



Ecological Appraisal & Preliminary Bat Roost
Assessment (PRA) Report: Academy Garage, Holt.

Client: Mr & Mrs Robertson

September 2020

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Summary

An Ecological Appraisal and Preliminary Bat survey (PRA) was commissioned in August 2020 by Pegasus Group, on behalf of owners Mr and Mrs Robertson, of a proposed residential development on of a former Garage site on Castle Street (B5102), Holt, Wrexham. The survey was commissioned to support a planning application for the proposed re-development of the site, including demolition of the existing former garage building complex.

There are no protected sites within or in close proximity to the proposed development site. The nearest protected site is Afon Dyfrdwy a Llyn Tegid/River Dee and Bala Lake SAC/SSSI. Located 200m east of the site.

The site is previously developed and is characterised by existing buildings (derelict) and hardstanding. No notable semi-natural habitat occurs within, or in close proximity to the site.

In view of the results of the Preliminary Bat Roost Assessment the buildings proposed for demolition are not considered to currently support bat roosts due to a paucity of suitable features/damage to buildings allowing exposure to the elements, and as such are considered to be of 'negligible value' for roosting bats in the local context (Mitchell-Jones, 2004). The buildings on site will potentially support nesting birds during the breeding season (March-August inclusive). It is not anticipated that any notable (e.g. Schedule 1) species will utilise the site.

In view of the results of the assessment for bats, there is not anticipated to be any impact upon bats and their roosts as a result of the development. As such, no significant mitigation or compensation or licencing is required with respect to bats. However, it should be noted that any proposed lighting scheme should ensure that it is sensitive to the presence of bats foraging and commuting through the site. It is also recommended that in order to enhance the site for bats in the long-term that bat bricks are incorporated in the design of each of the main buildings (1 bat brick per main building).

It is strongly recommended that demolition is undertaken outside of the breeding bird season (taken to be March-August inclusive). Where demolition is planned to take place within the nesting bird season (March-August inclusive) then a check for nests prior to works commencing must be undertaken.

In view of the above, where the above recommendations are followed, it is considered the appropriate level of assessment has been completed and the biodiversity value of the site will not be adversely affected by the proposed development.

1. INTRODUCTION

An Ecological Appraisal and Preliminary Bat survey (PRA) was commissioned in August 2020 by Pegasus Group, on behalf of owners Mr and Mrs Robertson, of a proposed residential development on of a former Garage site on Castle Street (B5102), Holt, Wrexham. The survey was commissioned to support a planning application for the proposed re-development of the site, including demolition of the existing former garage building complex.

1.1. Site Description

The site is located on Castle Street, Holt, Wrexham (Grid Reference: SJ40975371) and consists of a former garage building complex and hardstanding. The site is in semi-rural location within a historic market town, surrounded by agricultural fields and scattered residential properties served by minor roads (see Appendix 1). The River Dee is located 187m east of the site.



Figure 1. Site (redline), Buildings (bluelines) and surrounding landscape character

1.2. Proposed Works

It is understood that the proposals are for the demolition of the existing former garage building complex and re-development of the site for four semi-detached residential properties.

It is understood that planning permission has previously been granted but an update of the ecological appraisal is required.

1.3. Personnel & Quality Assurance

Rob Nicholson BSc (Hons) MCIEEM is a Class 2 Bat licence holder (Natural England) and Natural Resources Wales bat survey licence holder, he has over 10 years' relevant experience as an ecologist and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Rob has been 'named ecologist' on numerous European Protected Species Licences (EPSL) for bats for a range of species and roost types in both England and Wales.

All field work and assessment was undertaken in accordance with current best practice guidelines (Collins, J. (Ed) 2016).

2. PLANNING POLICY AND RELEVANT LEGISLATION

2.1. National Planning Policy

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

2.2. Relevant Legislation

The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain.

Natural Environment & Rural Communities Act 2006

Section 40 of the NERC Act 2006 places a duty upon all local authorities in England to promote and enhance biodiversity in all of their functions. Section 41 lists habitats and species of principal importance to the conservation of biodiversity. Fifty-six habitats and 943 species of Principal Importance for Conservation are included on the Section 41 list and draws upon the UK BAP List of Priority Species and Habitats.

The Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law and transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites' (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)), the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European sites.

Bats

Bats (and their habitat) are protected under the Conservation of Habitats and Species Regulations 2017. Under this legislation it is an offence to:

- deliberately capture, kill or injure a bat;
- deliberately disturb wild bats (disturbance is defined as any activity likely to impair the ability to breed, reproduce, rear or nurture young, hibernate, migrate and/or significantly affect the local distribution or abundance of the species);
- damage or destroy a breeding site or resting place (i.e. roost); and
- possess, control, transport, sell, exchange, offer for sale or exchange, any live or dead animal or part of an animal.

Bats are also partially protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally or recklessly:

- damage or destroy any structure or place which bats use for shelter or protection;
- disturb bats while occupying a structure or place which is used for shelter or protection; and
- obstruct access to any structure or place which bats use for shelter or protection.

Under Section 6 of the Environment (Wales) Act 2016, public authorities (including Welsh Government) must “seek to maintain and enhance biodiversity” and to “promote the resilience of ecosystems”.

Birds

All birds, their nests and eggs are protected by law and it is thus an offence, to:

- Intentionally kill, injure or take any wild bird.
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

3. METHODOLOGY

3.1. Desk Study

To inform the survey, a desk study was conducted using available ecological information relating to bats for the area surrounding the site.

Online resources, including Multi-Agency Geographic Information Centre (MAGIC), were consulted in relation to the presence of sites and habitats of importance for bats in the wider context.

A data request to Cofnod (Local Records Centre for Wrexham) was made and is referred to in assessing the ecological value of the site.

One existing ‘Bat and Bird Survey report’ for a previous planning application for the site was also reviewed (JW Ecological, 2008).

