. A distant pass by a soprano pipistrelle at 04:06 and again at 04:16 The bat was heard but not seen. A pass by a noctule bat at 04:16. The bat was heard but not seen. Foraging activity by a common pipistrelle at 04:26. The bat was observed flying behind the chapel, within the woodland to the west. A pass by a common pipistrelle at 04:35. The bat was observed re-entering under the ridge tile of a neighbouring property. A soprano pipistrelle was observed flying from the north and heading southwest. A pass by a soprano pipistrelle at 04:41. The bat was observed re-entering under the ridge tile of a neighbouring property. A pass by a silent bat at 04:48. The flight behaviour observed indicated that it was a brown long-eared bat. The bat flew from the west and heading southeast. No further bat activity. No bats were observed re-entering the building.

Table 4: Survey results

Date		21/07/2021
Start and End Times		20:55 – 22:55 Sunset: 21:23
Weather Conditions		Start: Temp: 22°C Relative Humidity: 62% Cloud Cover: 20% Wind: 3mph Rain: None End: Temp: 18°C Relative Humidity: 71% Cloud Cover: 40% Wind: 2mph Rain: None
Surveyor (position) As shown in Appendix 1		Louise Sawrey - accredited agent to Natural Resources Wales bat licence number: 79422:OTH:CSAC:2018) - (Position 1 – observing the northern and western elevations and roof structure of B1) Robert Hughes - Two years of experience carrying out bat emergence and re-entry surveys (Position 2 – observing the southern and eastern elevations and roof structure of B1)
Building Reference	Surveyor Position	Notes/observations:
B1	1	The first bat activity was a pass by a common pipistrelle at 21:37. The bat was observed flying from the northern direction and passing along the woodland to the west. Constant feeding activity was observed behind surveyor 1 by two soprano pipistrelles, within the woodland. The activity was heard between 21:43 and 21:53. Social calls were also recorded by the two soprano pipistrelles. A distant pass by a common pipistrelle at 21:54. The bat was heard but not seen. The direction of the sound indicated that the bat was flying behind surveyor 1, within the trees. A distant pass by a soprano pipistrelle at 22:13. The bat was heard but not seen. The direction of the sound indicated that the bat was flying behind surveyor 1, within the woodland to the west. Two further passes by common pipistrelle at 22:21 and 22:28. The bats were heard on the detector but not seen. No further bat activity. No bats were observed emerging from the building.
B1	2	The first bat activity observed was an emergence by a common pipistrelle at 21:33, from a neighbouring property. The bat flew east towards the river and woodland. A pass by a common pipistrelle at 21:40. The bat flew from the western direction and headed east towards the river. A common pipistrelle was heard on the detector but not seen at 21:57. The direction of the pass was not determined due to the faint echolocation call. Constant activity by a common pipistrelle at 22:01 until 22:12. The bat was observed flying close to the east and circling around the road. Feeding activity by a soprano pipistrelle at 22:31. The bat was observed flying close to the woodland. No further bat activity. No bats were observed emerging from the building.

4.0 Conclusions, Impacts and Recommendations

4.1 Informative guidelines

When bat roosts are present, the bat surveys undertaken at a site facilitate the characterisation of the roost type. This allows for appropriate mitigation and compensation to be designed to inform a European protected species mitigation licence (EPSML) application to Natural Resource Wales.

The definitions of bat roost types are provided below, taken from the *Bat Mitigation Guidelines* (English Nature, 2004) and the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).

Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.

Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites

Mating sites: sites where mating takes place from later summer and can continue through winter.

Maternity roost: where female bats give birth and raise their young to independence.

Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity. Sites where hibernating bats have been confirmed by appropriate survey effort should be classed as 'hibernation confirmed'.

Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other: roost types are interchangeable and not always easy to classify according to the nuances of certain species.

The surveys undertaken to date in and around B1 provide sufficient information to inform a planning application. A European protected species mitigation licence (EPSML) **will not be required** to enable the proposed works to be lawfully undertaken. Appropriate justification for this assessment is provided in Section 3 of this report.

4.2 Evaluation

The following recommendations are provided taking the desk-based assessment and site survey results into account.

