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FIELD VIEW, WREXHAM

ATTIC CONVERSION & ROOF WORKS

Preliminary Protected Species Survey

Client Address:	Mr. M. Goodall. Field View, Highfield Road, Wrexham. LL11 4YA.
Site Address:	As Above.
Planning Authority:	Wrexham County Borough Council
Grid Reference:	SJ 31572 52116
Date of Survey:	28th August 2014

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FIELD VIEW, WREXHAM - PROTECTED SPECIES SURVEY:-

16.09.14

1 Introduction

Sam Dyer, a CCW licensed bat worker (41752:OTH:CSAB:2012) was commissioned by Mr. M. Goodall to carry out a protected species survey of a domestic dwelling known as Field View, Wrexham. The building is the subject of a planning application to raise the level of the roof, allowing an attic conversions and minor extension.

The building is located at Grid Reference SJ 31572 52116.

This report details the protected species survey undertaken.

2 Methodology

2.1 Bats

The building survey was carried out on 28th August 2014 by licensed bat worker Sam Dyer. All accessible roof spaces, crevices and other potential roosting areas were methodically searched for signs of bat occupation such as droppings, staining around crevices and feeding remains as well as for the animals themselves. This included both the interior and exterior of the buildings. Crevices were examined using a Ridgid SeeSnake Video Endoscope where possible. The buildings were also assessed for potential to support roosting bats.

Whilst undertaking the visual inspection of the building, all signs of usage by bird species such as presence, nests and droppings, were also recorded.

2.2 Other Protected Species

In accordance with the guidelines laid down by the Institute of Ecology & Environmental Management, (IEEM), the presence of any other protected species was also recorded.

3 Survey Limitations

Due to the low potential of the building and lack of evidence of bat usage located during the preliminary bat survey, and emergence survey was not undertaken. The conclusions of this report are therefore made based only on potential assessments and physical evidence.

Bats are highly mobile animals and some species move roosts on a regular basis. It is possible that bats could move into any building after the survey has taken place. An assessment of the suitability of the building to support roosting bats is therefore important to establish the likelihood of this occurring.

4 Site Description

The building surveyed is end of terrace house that has been extended in the past to the rear, without altering the original roof line. The proposal is to lift the existing roof level and increase the size of the extension to give more internal space, including a converted attic. The existing attic is a small void, approximately 6m by 6m, it has been utilised for storage and as a music room, but currently stands empty. The house is currently occupied and is in a good state of repair. The only locations bats could potentially utilise in the structure would be the attic void and external crevice locations.

The house is in a relatively high bat potential area from a habitat perspective. Although there are major urban settlements within a short distance in all directions, it is in a green belt, which is dominated by fields and hedgerows, with woodland strips within 250m to the west and a small lake/water body 300m to the west.