3.2. Field Survey

3.2.1. Habitat Survey

A Phase 1 Habitat Survey was conducted on 27th August 2020 broadly based on the techniques and methodologies described in the Handbook for Phase 1 Habitat Survey (JNCC 2010) and using standard nomenclature (Stace 2010).

This was extended to include notes on habitats which could potentially support protected species, an approach commonly referred to as an Extended Phase 1 Habitat Survey.

3.2.2. Bat Scoping Survey

The bat scoping survey (undertaken 27th August 2020) comprised of a buildings inspection which included all of the buildings within the former garage complex subject of the planning application.

The buildings were inspected using close-focusing binoculars (Pentax Papilio 8.5 x 21) to determine possible access points such as cavities in brickwork and the roof structure. An internal inspection of all rooms within the buildings was conducted where accessible. Using ladders, all accessible features were closely inspected using *Lenser H14* and X21 cool light torches. Where possible, any cracks, crevices and likely access points or potential roost features were checked for signs of use by bats e.g. droppings, scratch marks and staining. An endoscope was used to inspect cavities that could be accessed safely via ladders.

3.2.3. Other protected Species

A general assessment was made in relation to other protected or notable species that may be affected by the proposed development, taking into consideration habitat present on site and in the wider area, existing ecological information/reports and the extent of the proposals.

3.3. Evaluation Methods

The importance of the habitat features on site were assessed. The frame of reference for the habitat features in terms of their geographical importance is in line with guidance set out by CIEEM, 2018.

Species are assessed, where appropriate, against best practice guidelines.

As part of the evaluation, further surveys may be recommended based on the suitability of habitats to support protected species, the habitats themselves and potential impacts posed by the proposed development, and the legal protection afforded to both habitats and species.

The 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (3rd edition) (Collins, J. (Ed) 2016) are used as a basis to evaluate the value of features for their potential to support bats.

The potential impacts on bats, bat habitat or their roosts as a result of the proposals are assessed within this report using the above criteria, together with an ecological judgement by an experienced bat surveyor.

4. CONSTRAINTS

Due to the limited habitat present on site and small scale of the development, a full Phase 1 Habitat survey was not considered appropriate. However, the Phase 1 Habitat survey has been broadly applied in assessing the ecological value of the site and has been combined with a more detailed Preliminary Roost Assessment for bats in view of the site being comprised of buildings and hardstanding, with no semi-natural habitat present within or immediate to the site.

Some features with potential for supporting bat roosts (e.g. roof tiles) could not be accessed for physical inspection due to the height and position at which they are located. As such, these features were limited to visual inspection from ground level using close-focussing binoculars to inspect for field signs of bats around the exterior of the cavities.

External field signs of bats can be lost over time due to weathering and damp conditions. Droppings and other field signs are not always visible through routine, non-invasive inspection surveys as bat species associated with buildings roost in crevices that may not be fully accessible to survey.

This survey does not cover every month of the active and hibernation seasons.

5. RESULTS

5.1. Desk Study

Online Resources

According to the Natural England online mapping resource MAGIC there are the following statutory designated sites within 2 km of the site:

- Afon Dyfrdwy a Llyn Tegid/River Dee and Bala Lake SAC. Located 200m east of the site.
- Afon Dyfrdwy/River Dee SSSI. Located 200m east of the site.
- Dee Cliffs, Farndon SSSI. Located 590m north east of the site.

There are three granted European Protected Species Licences relating to bats within 2 km of the site as follows:

- EPSM2013-5992 Common Pipistrelle (*Pipistrellus pipistrellus*) and Brown Long-Eared (*Plecotus auritus*). Located 1.8km east. Dated 2013 - 2014.
- 2015-14306-EPS-MIT Common Pipistrelle, Brown Long-Eared and Soprano Pipistrelle (*Pipistrellus pygmaeus*). Dated 2015 – 2020.
- EPSM2012-4381 Common Pipistrelle. Located 2km south east. Dated 2012 – 2014.

Consultation Data – Cofnod Bat & Bird Records (1 km radius)

Cofnod supplied 1 record of bats (unknown species or record type) located 800m south east of the site).

There were numerous records of birds returned within 1 km of the site. These included birds that may typically nest in or on buildings such as Swift (*Apus apus*).

Existing Survey Reports

A previous Ecological Assessment of the site (JW Ecological Ltd, 2008) focussed the assessment on the suitability of the site for bats and birds (including Barn Owl *Tyto alba*).

No evidence of the presence of bats or Barn Owl was recorded during the survey and no active or disused birds' nests were identified.

One small section of the building complex was considered to have “some” potential support bat roosts (small numbers of crevice dwelling species such as Common Pipistrelle). A recommendation was made for precautionary working measures with respect to bats (e.g. soft strip of tiles/slates) to be employed during demolition.

The site was assessed as unsuitable for Barn Owl but with potential to support other nesting birds during the breeding season.

5.2. Field Survey

5.2.1. Broad Habitat Survey

The site is situated in the semi-rural area of Holt, Wrexham close to the Cheshire border and is bounded by Castle Street and commercial/residential properties to the west and further properties to the north, south and west.

The town comprises of a mixture of historic and more modern residential and commercial properties.

The wider area is characterised by agricultural fields (primarily arable), hedgerows and trees along with the River Dee and infrastructure associated with the town including minor roads and street lighting.

The site is previously developed (former van rental garage) and is comprised of hardstanding and buildings only.

Due to disuse of the site, there is a small amount of unmanaged lawn and common flora including Red Valerian (*Centranthus ruber*), Common Nettle (*Common Nettle*), Broadleaved Dock (*Rumex obtusifolius*), White Clover (*Trifolium repens*), Black Medic (*Medicago lupulina*) and Pineapple Weed (*Matricaria discoidea*).