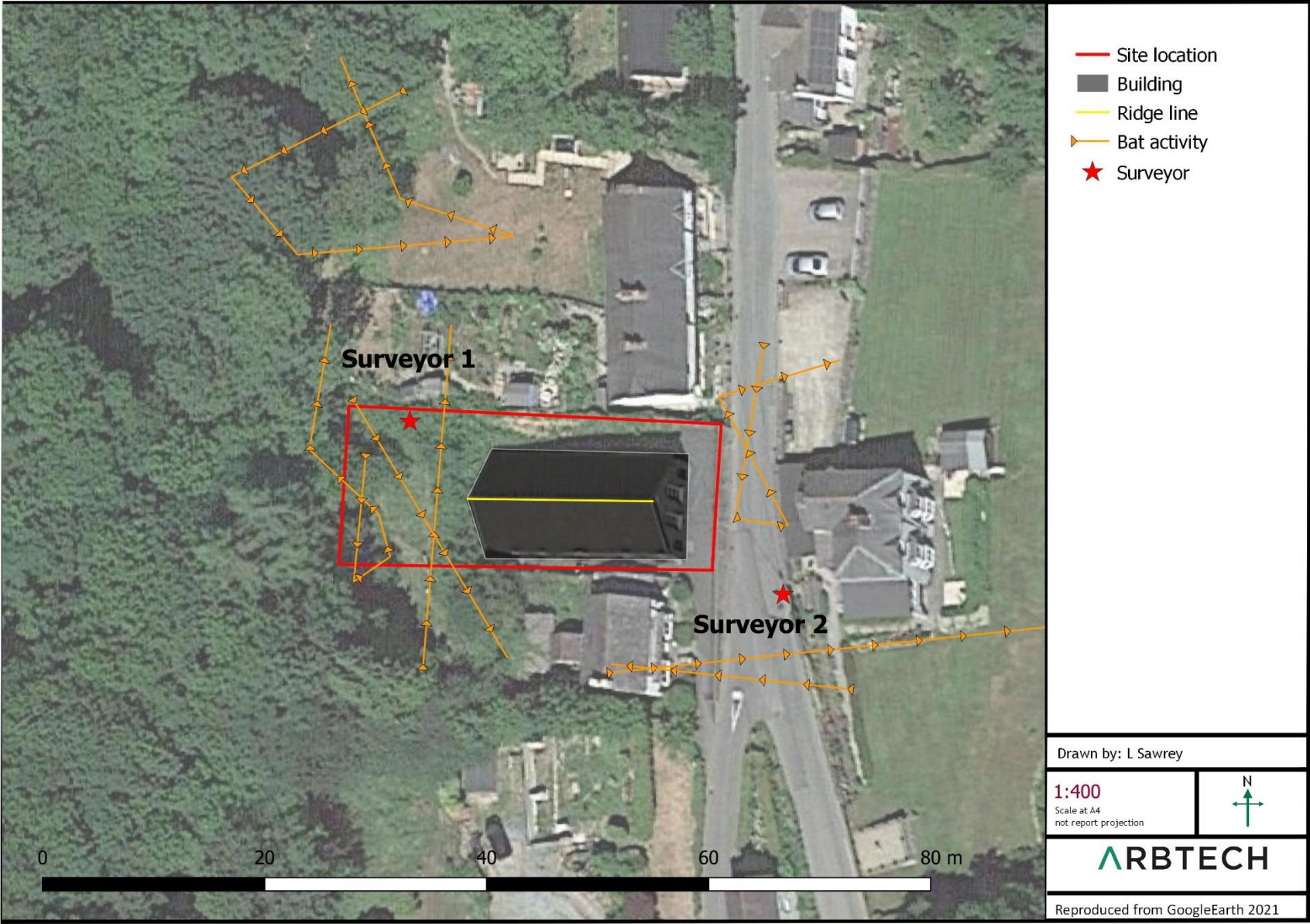
Table 5: Evaluation of the buildings on site

Ref	Survey conclusions	Foreseen impacts	Recommendations / Mitigation	Enhancements The Local Planning Authority has a duty to ask for enhancements under the NPPF (2019)
B1	Although historic bat droppings were found during the Preliminary Roost Assessment (2021), the survey confirmed that there is a likely-absence of bat roosts in the building. No bats emerged from the building and there was a low level of bat activity observed throughout the site. The roof has been replaced in recent years, which may have impacted the bat roost. Vegetation close to the western gable in very overgrown, which may reduce the likelihood of bats entering the gap in the apex. DNA analysis was carried out on the droppings which confirmed that they are brown long-eared droppings (see Appendix 3).	None.	In the highly unlikely event that bats are unexpectedly found during any stage of the development, work should stop immediately, and a bat licenced ecologist must be contacted to seek further advice.	The installation of one bat box on site will provide additional roosting habitat for bats e.g. - Beaumaris Bat Box - Harlech Woodstone Bat Box - Improved Crevice Bat Box Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance.

