

Sam Dyer - Ecological Consultant
Ty Newydd, Craig y Pandy, Tregarth,
Bangor, Gwynedd. LL57 4RA.
Tel: 07929 781466
Email: sam.dyer.ecology@gmail.com
CCW licensed bat worker – 26942:OTH:CSAB:2010

TOP HOUSE, BRONINGTON

BUILDING DEMOLITION

Protected Species Survey

Client Address:	Mr. Mottershead. The Brook, Ty Broughton, Eglwys Cross, Bronington, Whitchurch, Shropshire, SY13 2JT.
Site Address:	Top House, Hanmer Road, Eglwys Cross, Bronington, Whitchurch, Wrexham, SY13 2JP.
Planning Authority:	Wrexham County Borough Council
Grid Reference:	SJ 47372 40984
Date of Survey:	11th February 2011

CONTENTS

- 1. Introduction**
- 2. Methodology**
- 3. Survey Limitations**
- 4. Site Description**
- 5. Results**
- 6. Site Evaluation**
- 7. Conclusion**
- 8. Mitigation & Recommendations**
- 9. Legal Implications**

TOP HOUSE, BRONINGTON - PROTECTED SPECIES SURVEY:-

22.02.11

1 Introduction

Sam Dyer, a CCW licensed bat worker (26942:OTH:CSAB:2010) was commissioned by Mr. Mottershead to carry out a protected species survey of the residential dwelling, known as Top House, Bronington. The building is to be demolished and a replacement dwelling constructed.

The building is located at Grid Reference SJ 47372 40984.

