



GARAGE AND WORKSHOP AT MAYFIELD YARD, SUMMERHILL

PRELIMINARY BAT ROOST ASSESSMENT

DATE	ECOLOGIST	APPROVED	VERSION	COMMENTS
21/02/2020	Lucy Boyett		1	Original

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Executive Summary

Site	Garage and workshop at Mayfield Yard, Summerhill, LL11 4SR; SJ 31036 53680
Surveyors	Lucy Boyett
Proposed work	Demolition of garage and workshop
Type of survey	Preliminary Roost Assessment (PRA)
Results of survey	• No evidence or signs of bats were found within either of the buildings. • No potential roosting features were found within the garage. • A number of potential roosting features were identified in the workshop, including gaps in the wall and above the window and slipped and missing slates on the roof. • There was evidence of an old birds nest within the garage.
Survey conclusions	• The immediate surrounding area is of low suitability for commuting and foraging bats, however there is highly suitable areas nearby within Moss Wood approx. 150m to the west. • No potential roosting features were identified in the garage and therefore was found to be of negligible suitability for bats (Collins, J., 2016). • The workshop had a number of gaps allowing potential access into the building and internally the conditions were suitable for bats and therefore was found to be of low suitability for roosting bats.
Recommendations	• As the workshop was found to have low suitability for roosting bats, a minimum of one emergence survey is required, which must be undertaken between May and August (inclusive) – in accordance with Good Practise Guidelines (Collins, 2016) • If a bat roost is identified, before any works can take place a licence for the works must be obtained from the species licensing body Natural Resources Wales (NRW). • There is potential for birds to be nesting on or in the buildings, therefore if works were to be conducted within bird nesting season (from March to September [inclusive]) then a thorough search for any nesting birds should take place immediately prior to the commencement of works.

1.0 Introduction

- 1.1 Enfys Ecology Limited were commissioned by Mr T Jones, to undertake a Preliminary Bat Roost Assessment (PRA) of the garage and workshop at Mayfield Yard, Summerhill.
- 1.2 The proposed works comprise the demolition of a garage and an adjoining workshop.
- 1.3 The survey was commissioned to determine whether the proposed works would affect protected species: specifically, bats and nesting birds. A Preliminary Roost Assessment was undertaken on 20th February 2020. This report is valid for a period of two years from this date in accordance with best practice.
- 1.4 All British bats (and roost sites) are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended). In addition, all bats are classified as European Protected species by The Conservation of Habitats and Species Regulations 2017 (as amended). Under this legislation, it is an offence to kill, injure or disturb a bat, or to destroy any place used as a shelter by bats.
- 1.5 Should evidence of bats be found and it is deemed likely that they will be disturbed by the proposed works; a licence from Natural Resources Wales (NRW) must be obtained.

2.0 Site Description

- 2.1 The buildings are within the residential area of Summerhill (grid reference SJ 31036 53680) (Figures 2.1 and 2.2). The wider area is predominantly residential houses with scattered trees and shrubs within the gardens. Moss Valley and wood are located 150m to the west, which is a large linear woodland running north to south, connecting to further woodlands in the area.
- 2.2 There are no statutory designated site within a 1km radius.



FIGURE 2.1 AERIAL VIEW OF THE LOCATION AND SURROUNDINGS. THE SURVEYED BUILDINGS ARE SHOWN IN RED. © GOOGLE 2020



FIGURE 2.2 AERIAL VIEW OF THE LOCATION AND SURROUNDINGS. © GOOGLE 2020

3.0 Methodology

3.1 Preliminary Bat Roost Assessment (PRA)

- 3.1.1 The buildings were assessed for any signs of bats; these include droppings, feeding remains, and other indicative marks, plus features of potential use to bats such as crevices, cracks and other holes, and any potential access points into the building. High-powered torches were

used to inspect any identified features. Both the interior and exterior of the buildings were examined.

3.1.2 The building inspection was carried out on the 20th February 2020 by ecologist Lucy Boyett (accredited agent under bat licence number S087351/1). Building and potential roost assessments were carried out following the guidelines set by the Bat Conservation Trust Good Practice Guidelines (Collins, 2016). Photographic evidence was taken where necessary.

3.2 *Limitations*

3.2.1 Bats are a difficult group to survey, and as they are highly mobile animals, it is possible that they could move into a building after the survey has occurred. Therefore, it cannot be guaranteed that bats will not move into the building following the survey.

4.0 Building Descriptions

4.1 The site comprised a large open fronted garage with an adjoining workshop as shown in Figure 4.1.



FIGURE 4.1 SITE PLAN

4.2 *Garage*

- 4.2.1 The garage comprised a large single storey brick-built building, which was open to the front and had a single skin corrugated metal roof (Photo 4.1). Internally the brick was bare and the space was used for vehicle storage.