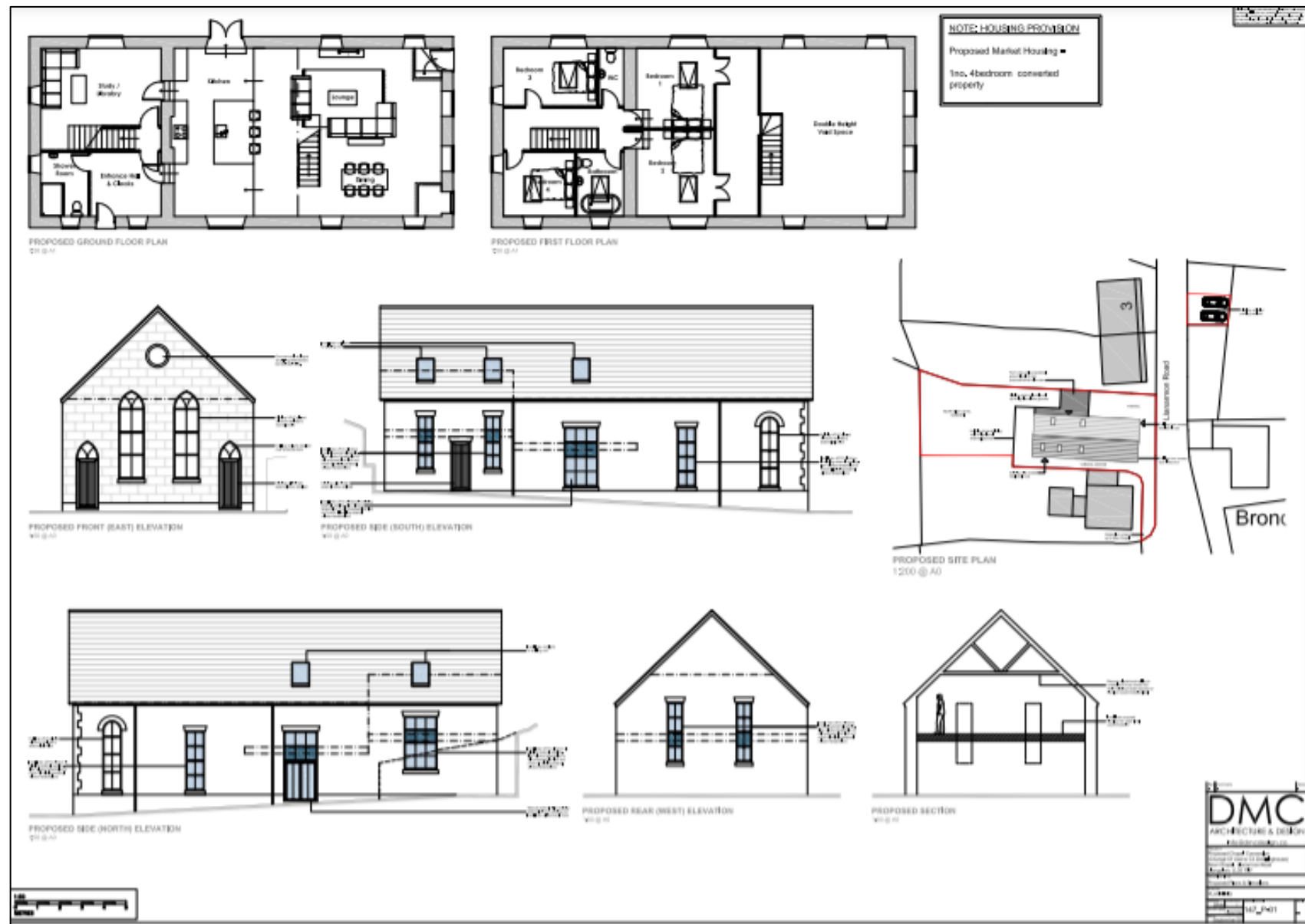
5.0 Bibliography

- Arbtech Consulting Ltd. (2021) – Preliminary Roost Assessment
- Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Garland & Markham (2008) Is important bat foraging and commuting habitat legally protected?
- Google Earth (2021) accessed on 26/07/2021.
- Magic database (2021) <http://www.magic.gov.uk/MagicMap.aspx> accessed on 26/07/2021.
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Appendix 1: Survey Plan



Appendix 2: Proposed Site Plan



Appendix 3: DNA Analysis Results



21 March 22

Re: Identification Results for Mel Reid, Arbtech Consulting Ltd

Job number 17841, received 07 March 2022

Sample labelled: LL20 7NF Soar Chapel, Llanarmon Road, Glyn Ceiriog, Llangollen, Denbighshire.

PCR amplification successful. DNA sequence:

CCCACCTCTCATAAAAATTATCAATGATTCATTGACTTACCTGCTCCCTCAAAT
ATTTCATCATGGTGAACTTTGGGTCT

Phylogenetic analysis identification: *Plecotus auritus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

Best regards,

Professor Robin Allaby

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

Professor Robin Allaby

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Appendix 4: Legislation and Planning Policy related to bats

LEGAL PROTECTION

All species of bat are fully protected under *The Conservation of Habitats and Species Regulations 2017* through their inclusion on Schedule 2.

Regulation 43: Protection of certain wild animals - offences

(1) A person is guilty of an offence if they:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species,
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely—

- (a) To impair their ability:
 - (i) To survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats are also protected under the *Wildlife and Countryside Act 1981 (as amended 01.04.1996)* through their inclusion on **Schedule 5**. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework 2017

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

Effect on development works:

A European Protected Species Mitigation (EPSM) Licence issued by Natural Resources Wales will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored. The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

There are 17 species of bat breeding in England and Natural England issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

Licences are issued for specific purposes stated in the Regulations, if the following three tests are met:

- The purpose of the work meets one of those listed in the Habitats Regulations (see below);
- That there is no satisfactory alternative;
- That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range

The Habitats Regulations permits licences to be issued for a specific set of purposes including:

- ***include preserving public health or public safety or other imperative reasons of over-riding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;***
- scientific and educational purposes,
- ringing or marking
- conserving wild animals

Development works fall under the first purpose and Natural Resources Wales issues bat mitigation licences for developments.