5.2.2. Preliminary Bat Roost Assessment

The objective of the Preliminary Roost Assessment was to identify and assess for the presence of bat roosts at any potential roost locations which may be anticipated to be affected by the proposed demolition of the buildings.

Building Inspections

The buildings were subject of internal and external inspection and assessment for their potential to support bat roosts, and any evidence thereof.

Table.1 Building Inspection Results

Photo	Description
	The former garage building complex is a primarily a single-story building with two main open rooms (former work shop and shop floor) with a number of small ancillary rooms (water closet, office and storage rooms). This building is of brick and block construction with a series of flat tarred/felt roofing and single skin metal roofing (over metal roof structure). There is a small, brick, two-storey section to the complex with a single pitched slate roof to the south eastern section of the complex. This has on open under-boarded roof showing signs of significant leakage, holes present and loss of roof slates.



The building is overall well sealed and lacks access points for bats. Where gaps do exist in association with the slate roof, these are evidently subject of water ingress with wet patches and holes in the ceiling present.

Potential Roost Features:

Single pitched slate roof may have historically had low potential to support bat roosts (crevice dwelling species). However, damage to the roof and water ingress evidenced during the survey suggests that environmental conditions will now not be suitable for supporting bat roosts (water ingress, draughts, thermal instability).

As such features associated with this part of the building complex are not considered suitable for supporting bat roosts.

Evidence:

None (external or internal)

Bat Roost Assessment:

Negligible potential for supporting bat roosts.

The buildings proposed for development were assessed as being of 'Negligible Potential' for supporting bat roosts (Collin, J. (Ed), 2016) due to an absence of any evidence of bats and lack of suitable potential roost features (PRFs) for supporting bat roosts.

5.2.3. Other Protected Species

The site is comprised entirely of derelict buildings and hardstanding with small areas of lawn/perennial weeds establishing in these areas.

The buildings have potential to support nesting birds such as House Sparrow (*Passer domesticus*) or Blue tit (*Cyanistes caeruleus*) during the breeding season, which is taken to be March – August inclusive.

The site is considered to be of negligible value for any other protected or notable species.

5.3. Ecological Value of the Site

Protected Sites

There are no protected sites within or in close proximity to the proposed development site. The nearest protected site, Afon Dyfrdwy a Llyn Tegid/River Dee and Bala Lake SAC/SSSI, is located 200m east of the site.

Habitats

The site is previously developed and is characterised by existing buildings (derelict) and hardstanding. No notable semi-natural habitat occurs within, or in close proximity to the site.

Bats

Following the scoping survey, no evidence to suggest the presence of bat roosts was identified in association with any of the buildings associated with the proposed development.

Due to a paucity of suitable features in relation to the majority of the buildings on site, the buildings associated are currently assessed as being of negligible potential for supporting bat roosts.

The small single pitched slate roof section of the building may historically have had low potential to support crevice dwelling bats during the active season for bats (May-September inclusive), however, damage to the roof and subsequent water ingress and exposure to weathering (drafts, daylight and leaks) has resulted in the conditions within the structure to become unsuitable for supporting bat roosts.

Overall, in view of the results of the Preliminary Bat Roost Assessment the buildings proposed for demolition are not considered to currently support bat roosts due to a paucity of suitable features/damage to buildings allowing exposure to the elements, and as such are considered to be of 'negligible value' for roosting bats in the local context (Mitchell-Jones, 2004).

Other Protected Species

The buildings on site will potentially support nesting birds during the breeding season (March-August inclusive). It is not anticipated that any notable (e.g. Schedule 1) species will utilise the site.

6. IMPACTS

The proposed development consists of the demolition of the existing buildings and re-development for two residential properties within the existing developed site footprint.

Protected Sites

Due to the nature/scale of the development and distance from any protected site, it is not anticipated there will be any impact upon protected sites as a result of the proposed development.

Habitats

There is no notable semi-natural habitat on or in close proximity to the site. As such there is not anticipated to be any adverse impacts upon any notable natural/semi-natural habitat as a result of the proposed development.

Bats

In view of the absence of any evidence of a roost associated with the buildings and the assessment of "negligible potential" of the buildings in question to support bat roosts, the scale of impact upon the conservation status of the species as a result of the proposed development is considered likely to be 'negligible' (Mitchell-Jones, 2004).

Any increase in artificial lighting associated with the development has the potential to have a longer-term adverse effect on foraging bats in the locality.

Other Protected Species

Demolition of the buildings may result in the disturbance of nesting birds in the absence of mitigation.

Due to the scale and nature of the proposed development it is not anticipated that there will be any other significant impact upon other habitats or protected species.

7. ADVICE AND RECOMMENDATIONS

7.1. Mitigation, Compensation and Enhancements

Bats

In view of the results of the assessment for bats, there is not anticipated to be any impact upon bats and their roosts as a result of the development. As such, no significant mitigation or compensation or licencing is required.

It should be noted that any proposed lighting scheme should ensure that it is sensitive to the presence of bats foraging and commuting through the site. This would include low-level lighting or similar solutions to prevent artificial light levels from deterring bats from the site (please see ¹*Bats and artificial lighting guidance note (2018)* for further information).

However, it is recommended that in order to enhance the site for bats in the long-term that bat bricks are incorporated in the design of each of the main buildings (1 bat brick per main building). Boxes that should be used include 'Habibat Bat Box 3S' or similar and these should be installed at a minimum height of 4m above ground level with a south-eastern aspect.

Birds

It is advised that nesting birds (including their nests and eggs) are protected under the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally take, damage or destroy the nest or eggs of any wild bird while the nest is in use or being built.

It is strongly recommended that demolition is undertaken outside of the breeding bird season (taken to be March-August inclusive). Where this is not possible any tree and shrub removal should be preceded by a check for nests by a suitably experienced ecologist or similar.

7.2. Further Survey

In view of the results of assessment, no further survey is considered necessary.

