

Bat Activity Survey at
a Barn at Cae Brynner Farm,
Bowling Bank,
Wrexham LL13 9RL on
4th June 2021
GR SJ 4003 4943

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1. Summary

The purpose of the report is to provide results from a bat activity survey to add to a scoping survey, initially carried out by SCALES Consultancy Limited on 19th September 2020.

The proposed scheme entails the conversion of a barn to a dwelling.

The building was examined to establish the presence of or evidence of use by protected species of animals. A visual inspection was carried out to assess the potential or actual use by bats, of the interior and exterior of the building. One dusk emergence survey was carried out.

Impacts during the development are considered to be low. There is not considered to be any significant threat to the conservation status of bats or danger of harm to individuals as the building was not being used by roosting bats. However precautions must be taken to avoid harm to any transient bats which may roost there in future. If bats are found at any stage of the development then work in that area must stop and a licensed bat worker contacted for advice. Enhancements for bats and birds are recommended.

2. Introduction

Susan Worsfold BSc (Hons) ACIEEM is an experienced wildlife surveyor, licensed bat and great crested newt worker and voluntary bat roost visitor. Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and S089569-1 (Natural Resources Wales);

Great crested newt licence registration number 2016-19947-CLS-CLS (NE) and S089570-1 (NRW)

This report was commissioned by Blueprint Architectural Services, Office 3K4, Redwither Business Tower, Wrexham LL13 9XT.

The site, at Cae Brynner Farm, Bowling Bank is a two storey brick building.

The proposed scheme entails the conversion of the building to a dwelling.

The purpose of the report is to provide results from a bat activity survey to add to a scoping survey, initially carried out by SCALES Consultancy Limited on 19th September 2020. This is necessary to comply with local planning policy and government legislation and avoid any offence being committed. Also, to describe any compensation, mitigation and enhancement measures which should be taken.

3. Methodology

3.1. Scope of the Assessment

The report comprises a preliminary bat roost assessment and one bat activity survey as requested by Blueprint to update the previous report.

3.2 Field Survey

The building was examined to establish the presence of or evidence of use by bats. A risk assessment was made before entering the building. A visual inspection was carried out to assess the potential or actual use by bats, of the interior and exterior of the building. It was searched systematically for any signs of bats, including droppings, rub marks and urine stains at entrances to roosts and insect remains, such as moth or butterfly wings. Crevices were checked where possible.

Powerful lamps (LED Lenser P14, LED Lenser H14) were used for examination of interiors and under eaves. Binoculars were used to examine parts which were not otherwise accessible. Photographs were taken of all areas.

A dusk emergence survey was carried out on 4th June 2021 by Susan Worsfold and Amelia Bailey, who is in training. These were done in accordance with *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)* (Collins 2016) .

Survey times and conditions are given in Appendix 12.

Frequency division detectors were used to record any bat sounds in and around the building for later analysis on the computer. These were Peersonic RPA3, Anabat Express and Song Meter SMZC.

4. Assessment of Effects and Mitigation Measures

Bats

There is not considered to be any threat to the conservation status of bats or danger of harm to individuals as the building was not being used by roosting bats at the time of the surveys. The site is being used by foraging and commuting bats. Two species were identified during the two surveys. The frequency of visits and number of bats seen does not indicate that the site is an important habitat for bats.

It is possible that transient bats may temporarily roost or perch in the building in the future.

If bats are found at any stage of the development then work in that area must stop and a licensed bat worker contacted for advice.

It is recommended that the new buildings use bitumastic hessian roofing felt type 1F, as modern roofing membranes are extremely hazardous to bats as they become entangled in the fibres and cannot escape. If this is not possible then it is important that access is prevented to the roof lining.

Residual Effects

No significant residual effects anticipated.

5. Compensation

None considered necessary.

6. Enhancement Recommendations

A bat box e.g. Schwegler 1FF to be fitted externally to the converted building. Further information is given in the bat box information pack available at <http://www.bats.org.uk/index.php>. Bat boxes should be placed in a south east to south west facing position if possible.

One woodcrete nests suitable for small birds such as robin, blackbird, tit species and sparrow to be incorporated into each new building, and one swallow nest.

House Sparrow Terrace - Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings or incorporated into walls. Entrance holes: 32mm diameter. Dimensions: H310 x W370 x D185mm. Also suitable for tits, redstarts and spotted flycatchers. Place at least 2 m from the ground.

Swallow nests - H110mm x W250mm x D140mm. The nests should be placed inside an enclosed outbuilding or shed, porch or garage leaving a distance of at least 6cm between the top of the nest and the ceiling. There must be access for the birds through an open window or sky-light. A car port or refuse bin shelter, or an outbuilding with a permanently open window or half door, or simply a space over the door, would suffice. Under the eaves of the buildings would be acceptable but less suitable.

Other designs of nest boxes may also be suitable.

7. Ecological Constraints

None identified

8. Monitoring

None recommended

9. Conclusions

If the recommended mitigation, compensation and enhancement measures are taken the overall ecological impacts of the proposed development will be low due to its small scale and lack of evidence of any rare or threatened species or priority habitat.