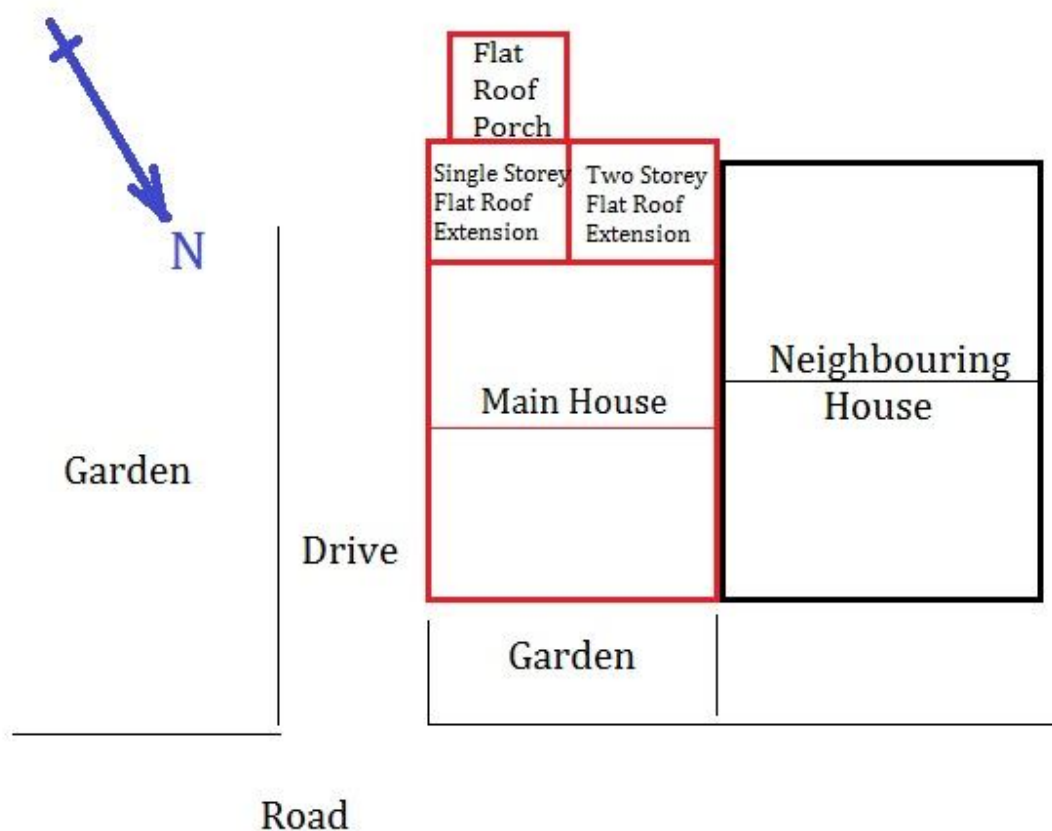


Figure 1: Site layout. Not to Scale. Area outlined in red was subject of the survey.

5 Building/Construction Detail

Walls	Red Brick, rendered on the rear and gable end. The walls have no crevices which could offer roosting potential.
Roof	The main house roof is clad with slate and supported by wooden rafters and purlins. The roof is lined with bitumen roofing felt. Overall slating is in a good state of repair and offers little potential although at best minor crevices were noted under some ridge tiles. Flat roof extensions where

	sealed tight and contained no separate roof voids.
Doors / Windows	Fitted and functional.
Light Levels	Low
Airflow	Low
Rain Water Goods	Fitted and functional.



Photo 1: As viewed from the North East.



Photo 2: As viewed from the South East.



Photo 3: Internal view of roof void.



Photo 4: Internal View of roof void.

6 Results

6.1 Bats

6.1.1 Building Survey

No evidence of bats, past or present, was recorded within the buildings during the survey.

6.2 Other Protected Species

No other protected species were recorded utilising the building.

7 Site Evaluation

7.1 Bats

Due to the fact that the building is utilised as a well maintained family home, the only locations bats could potentially utilise in the structure would be the attic void and external crevice locations. The walls are brick and/or rendered resulting in no potential crevices. No evidence was recorded within the roof void of bats utilising this space. The roof is in good order and the only crevices noted were minor and under ridge tiles. At best these locations created limited potential for low numbers of male and non-breeding female, crevice dwelling bats. It is highly unlikely that a maternity roost of significance would develop in these locations.

The surrounding habitat is of moderate-high foraging potential to the majority of British bats and connectivity in the area is excellent. Given the surrounding urbanisation, the area is elevated in bat potential when looked at it in relation to the wider landscape.

8 Conclusion

8.1 Bats

There was no evidence, past or present that indicated Field View, Wrexham to be a bat roost. The building contains low potential for future use by single/low numbers of male and/or non-breeding female, crevice dwelling bats, under ridge tiles, at best. Mitigation and recommendations should be followed.

8.2 Other Protected Species

No other protected species were recorded utilising the building.

9 Mitigation & Recommendations

9.1 Bats

Ridge tiles should be lifted with care, in the unlikely event that a bat be located under a ridge tile, all work should cease until a licensed bat worker can be contacted for advice.

British bats are protected due to their rare or vulnerable status. Although there is no legal requirement to provide bat roosting opportunities in building works where no bats were found during the survey, doing so could enhance local bat populations.

A variety of simple measures such as providing bat access to soffit / fascia box sections by leaving one or two 18mm x 150mm gaps, as shown in Figure 2, creating roosting potential within ridge tiles, as shown in figure 3, leaving crevices un-pointed where possible and erecting suitable bat boxes in sheltered locations, could also provide valuable new roosting opportunities for these

harmless animals. A suitable bat box for the gable end wall of the house would be a Schwegler 1FQ.

Further details of suitable mitigation, building techniques and bat boxes can be provided upon request.