PHOTO 4.1 GARAGE

4.3 *Workshop*

- 4.3.1 To the west of the garage, running parallel with the main road, was a brick-built workshop (Photos 4.2 & 4.3). The roof was slated and had a wooden fascia along the eastern side. Internally, the workshop was split into two sections, with an internal brick wall. The southern end was the larger of the two sections and was used until recently as a workshop (Photo 4.4). The walls were bare brick and the slate roof was open with no cladding. The smaller section again had bare brick walls but the underside of the roof had been covered by a sheet of visqueen to protect a car, which was stored there (Photo 4.5).



PHOTOS 4.2 & 4.3 THE EASTERN SIDE AND NORTHERN GABLE END OF THE WORKSHOP



PHOTOS 4.4 & 4.5 THE SOUTHERN AND NORTHERN SECTIONS OF THE WORKSHOP

5.0 Survey Results – Building Inspection

5.1 Table 5.1 below, presents the results of the building inspection.

TABLE 5.1 DESCRIPTION AND PHOTOS OF POTENTIAL ROOSTING FEATURES (SHOWN IN RED)

Garages and Workshop at Mayfield Yard, Summerhill – Preliminary Roost Assessment

Building	Description of Potential Roosting Features	Photo
Garage	As the northern elevation was open, the space inside was very exposed and the light levels and air flow were high. As the walls and roof were both a single layer, there were no potential roosting features present both externally or internally. No bats or evidence of bats were seen during the inspection. There were signs that a bird had nested on top of the back wall in the past.	No potential roosting features present

Garages and Workshop at Mayfield Yard, Summerhill – Preliminary Roost Assessment

Workshop	There were a number of gaps and cracks that allowed access into the workshop. There was a small gap in the brick work and a gap above the window and doorway on the eastern side. In places, the roof was in a very poor condition, with multiple missing or slipped slates allowing access into the building. This is shown by multiple light gaps when stood inside. Internally, the light and air flow levels were low. No bats or evidence of bats were seen during the inspection.	 
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6.0 Conclusions

- 6.1 The proposed works comprise the demolition of the garage and workshop.
- 6.2 Under the Good Practice Guidelines (Collins, J., 2016), the habitats in the immediate surrounding area are of **low** suitability for commuting and foraging bats, however there is highly suitable areas nearby within Moss Wood approx. 150m to the west.
- 6.3 During the survey, no bats or evidence of bats was identified in either of the buildings.
- 6.4 No potential roosting features were identified in the garage and therefore was found to be of **negligible** suitability for bats (Collins, J., 2016).
- 6.5 The workshop had a number of gaps allowing potential access into the building and internally the conditions were suitable for bats. Considering the potential roosting features identified and the surrounding habitat, the workshop is of **low** suitability for roosting bats (Collins, J., 2016).
- 6.6 There was evidence of an old birds nest within the garage.

7.0 Recommendations

- 7.1 As the garage was found to have negligible suitability for roosting bats (Collins, J., 2016), no further surveys are required.
- 7.2 As the workshop was found to have low suitability for roosting bats (Collins, J., 2016), a minimum of one emergence survey is required to assess if/how many/ what species of bats are using the building, **before** works can commence; these must be undertaken between May and August (inclusive).
- 7.3 If bats are found to be using the building, a licence for the works must be obtained from the species licensing body Natural Resources Wales (NRW) **before** any works can take place.
- 7.4 There is potential for birds to be nesting on or in the buildings and there is evidence of birds nesting within the garage in the past; therefore, it is recommended that works are carried out outside of the bird nesting season (which is March to September inclusive). If it is necessary to conduct works within the bird nesting season, then a thorough search for any nesting birds should take place immediately prior to the commencement of works (no more than 48 hours beforehand). If any active nest is recorded then all works to that section of the building would have to cease until the chicks have fledged. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built with unlimited fines and/or imprisonment.

8.0 Legislation

8.1 *Bats*

The Wildlife and Countryside Act (WCA) 1981 (as amended) forms the key legislation protecting habitats and species in the UK. All UK bat species are fully protected under the 1981 Act through inclusion on Schedule 5. All bats are also listed under Schedule 2 of the Conservation of Habitats and Species Regulations (2017) which transcribes the EC Habitats Directive into UK law. In combination, this legislation makes it an offence to:

- Deliberately or recklessly take, injure or kill a bat;
- Deliberately or recklessly damage or destroy a place or structure used by bats for shelter or protection;
- Deliberately or recklessly obstruct access to a bat roost; or
- Deliberately or recklessly disturb bats while occupying a roost.

Bat roosts are protected under these laws whether the animals are present at the time of survey or not. Under both laws the Welsh Government 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 to a disabled bat pending recovery.

8.2 *Birds*

In addition, under the Wildlife and Countryside Act, 1981 (as amended) and the Countryside and Rights of Way, 2000, all wild birds, their nests and eggs are protected during the breeding season (typically March to August inclusive). This makes it an offence to:

- Intentionally kill, injury or take any wild bird.
- Take, damage or destroy the nest of a wild bird included in Schedule ZA1.
- Take, damage or destroy the nest of any wild bird while that nest is in use or being built.
- Take or destroy an egg of any wild bird.

9.0 References and Useful Information Sources

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1