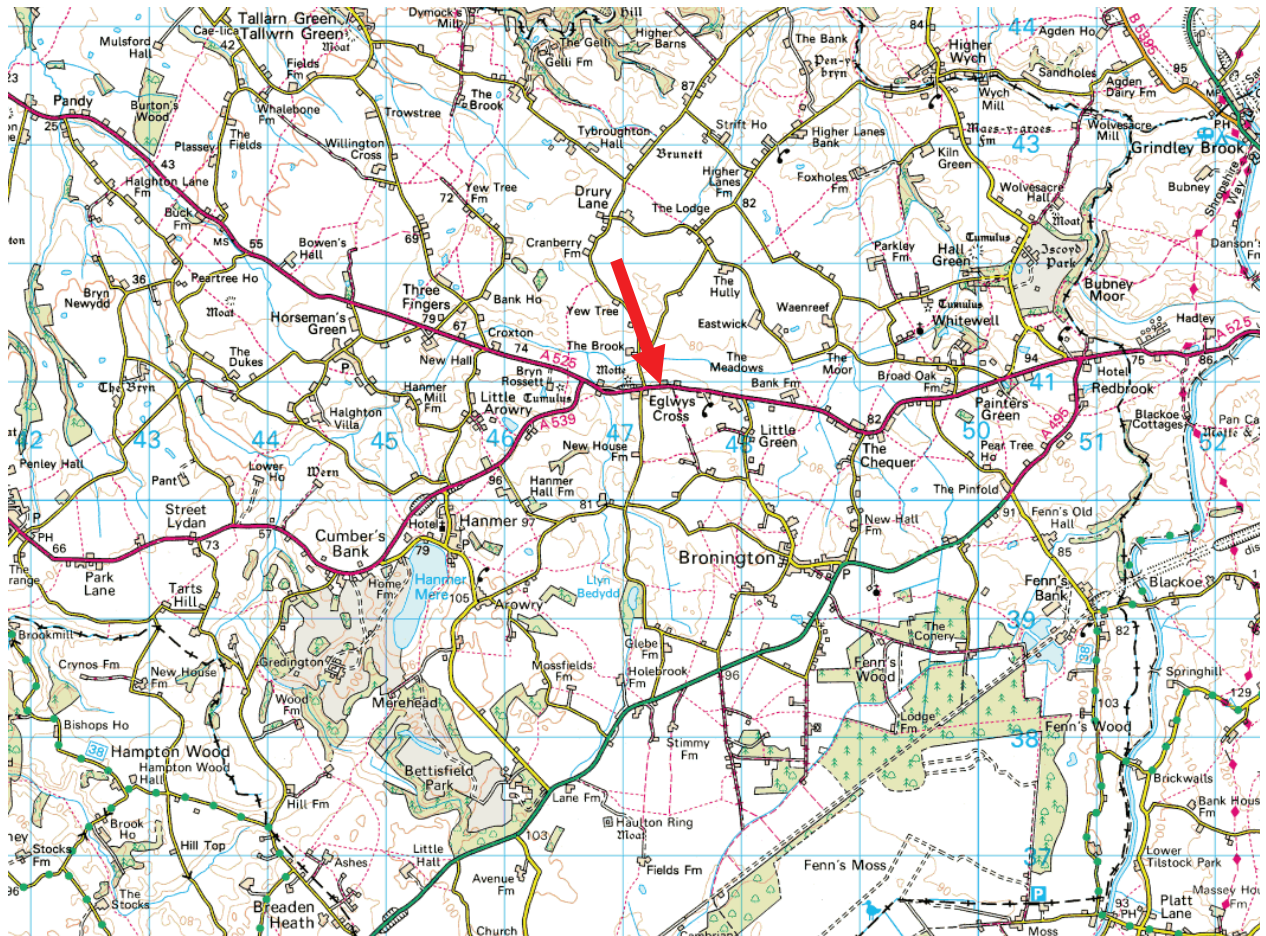


Figure 1: Site Location

No known bat roosts are located within 1km of the site (NBN). Bat species recorded within 10km of the site include: Brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), leisler's (*Nyctalus leisleri*), natterer's (*Myotis nattereri*), noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*), whiskered (*Myotis mystacinus*) and whiskered/brandts (*Myotis mystacinus/brandtii*) (Bat Atlas 2000 and NBN Gateway). It should be noted that the databases this information is taken from are not current and further roosts in the site locality might have since been discovered.

This report details the protected species survey undertaken.

2 Methodology

2.1 Bats

The building survey was carried out on 11th February 2011 by licensed bat worker Sam Dyer. All accessible roof spaces, crevices and other potential roosting areas were methodically searched for signs of bat occupation such as droppings, staining around crevices and feeding remains as well as for the animals themselves. This included both the interior and exterior of the buildings. Crevices were examined using a Provision Eagle Elite boroscope where possible. The buildings were also assessed for potential to support roosting bats.

Due to the time of year an emergence survey was not undertaken.

Whilst undertaking the visual inspection of the building, all signs of usage by bird species such as presence, nests and droppings, were also recorded.

2.2 Other Protected Species

In accordance with the guidelines laid down by the Institute of Ecology & Environmental Management, (IEEM), the presence of any other protected species was also recorded.

3 Survey Limitations

Due to the time of year an emergence survey was not undertaken, therefore this report is based on physical signs of bats and an assessment of potential for the building to support bats.

Bats are highly mobile animals and some species move roosts on a regular basis. It is possible that bats could move into any building after the survey has taken place. An assessment of the suitability of the building to support roosting bats is therefore important to establish the likelihood of this occurring.

4 Site Description

The building surveyed is a two storey detached dwelling, with a lean-to extension forming a kitchen attached to the rear. The house has stood empty for several years. Overall the building is in a reasonable state of repair although the roof requires attention.

The building is set in a relatively flat, open landscape, the surrounding habitat is dominated by grazed improved grassland and arable fields dissected by hedgerows and sparse tree lines. A small stream runs latitudinally along the bottom of the adjacent field, ~210m north of the property. Approximately 650m west of the property this stream is bordered with rank grassland and scrub/scattered trees. Approximately 850m south west a small woodland block is located. Connectivity in the area is fair via field boundaries consisting of hedgerows and tree lines, although field sizes are relatively large.