Where demolition is planned to take place within the nesting bird season (March-August inclusive) then a check for nests prior to works commencing must be undertaken. Note: Should a nest be discovered at this stage it cannot be moved or disturbed and will likely result in a delay to demolition works at that location.

8. CONCLUSIONS

In view of the above, where the above recommendations are followed, it is considered the appropriate level of assessment has been completed and the biodiversity value of the site will not be adversely affected by the proposed development.

9. REFERENCES

Bat Conservation Trust (2000). *Distribution atlas of bats in Britain and Ireland 1980-1999*. Bat Conservation Trust, London.

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

Collins, J (Ed). (2016). *Bat Surveys for Professional Ecologists - Good Practice Guidelines*, 3rd edition. Bat Conservation Trust.

JW Ecological Ltd (2008) Bat & Bird Survey Report, Jolly Good Van Hire, Castle Street, Holt.

ILP (2018) Bats and artificial lighting guidance note.

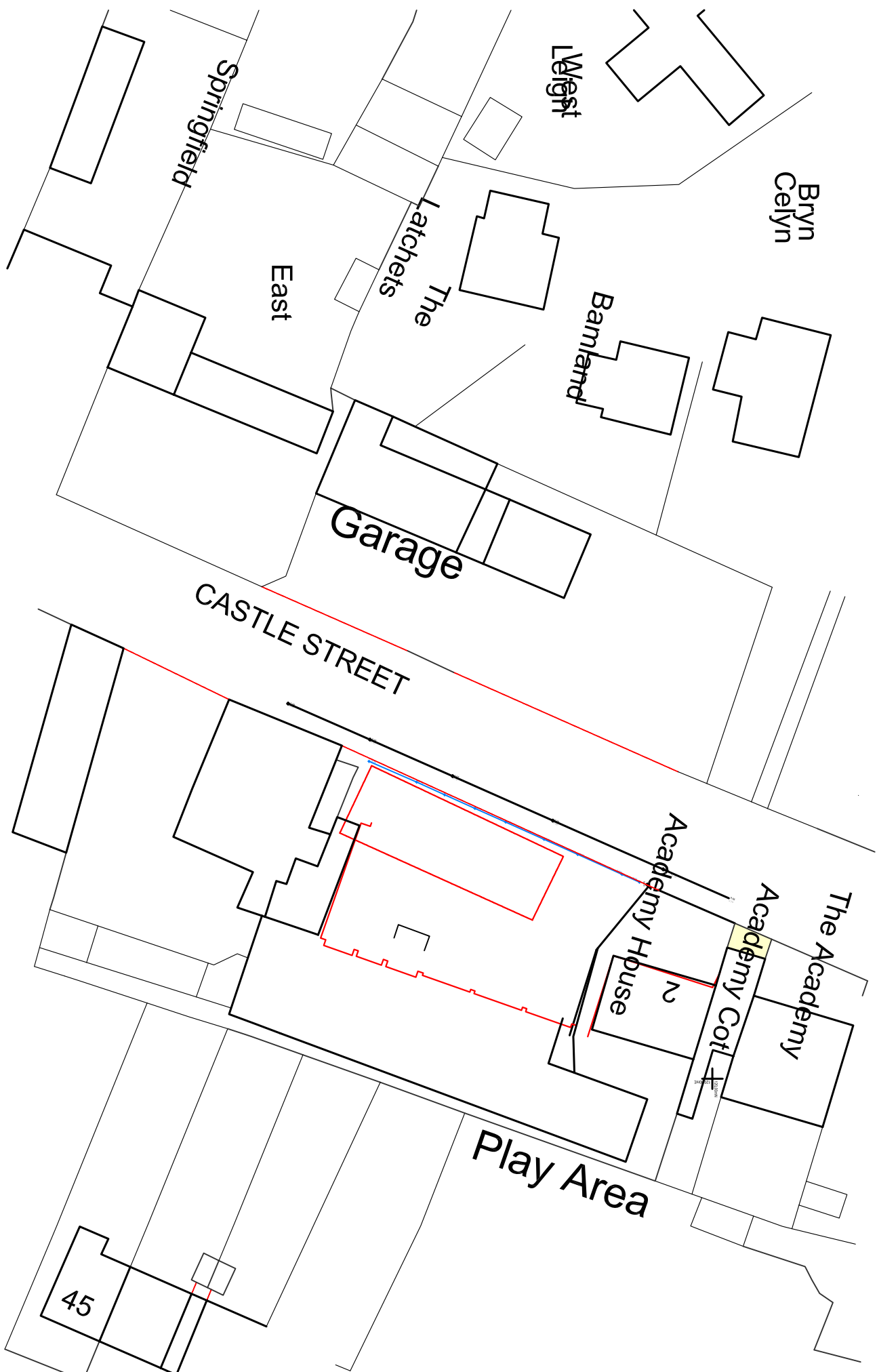
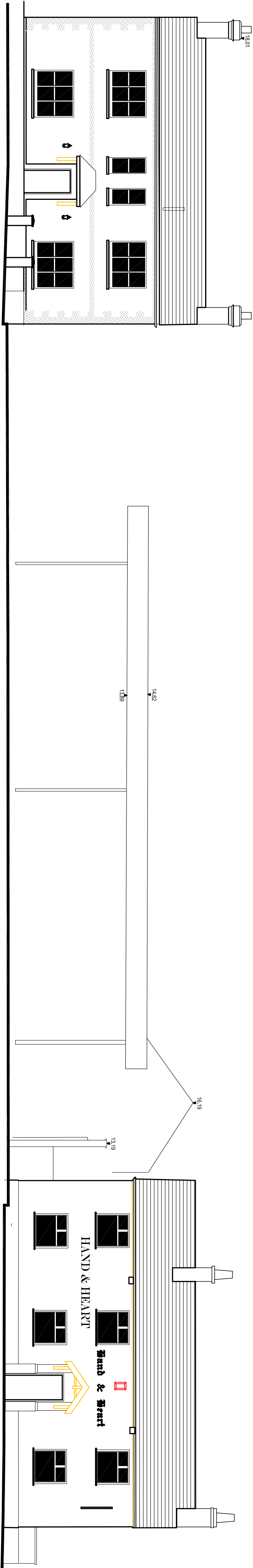
Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature

