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FAO Ms Lynda Spiby

12 June 2015

**Re: Westminster Arms, Bwlchqwyn, LL11 5UT  
Supervision Works in Relation to Bats**

On the 3<sup>rd</sup> of December 2014 an inspection and assessment in relation to bats was carried out at the Westminster Arms, Bwlchqwyn by Mr J Thomson of the Tyrer Partnership. During the assessment for bats the former pub was found to be almost devoid of potential for roosting bats; however some minor areas of ingress for crevice dwelling bats were identified under the ridge tiles. As such, the Westminster was concluded to possess low potential for crevice dwelling bats.

Following the inspection it was subsequently concluded that:

*From the survey results it can be concluded that no evidence is present at the Westminster Arms that would suggest use by loft dwelling bats for any purpose. In addition, the building is considered largely unsuitable for these species; therefore, the proposed schedule will have not impact upon loft dwelling bats. Following the external investigation potential for crevice dwelling species was found to be almost absent, albeit for some minor opportunity under ridge tiles. Should crevice dwelling bat(s) be using these particular areas, the work would have an impact upon this specie(s); this bat roost potential has been identified as low.*

Based upon the conclusions it was recommended that:

*As the property has been unoccupied for some time and will not have been heated during the winter months, it is possible that it may be used for hibernation purposes. Therefore, it is recommended a licensed bat ecologist should be present to supervise the careful and controlled removal of the ridge tiles.*

In line with the recommendations made in the survey results the Tyrer Partnership were commissioned to undertake the required precautionary procedures; thus, a site visit was undertaken on the 30<sup>th</sup> April 2015 by Mr J Thomson who is a highly experienced bat surveyor and holder of a Natural England Class 2 bat license (CLS-3985).

During the site visit the previously identified areas of roost potential were subject to a thorough inspection with a high powered torch to ascertain the absence or evidence of use by bats or the presence of any individuals; both of which were found to be absent; no evidence of bat use was located during the inspection.

Following the inspection, supervised removal of the identified features, i.e. ridge tiles, commenced which resulted in no evidence of use by bats or bats in situ were found. Therefore based upon the updated inspection there are no apparent reasons why work cannot commence in relation to bats.

However, if at any time during the schedule, bat/s or evidence of use is/are found (See Plates 1 & 2) then as a legal requirement work at or adjacent to the location of the bat/s must cease, the ecologist contacted and the area made good to its prior condition with bat access retained as all British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended).

Dusk/dawn surveys would then be required during the bat breeding season. (May – August) and a European Protected Species Mitigation Licence (EPSML) will be required to allow work to legally commence that would affect bats or their roost.

Notwithstanding the granting of a licence, works that would affect the roost cannot take place if a maternity colony is in occupation.



**Plate 1:** Pipistrelle droppings



**Plate 2:** Pipistrelle bat

In addition bat roost potential the on site trees is, as noted in the 2014 report, are absent of roost opportunities or nesting birds.

*S. Irwin*