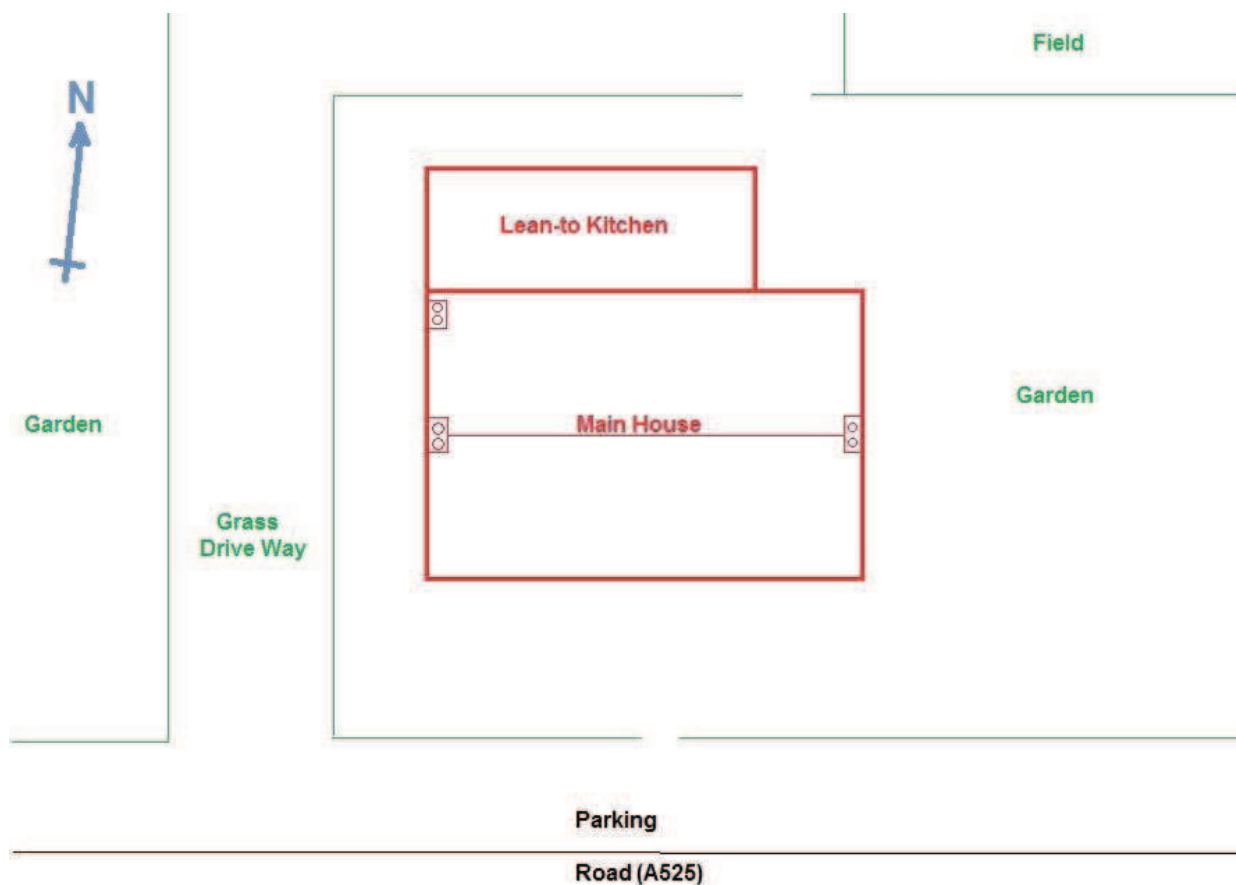


Figure 2: Site layout. The areas out lined in red were the sections surveyed. This diagram is not to scale and is only intended to give an approximation of the relative positions/layout of buildings referred to in the text.