Multi-Agency Geographic Information Centre: <http://magic.defra.gov.uk/>

APPENDIX 1 – EXISTING SITE LAYOUT

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Work to figured dimensions only. Site dimensions are to be checked before work is started.
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IF IN DOUBT ASK IMMEDIATELY.



rev	date	description
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client
ANDY ROBERTSON

job
PROPOSED REDEVELOPMENT
ACADEMY GARAGE SITE, CASTLE STREET, HOLT

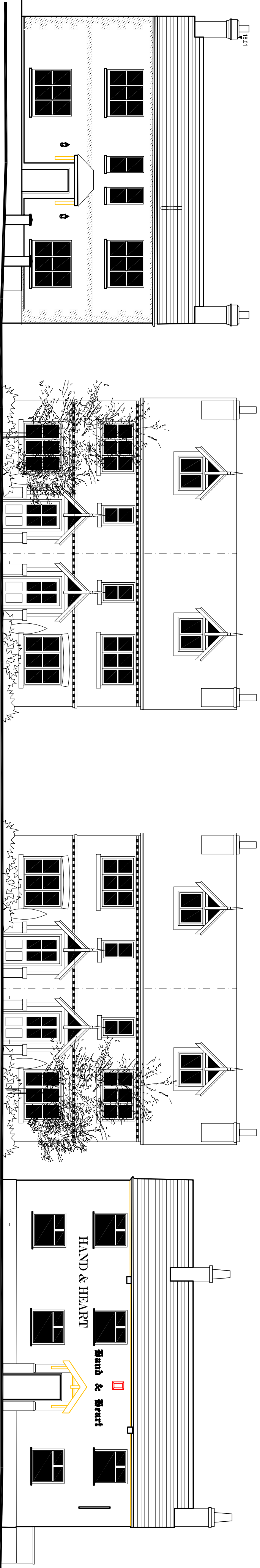
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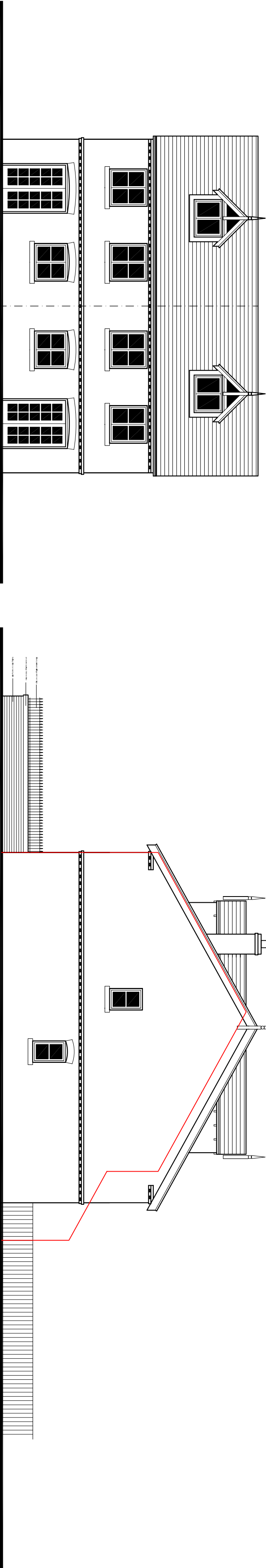
■ mellington grange, parkgate road, chester CH1 6NP ■
www.willacyhorsewood.co.uk
Tel: 01244 853891 Fax: 01244 853892 E-Mail: info@willacyhorsewood.co.uk

APPENDIX 2 – PROPOSED SITE LAYOUT

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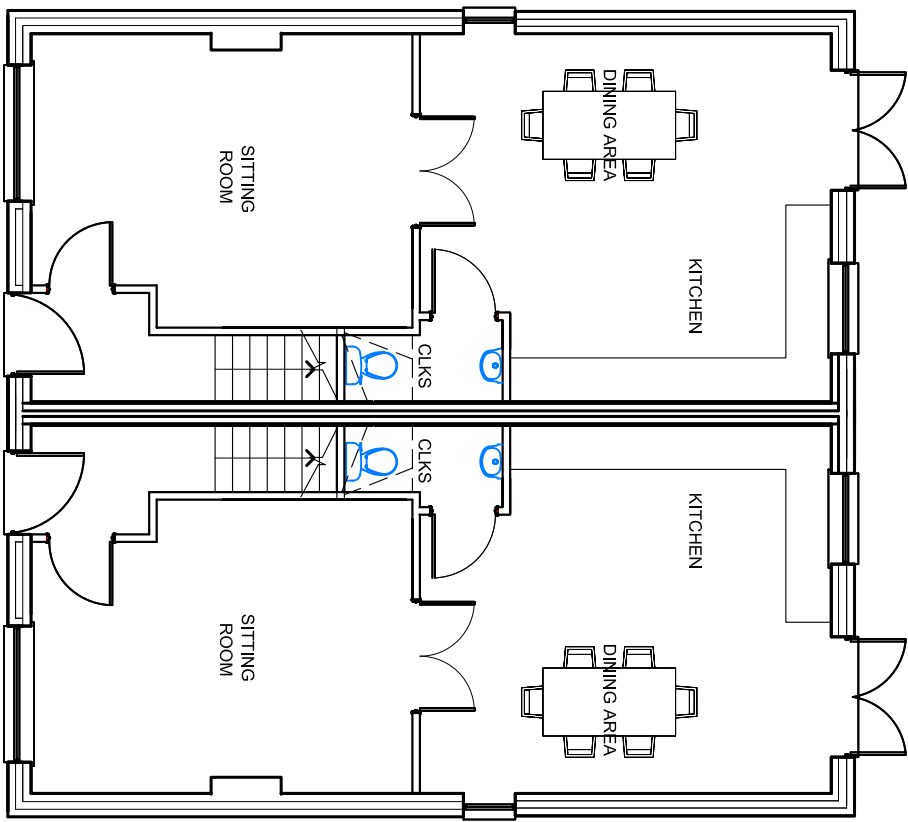