10. Bibliography

Bat Conservation Trust available at: <http://www.bats.org.uk>

Collins J. (Ed) (2016) *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)*. The Bat Conservation Trust, London

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

Mitchell-Jones, A. J. and McLeish, A. P. (2004) *Bat Worker's Manual*, Peterborough: Joint Nature Conservation Committee

Natural Resources Wales available at: <https://naturalresources.wales/?lang=en>

Wildlife and Habitat Conservation available at: <https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

Appendix 11: Activity Survey

4/6/21

Number of observers: 2

Observer 1: Susan Worsfold (SW); equipment: Peersonic RPA3; Station: south west corner of building

Observer 2: Amelia Bailey (AB); equipment: Peersonic RPA3; Station: north east corner of building

Internal equipment: Song Meter SMZC on ground floor, Anabat Express in loft.

Bat species seen and/or recorded:

First bat:

Soprano pipistrelle (*Pipistrellus pygmaeus*)

Time: 22.15; *Location:* AB station

Subsequently: Occasionally, both stations

Other species:

Common pipistrelle (*Pipistrellus pipistrellus*)

Time: 22.49; *Location:* SW station

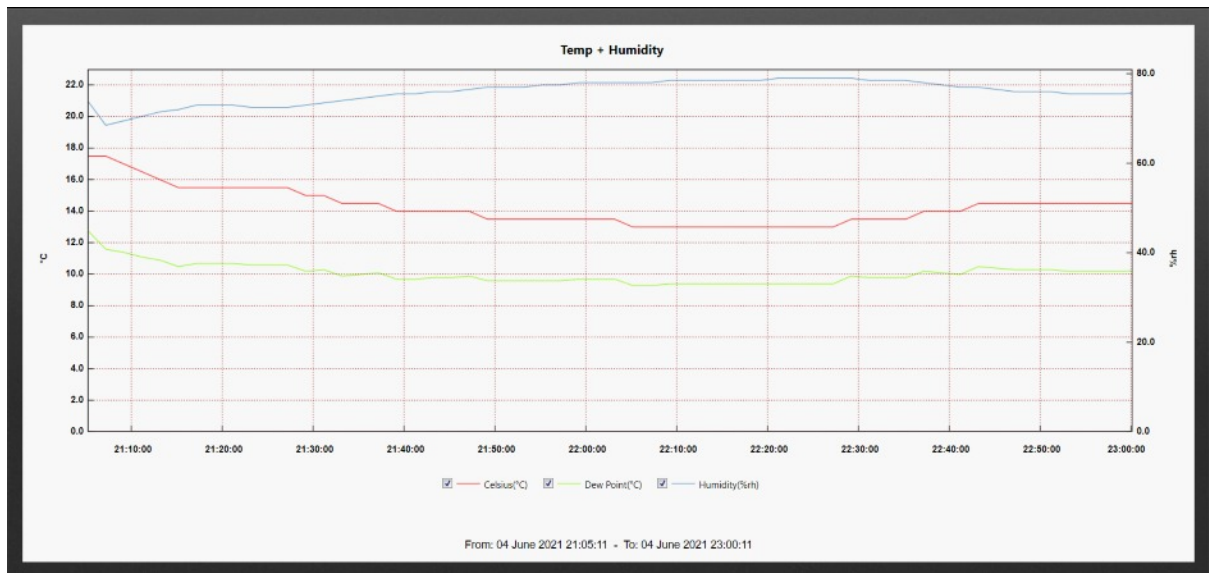
Subsequently: Occasionally, SW station

The first bat to be seen was at 22.15 at AB station, foraging nearby. A single bat was also seen infrequently at both stations subsequently. No bats were seen to emerge from the building.

No bat calls were recorded internally.

Appendix 12: Survey Conditions

Date	Sunset/ Sunrise	Start Time	End Time	Temp. Start °C	Relative Humidity Start %	Temp. End °C	Relative Humidity End %	Cloud %	Wind 0-6
4/6/21	21:31	21:15	23:00	15	72	14	75	10-40	0-0



Appendix 13: Photographs

View from the south east



Ground floor



Loft



Loft



Appendix 13: Legislation

All species of bats in the UK are European Protected Species (EPS). It is against the law to damage or destroy a bat's breeding site or resting place (known as a roost), or deliberately to capture, kill, injure or disturb a bat

Bats are the only mammals which can fly. They are warm blooded, they suckle their babies and are intelligent, social animals. British bats feed only on insects, of which they consume vast numbers to sustain their energetic lifestyles. A pipistrelle bat can eat up to 3000 midges in a single night!

We have 12 species of bat breeding in Wales. Many of these have suffered severe declines, not just in Britain but throughout Europe.

All British bat species are protected under the Conservation of Habitats and Species Regulations 2017, known as the 'Habitats Regulations'. Bats have a unique relationship with humans, sometimes sharing our homes for part of the year. For this reason, Natural Resources Wales (NRW) deals with many hundreds of bat enquiries each year from householders.

Under the Habitats Regulations, it is an offence if you:

deliberately capture, injure or kill any wild animal of an EPS
deliberately disturb wild animals of any such species
damage or destroy a breeding site or resting place of such an animal
Disturbance includes, but is not limited to, any disturbance which is likely:

1. to impair their ability –
to survive, to breed or reproduce, or to rear or nurture their young, or
in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
2. to affect significantly the local distribution or abundance of the species to which they belong.

Defra and the Welsh Government will publish a joint guidance document on the interpretation of the offences relating to disturbance, and to damage and destruction of breeding sites and resting places.

There are other offences relating to possession, transport and sale.

NRW issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

If you are a householder and have concerns about bats at your property (other than queries related to planning applications or a development), contact the NRW Enquiry Line for advice, telephone 0300 065 3000