



Bat Emergence and Re-entry Surveys

HSBC Bank, Well Street, Cefn Mawr, Wrexham, LL14 3AE

Ryan Little

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Executive summary

Arbtech were commissioned by Ryan Little to undertake a single Bat Emergence Survey at HSBC Bank, Well Street, Cefn Mawr, Wrexham, LL14 3AE. The survey was completed on the 30th September 2020. The aim of the assessment was to confirm the presence or likely-absence of a bat roost and to provide a current status on all 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.

No bats were seen emerging from the building during the survey and as such there is no confirmed roost within the building. The surveys undertaken to date in and around HSBC Bank, Well Street 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.

In the unlikely event that bats are unexpectedly found during any stage of the development, work should stop immediately, and a suitably qualified ecologist should be contacted to seek further advice.

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1.0 Introduction and Context

1.1 Background

Arbtech were commissioned by Ryan Little to undertake a single Bat Emergence Survey at HSBC Bank, Well Street, Cefn Mawr, Wrexham, LL14 3AE. The survey was completed on the 30th September 2020. The assessment is informed by the Bat Conservation Trust publication, *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).

This survey was completed following recommendations made in the Preliminary Ecological Assessment report carried out by Elen Griffin in September 2020 (Arbtech Consulting Ltd, 2020).

1.2 Site Context

The site is located at National Grid Reference SJ 28077 42283 and has an area of approximately 0.02ha. There is one building within the site boundary which was surveyed as it will be affected by the proposed development.

1.3 Scope of the report

This report provides a description of the bat activity observed and recorded during the survey. The aim of the assessment was to determine the presence or likely-absence of bats, 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, including a request for information from the local bat group or records centre - please refer to the Preliminary Ecological Appraisal survey report (Arbtech Consulting Ltd, 2020).
- 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 loft space into a habitable living area, including the replacement of the existing roof. A planning application is being prepared for submission to Wrexham County 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 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, 2020). Please refer to the Preliminary Ecological Appraisal survey report (Arbtech Consulting Ltd, 2020).

2.2 Site Survey methodology

The survey methods were informed by the recommendations presented in the Preliminary Ecological Appraisal survey report (Arbtech Consulting Ltd, 2020). This survey identified the following survey requirements in line with best practice:

*“The building has LOW habitat value (Collins, 2016) for supporting roosting bats due the presence of a number of gaps across the roof structure suitable for crevice-dwelling bat species. There is also a gap along the roof ridge allowing access for void-dwelling bats into the internal loft space. As the proposed plans will involve the removal of the existing roof structure **one bat emergence or re-entry survey** is required during the active bat season (May – September) to confirm presence or likely-absence of a bat roost in the building. The survey must be completed during the optimal survey period mid-May to August inclusive.”*

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 bat detectors and Echo Meter Touch detector connected to an iPad. 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 handheld 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 Elen Griffin (BSc Hons) accredited agent to NRW licence number: 79422:OTH:CSAC:2018 and was assisted by Mel Reid an experienced surveyor with several years of bat survey experience. Two surveyors were used to provide sufficient cover of the building during the survey. The designated position of each surveyor during the survey is detailed in the tables in Section 3.1 below and shown on the plan in Appendix 1.

2.4 Limitations

This survey follows 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 the survey are provided in the table below.

Table 2: Survey results

Date		30/09/2020
Start and End Times		18:35 – 20:20 Sunset: 18:50
Weather Conditions		Start: Temp: 13°C Relative Humidity: 93% Cloud Cover: 100% Wind: 5mph Rain: None End: Temp: 12°C Relative Humidity: 93% Cloud Cover: 100% Wind: 6mph Rain: None
Surveyor (position) As shown in Appendix 1		Elen Griffin BSc - (Position 1 – observing the northern eastern elevation and roof structure) Mel Reid BSc (Hons) MRes – (Position 2 - observing the south western elevation and roof structure of B1)
Building Reference	Surveyor Position	Notes/observations:
B1	1	The first bat activity recorded was a pass by a common pipistrelle at 19:19 which was both seen and heard. Common pipistrelle activity continued intermittently around the property from 19:19 till 19:51. Four common pipistrelle distant passes were recorded between 19:20 and 19:51. The first feeding pass was recorded at 19:31, which was heard and presumed to be feeding around the trees to the north east of B1. No further bat activity was recorded during the survey.
B1	2	The first bat activity was a feeding common pipistrelle at 19:14, observed feeding in the garden area directly the south of the survey building. Constant common pipistrelle feeding activity was recorded in this area for the duration of the survey. A number of distant common and soprano pipistrelle passes were recorded on the detector but not seen, which were likely commuting passes behind the surveyor along the tree line at the southern end of the site. Common pipistrelle social calls were recorded at 19:46, but the bat was not seen. The last bat activity recorded was a distant pass by a soprano pipistrelle at 19:54, which was heard on the detector but not seen.

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 England.

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 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 (July 2018)
B1	No roost confirmed within the building.	No bat roost confirmed in B1. Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats as a result of the proposed works.	In the unlikely event that bats are unexpectedly found during any stage of the development, work should stop immediately, and a suitably qualified ecologist should be contacted to seek further advice.	The developed site can be enhanced for the bat species observed to be foraging and commuting across the site during the surveys by installing of a minimum of two bat boxes on mature trees around the site boundaries/retained buildings e.g. Schwegler 2F Bat Box Schwegler 1FF Bat Box Schwegler 2FN Bat Box Improved Cavity Bat Box Bat boxes should be positioned 3-5m above ground level facing south or south-westerly with a clear flight path to and from the entrance. Bat boxes should also be positioned away from any artificial light sources.

5.0 Bibliography

- Arbtech Consulting Ltd (2020). Preliminary Roost Assessment Survey - HSBC Bank, Well Street, Cefn Mawr, Wrexham, LL14 3AE.
- Collins, J. (2016). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Google Earth (2020) accessed on 11/10/2020.
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
- National Planning Policy Framework (2019)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

Appendix 1: Survey Plan



Appendix 2: Proposed Site Plan

None provided

Legislation and Planning Policy related to bats

LEGAL PROTECTION

New legislation (2020)

*The **Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019** came into force when Britain left the European Union on 31st January 2020.*

It covered amendments relevant to this survey to:

Wildlife and Countryside Act 1981: England and Wales (x1 amendment)

Conservation of Habitats and Species Regulations 2017 (x29 amendments)

All species of bat are fully protected under ***The Conservation of Habitats and Species Regulations 2017*** (amended by the ***Conservation of Habitats and Species Regulations (amendment) (EU Exit) Regulations 2019*** which continue the same provision for European protected species, licensing requirements and protected sites after the UK leaves the EU) 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 2019

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 England 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 England issues bat mitigation licences for developments.