STREETSCENE FACING CASTLE STREET

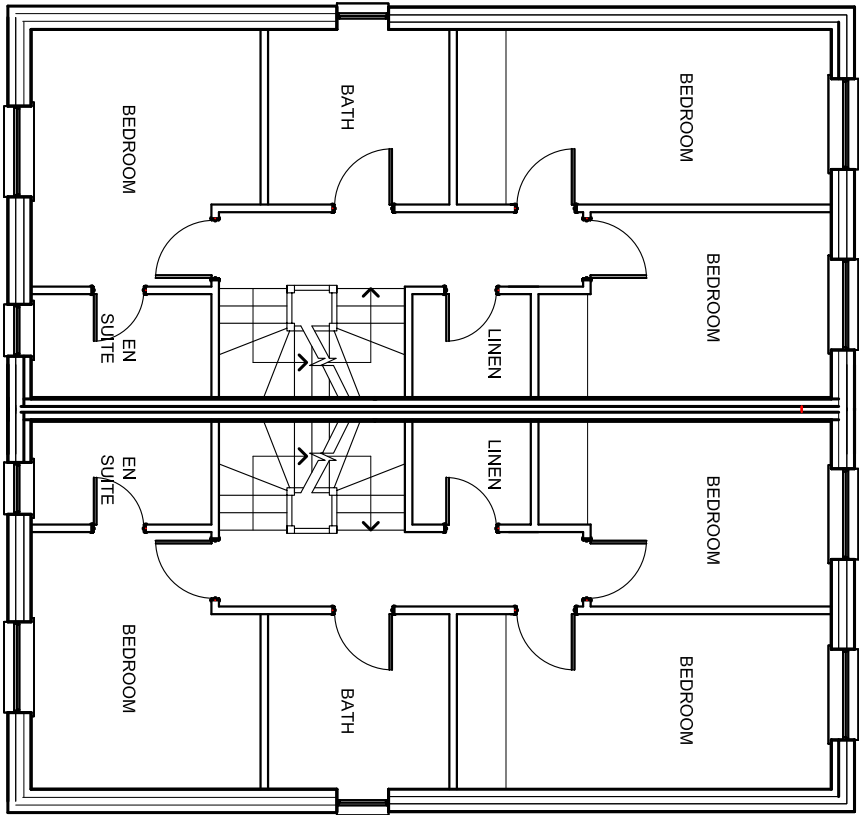


REAR ELEVATION

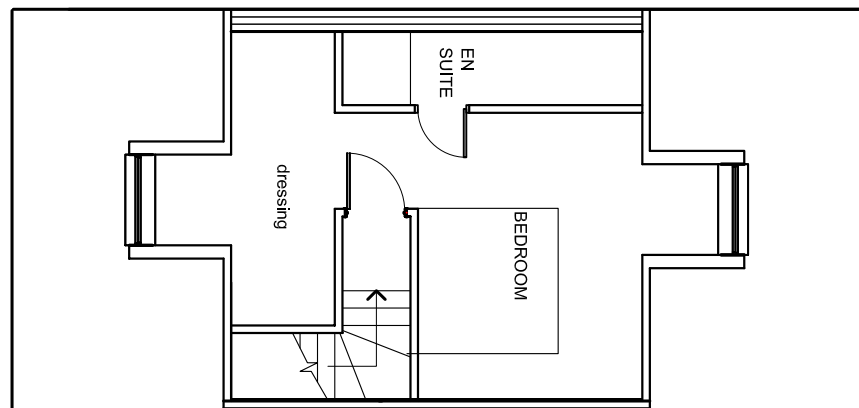
SIDE ELEVATION



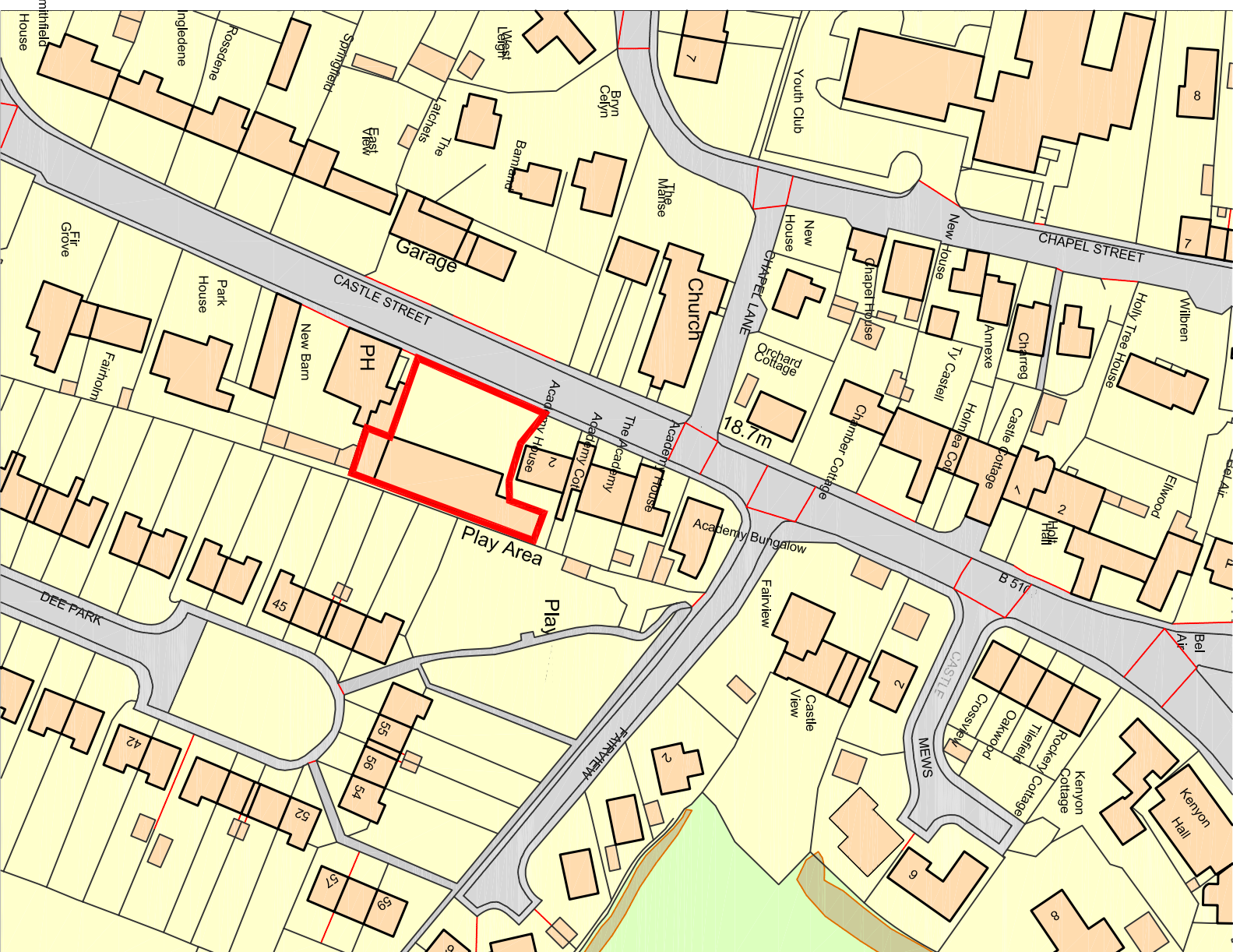
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION PLAN 1 : 1 250