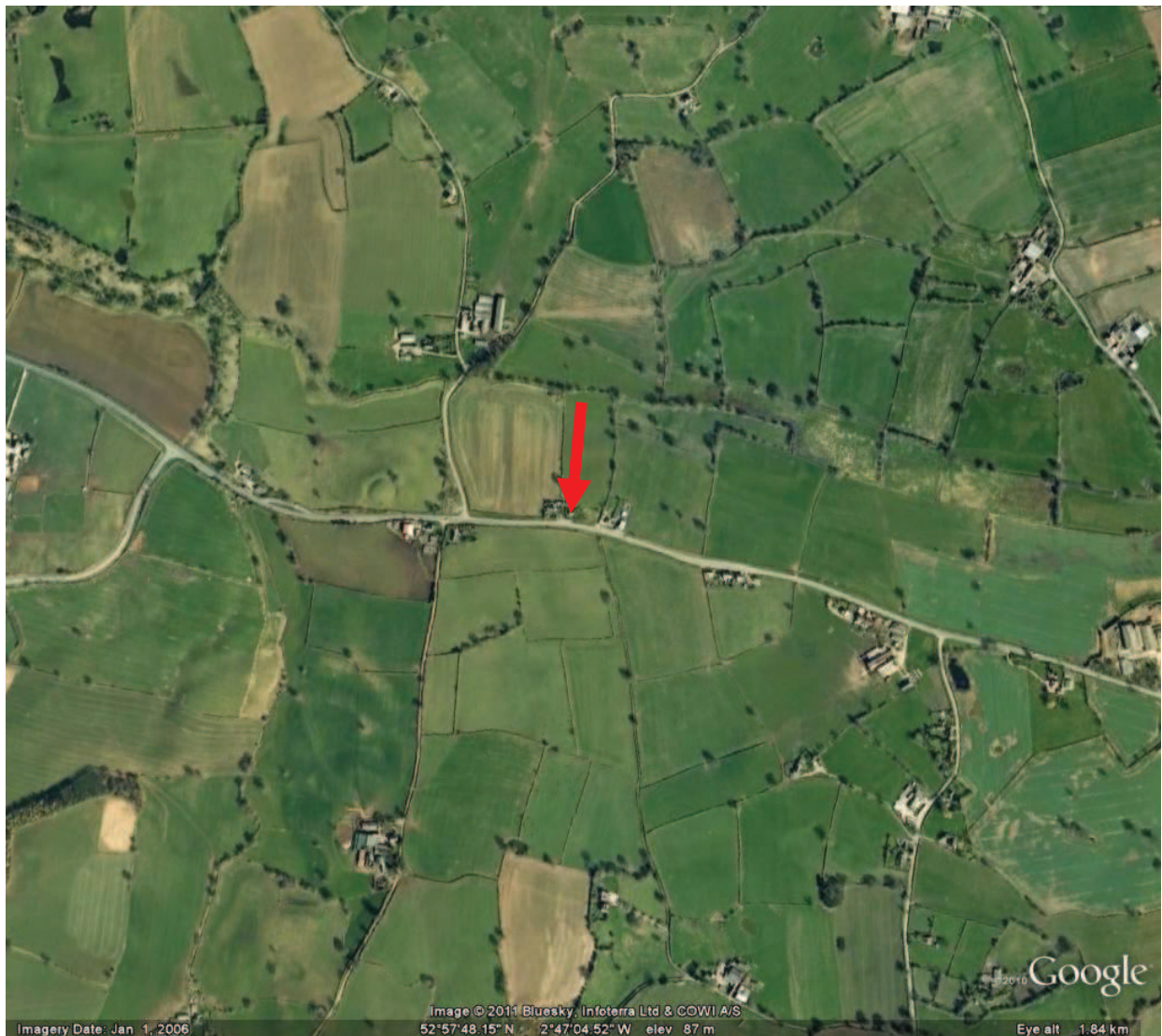


Figure 3: Aerial Photograph: Displaying the connectivity of the surrounding habitat (Google Earth Image).

Building/Construction Detail:

Walls	Brick, pebble dashed externally and plastered internally, resulting in virtually no roosting potential for bats. Some raised lead flashing was noted around the chimneys. The walls of the lean-to kitchen are wooden clad and also contain virtually no roosting potential for bats.
Roof	Slate supported with wooden rafters and purlins, lined with bitumen felt on the south facing pitch and unlined on the north facing pitch. There are numerous slipped, raised and missing slates creating potential bat access points. Gaps exist under raised ridge tiles. There is a small separate roof void measuring ~1m in height from the apex. The roof of the lean-to is covered with corrugated sheeting supported by wooden timbers and contains low potential to support roosting bats.

Doors / Windows	Doors and windows are present and functional.
Light Levels	Low within the roof void, high within main utilised internal house space.
Airflow	Low throughout all sections.
Rain Water Goods	Present and functional.



Photo 1: Top House, as viewed from the south west.



Photo 2: Top House, as viewed from the east.



Photo 3: Top House, as viewed from the north.



Photo 4: Top House, as viewed from the west.



Photo 5: Internal view of the roof void.



Photo 6: Showing slipped/raised/missing roof slates creating potential bat access points.

5 Results

5.1 Bats

5.1.1 Building Survey

Approximately 20-30 scattered bat droppings originating from an undetermined species of bat was recorded within the roof void.

5.2 Other Protected Species

No other protected species were recorded utilising the building.

