

Preliminary Bat Roost Assessment at Bridge House, Vicarage Lane, Penley, Wrexham, LL13 0NF

A visit was requested by Chris and Karen Schaefer of the above address, to establish whether bats were present or likely to have been present in the house, due to proposed demolition and replacement with a new dwelling.

The building was examined by Susan Worsfold on 22nd February 2021 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.

The roof of the house was tiled, tightly sealed and partly lined with bitumastic hessian felt. There were no verge boards. Walls were of brick. There were no verge boards or soffits. The loft had fibreglass insulation on the floor. There were cluster flies present and insect remains on the insulation but no bat droppings.

A powerful head torch (Ledlenser iH5R) was used for examination of interiors and under eaves. Binoculars were used to examine parts which were not otherwise accessible.

No evidence of use by bats was found.

There is not considered to be any significant threat to the conservation status of bats or danger of harm to individuals as there was no evidence of the building being used by roosting bats. 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.

Susan Worsfold BSc (Hons) ACIEEM

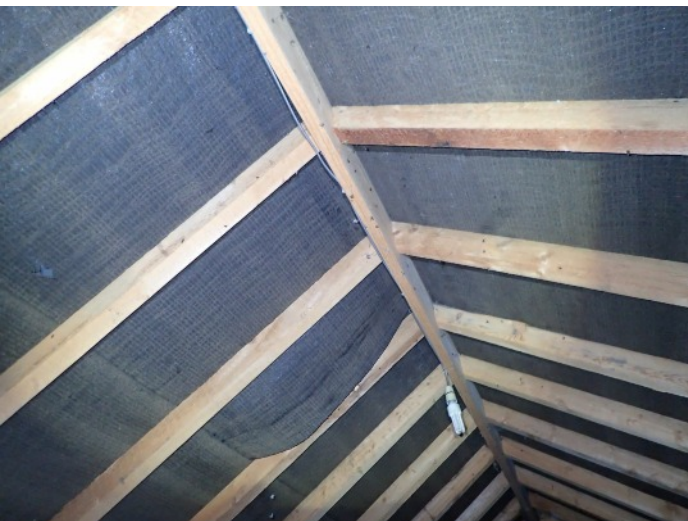
Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and 72725:OTH:CSAB:2016 (Natural Resources Wales);

Licensed great crested newt worker, registration number 2015-8194-CLS-CLS (NE) and 72936-OTH-SA:2016 (NRW)

01691 772310

07752 105600

s.worsfold@hotmail.co.uk





Legislation Relating to Bats

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