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client
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job
PROPOSED REDEVELOPMENT
ACADEMY GARAGE SITE, CASTLE STREET, HOLT

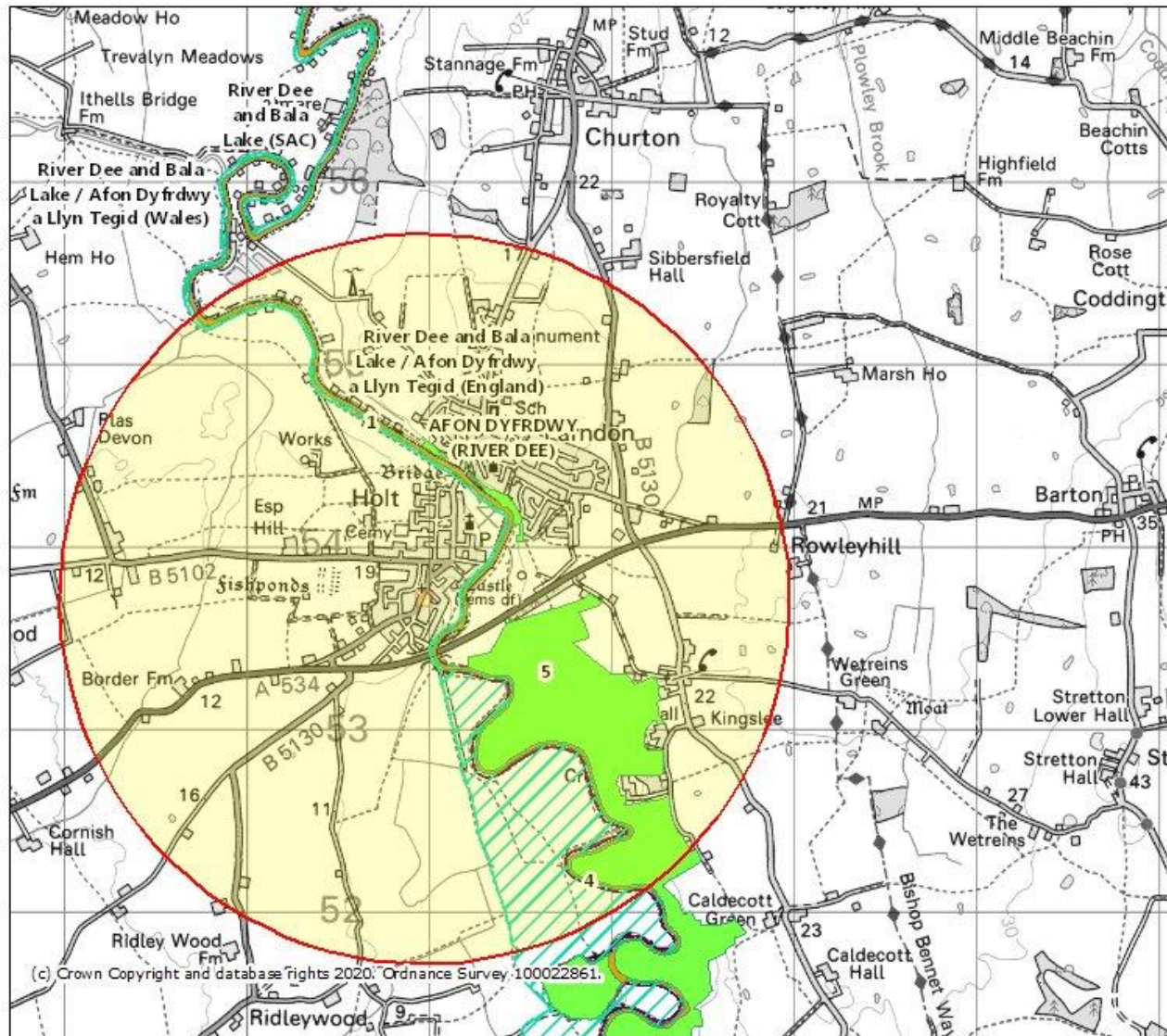
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PROPOSED GENERAL ARRANGEMENT