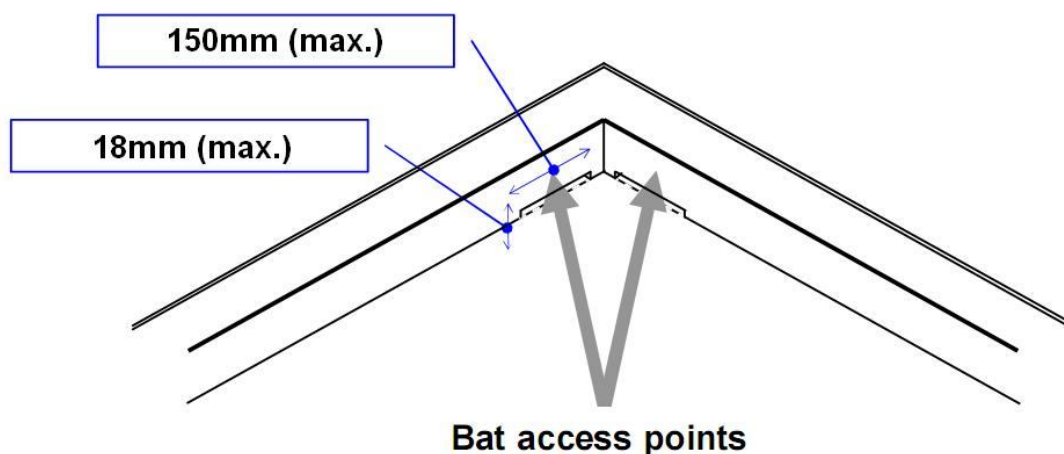


Figure 2: Pipistrelle bat mitigation.

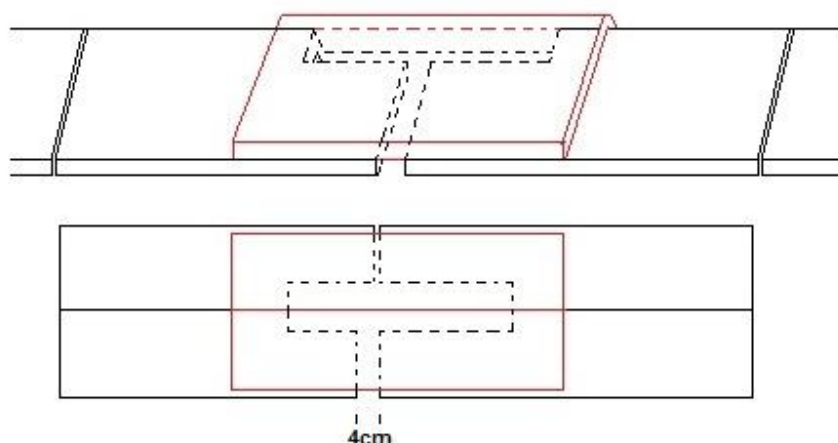


Figure 3: Ridge tile bat mitigation.

9.2 Other Protected Species

Building schedules should be planned to avoid disturbance during the nesting period, it is vital to ensure that all bird species have fledged all broods before the works commence.

Where possible, nesting opportunities for species such as swallows, house martins and house sparrows should be incorporated into the design of the planned conversion, e.g. eaves suitable for house martins or the installation of commercially available swallow nesting locations. Suitable crevices left unsealed provide potential for nesting house sparrows. Bird boxes could be erected in the local area as a positive conservation measure. Further details of suitable mitigation methods can be provided upon request.

10 Legal Implications

10.1 Bats

General Implications

Bats are protected under UK and European law by The Conservation of Habitats and Species Regulations 2010, Regulation 41. Under this law it is an offence to: deliberately capture, injure or kill a bat, to deliberately disturb bats or to damage/destroy a breeding site or resting place. Bat roosts are protected under this law whether the animals are present at the time of survey or not. Under the regulations both W.A.G. 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 a disabled bat pending recovery.

Specific Implications

Field View, Wrexham, does not currently constitute a bat roost. There are therefore no legal implications or licensing requirements with regards to bat species in this property.

9.2 Nesting Birds

General Implications

Schedule 1 Species and Nesting Birds.

Under Section 4 of the 1967 Act, any person who wilfully disturbs any wild bird included in Schedule 1 of the 1954 Act, while it is on or near a nest containing eggs or unflown young, shall be guilty of an offence and liable to prosecution. It is also an offence to disturb the dependent young of Schedule 1 species after they have left the nest.

With the introduction of the Wildlife and Countryside Act 1981, all nesting birds received even greater protection under the Act. Once a bird has placed a single piece of material into place it then constitutes a nest. The nest is then protected by the Wildlife and Countryside Act which makes it an offence to cause damage to the bird, nest, eggs or chicks and immediate habitat which is likely to result in damage by causing the bird to desert its nest. This covers all bird species with a small number of exceptions (pest species which can be controlled by special licence). In 2001, the Countryside and Rights of Way Act (CROW Act), was made law strengthening the legal protection for many species and introducing reckless disturbance as an offence. Special licences can be issued by CCW for scientific research, conservation, photography, ringing of young at the nest and mitigation of schedule 1 species.

Specific implications

If bird species are been found to be nesting within in the building structure after the survey has taken place, any disturbance between 1st March and 30th September would constitute a criminal offence.