6 Site Evaluation

6.1 Bats

The construction methods and good state of repair of the walls of the house resulted in very low potential for bats to roost within the walls. Raised lead flashing was noted around chimneys. Numerous slipped, raised and missing slates and raised ridge tiles created potential bat access points and roosting locations. The roof void contained a low number of scattered droppings and combined with the numerous potential access points, this resulted in high potential for the roof to support roosting bats. Further survey, to include an emergence survey between May and September is therefore essential to assess true levels of bat usage and the species of bat utilising the roof structure.

The building is set in a relatively flat open landscape, the surrounding habitat is dominated by grazed improved grassland and arable fields dissected by hedgerows and sparse tree lines. A small stream runs latitudinally along the bottom of the adjacent field, ~210m north of the property. Approximately 650m west of the property this stream is bordered with rank grassland and scrub/scattered trees. Approximately 850m south west a small woodland block is located. Connectivity in the area is fair via field boundaries consisting of hedgerows and tree lines, although field sizes are relatively large. The surrounding habitat is therefore of low - moderate

foraging potential to bats in the locality and is not expected to support a wide diversity of species or a particularly high population of bats.

7 Conclusion

7.1 Bats

A low number of scattered bat droppings were recorded within the roof void. Further survey, to include an emergence survey between May and September is therefore essential to assess true levels of bat usage and the species of bat utilising the roof structure. The building should be considered to constitute a bat roost and as such no works may be undertaken on the building until the correct permissions and if necessary, a Welsh Assembly Government European Protected Species Development Licence has been obtained. This should be applied for by a suitably qualified ecologist. Suggested mitigation should be utilised to decrease the potential impact of the development and will be recommended upon completion of the recommended future emergence survey.

7.2 Other Protected Species

No other protected species were recorded utilising the building.

8 Mitigation & Recommendations

8.1 Bats

Mitigation measures will be recommended upon completion of the recommended future emergence surveys.

8.2 Other Protected Species

Building schedules should be planned to avoid disturbance during the nesting period, it is vital to ensure that all bird species have fledged all broods before the works commence. Where possible, nesting opportunities for species such as swallows, house martins and house sparrows should be incorporated into the design of the planned building, e.g. eaves suitable for house martins or the installation of commercially available swallow nesting locations. Suitable crevices left unsealed provide potential for nesting house sparrows. Bird boxes could be erected in the local area as a positive conservation measure. Further details of suitable mitigation methods can be provided upon request.

9 Legal Implications

9.1 Bats

General Implications

Bats are protected under UK and European law by The Conservation of Habitats and Species Regulations 2010, Regulation 41. Under this law it is an offence to: deliberately capture, injure or kill a bat, to deliberately disturb bats or to damage/destroy a breeding site or resting place. Bat

roosts are protected under this law whether the animals are present at the time of survey or not. Under the regulations both W.A.G. and D.E.F.R.A. are empowered to issue licences to carry out work to bat roosts for reasons of overriding public interest. It is not illegal to tend a disabled bat pending recovery.

Specific Implications

The building surveyed, Top House, Bronington, constitutes a bat roost. There are therefore legal implications for the development and should future surveys show it necessary, a development license must be obtained from the Welsh Assembly Government before any works are undertaken.

9.2 Nesting Birds

General Implications

Schedule 1 Species and Nesting Birds.

Under Section 4 of the 1967 Act, any person who wilfully disturbs any wild bird included in Schedule 1 of the 1954 Act, while it is on or near a nest containing eggs or unflown young, shall be guilty of an offence and liable to prosecution. It is also an offence to disturb the dependent young of Schedule 1 species after they have left the nest.

With the introduction of the Wildlife and Countryside Act 1981, all nesting birds received even greater protection under the Act. Once a bird has placed a single piece of material into place it then constitutes a nest. The nest is then protected by the Wildlife and Countryside Act which makes it an offence to cause damage to the bird, nest, eggs or chicks and immediate habitat which is likely to result in damage by causing the bird to desert its nest. This covers all bird species with a small number of exceptions (pest species which can be controlled by special licence). In 2001, the Countryside and Rights of Way Act (CROW Act), was made law strengthening the legal protection for many species and introducing reckless disturbance as an offence. Special licences can be issued by CCW for scientific research, conservation, photography, ringing of young at the nest and mitigation of schedule 1 species.

Specific implications

Should nesting bird species be located within the building after the survey has taken place, any disturbance between 1st March and 30th September could constitute a criminal offence.