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1:100	JAN'10	WH1114	PR02	

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www.willacyhorsewood.co.uk
Tel: 01244 863891 Fax: 01244 863892 E-Mail: info@willacyhorsewood.co.uk ■

APPENDIX 3 – DESK STUDY (STATUTORY DESIGNATED SITES)



Legend

National Nature Reserves (England)

National Nature Reserves (Wales)

Ramsar Sites (England)

Ramsar Sites (Wales)

Sites of Special Scientific Interest Units (England)

Favourable Condition

Unfavourable Recovering

Unfavourable no change

Unfavourable Declining

Part Destroyed

Destroyed

Not Assessed

Sites of Special Scientific Interest (Wales)

Special Areas of Conservation (England)

Special Areas of Conservation (Wales)

Special Protection Areas (England)

Special Protection Areas (Wales)

Projection = OSGB36

xmin = 336100

ymin = 351700

xmax = 347700

ymax = 356600

Map produced by MAGIC on 4 September, 2020.

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LOCAL RECORDS CENTRE DATA (COFNOD) - EXISTING RECORDS OF BATS & BIRDS

Full data search available upon request.

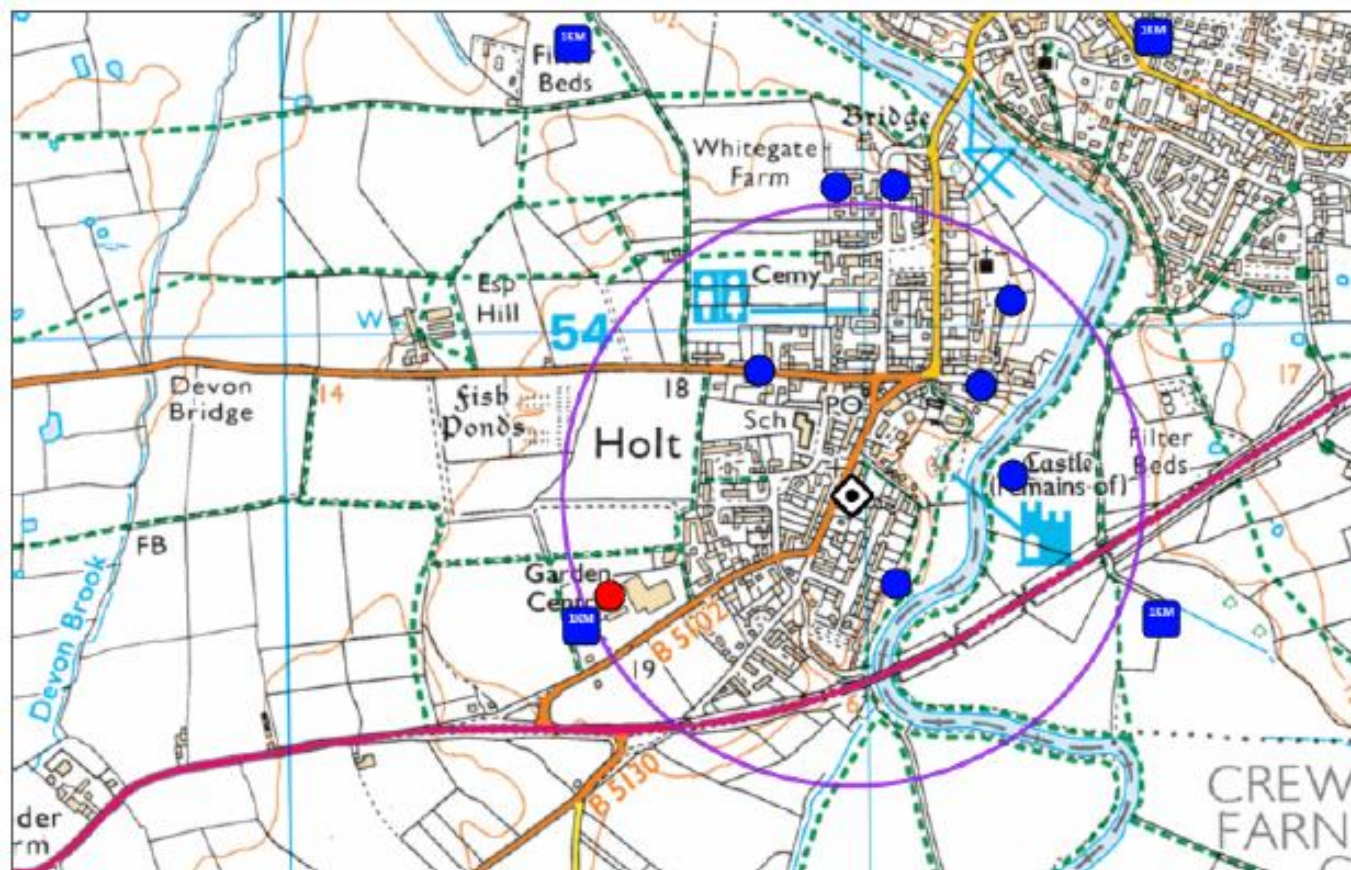


Image courtesy of Ordnance Survey, © 2020 Microsoft Corporation

eMapper

Mapping System for Cofnod
Academy Garage / E08352
Cofnod - Bat & Bird Records (1km)

Key

- Search Location
- Search Buffer (500m)

- Birds
- Mammals

APPENDIX 4 - BAT ENHANCEMENT MEASURES

