



CelticEcology

**PROPOSED DEMOLITION OF:  
WELFORD COURT GUESTHOUSE,  
PORT ROAD,  
BARRY**

**NON LICENCED METHOD STATEMENT IN RESEPECT OF  
BATS**

**AUGUST 2015**

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## Mr J White

The Former Welford Court Guesthouse, Port Road, Barry:

Method Statement in Respect of Bats (Proposed Demolition)

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## **1 BACKGROUND AND SUPPORTING INFORMATION**

### **1.1 EXECUTIVE SUMMARY**

The Welford Court Guesthouse on Port Road in Barry is a former guesthouse for which permission has been granted (2014/00815/FUL) for demolition and replacement with a private dwelling.

A building inspection and activity (dusk emergence and dawn return to roost) surveys were undertaken due to the risk of bats using the building. No bats were found to be using the building during these surveys.

Although no bats were observed during the surveys, mitigation will be required to prevent killing of and injuries to bats and to provide a suitable roosting site following the demolition of the building.

A pre-demolition check was made for bats at the property. The dawn survey was undertaken on 25 August 2015. A single common pipistrelle was observed entering the roof space of the building via a hole on the eastern gable end where.

The previous Method Statement has therefore been amended and this version is now submitted with the development licence application.

## **2 INTRODUCTION**

### **2.1 BACKGROUND TO ACTIVITY/DEVELOPMENT**

The Welford Court Guesthouse building is a two storey rendered brick and stone built building under a slate roof, currently disused. A building inspection of the site in October 2012 identified a low number (unknown) of old bat droppings in the roof of the guesthouse and an outbuilding; however, the potential of the buildings to provide bat roosting habitat was considered to be low. The presence of droppings necessitated undertaking activity surveys. Therefore a dusk emergence survey was undertaken on 21 May 2013 with a subsequent dawn return to roost survey on 31 May 2013. No bats were seen to emerge from, return to or take any interest in the buildings.

It is proposed to demolish the existing buildings, clear the site and construct a private dwelling and gardens.

A pre-demolition check visit was undertaken as recommended in the Method Statement submitted to discharge planning conditions relating to ecology. This check visit was undertaken on 25 August 2015; a single common pipistrelle bat was seen to enter the building via a hole between the slates and the wall on the eastern gable end.

### **2.2 FULL DETAILS OF PROPOSED WORKS COVERED BY THE METHOD STATEMENT**

Works to be covered by this method statement are the removal of the guesthouse roof and the demolition of the guesthouse and outbuildings. Planning permission is required for the demolition of the building (and has been approved).

It was originally proposed to commence this work in August 2015; due to the presence of a bat being confirmed in the building, commencement will have to wait until a development licence is approved and received.

Temporary mitigation in the form of an "American" style pole mounted bat box will be provided prior to the demolition of either the guesthouse or any outbuildings. (For locations please see Figure 5 at section 5.2.3 below and drawing 37511:10).

All site staff will be included within a tool box talk which will explain the ecological issues of the site, where bats have been found and what to do if bats are found during the work. All staff joining the site after the initial induction will be given the same tool box talk.

The demolition of the buildings on the Welford Court Guesthouse site will be undertaken as follows:

1. Ridge tiles will be lifted vertically by hand one at a time and inspected by the named ecologist prior to being discarded.
2. The top four courses of slates and all those within 1.5m of gable ends and hips will then be removed under the supervision of the named ecologist. Each slate will be lifted vertically and inspected prior to being discarded.
3. The named ecologist will then determine whether or not the rest of the roof can be removed without supervision.
4. The tops of the walls (wall plates) will be cleared to expose any wall cavities which may exist. These will be inspected as far as possible by the named ecologist and then left open for 24 hours to allow any bats which may be present to escape.
5. The rest of the demolition can then proceed without supervision. In the event that the walls are found to be cavity walls, the method of demolition will ensure that rubble or other materials do not enter the cavity i.e. the internal walls will be demolished into the internal area of the building and the external wall into the perimeter areas outwith the building's immediate footprint.
6. Should any wall cavities be found during the course of the demolition, the ecologist will be called to provide ecological supervision of the demolition of the parts of the building around these features.
7. The named ecologist will be on call for the duration of the project in the event that a bat or bats are found unexpectedly during the demolition. This is primarily because the precise entry / exit point of the second bat seen during the dawn survey was not visible and there is a risk that additional entry / exit points and roosting sites may be found, particularly hibernation roosts.

8. Should a single common pipistrelle bat (or less than 5 common pipistrelle bats) be observed while the named ecologist is on site, they will be taken and placed in the temporary mitigation feature for release later. Should the weather be adverse or seasonal constraints not allow release, they will be taken into care until such time as they can be released at the site. Should more than 5 common pipistrelles be found or any number of any other bat species, all relevant works will cease and will not recommence until Natural Resources Wales has been consulted. It is likely that an amendment to the development licence will be required. Works may not recommence until such time as the amended licence has been received.

### **2.3 Actions requiring licensing**

The building is a confirmed bat roost; there was historic evidence of use by bats and now confirmed use by a single bat. Therefore, it is considered that a development licence is required.

It is considered use by bats of the building may be adventitious and therefore this method statement provides a methodology for demolishing the buildings and clearing the site without causing harm or killing bats; should bats be discovered on site during the project this methodology provides all concerned with a relevant protocol for dealing with the situation.

## **3 SURVEY AND SITE ASSESSMENT**

### **3.1 EXISTING INFORMATION ON THE BAT SPECIES AT THE SURVEY SITE**

The building inspection identified a number of old bat droppings at various locations within the roof of the guesthouse and an outbuilding; no identification to species was possible.

No other information was obtained.

### **3.2 STATUTORY SITES NOTIFIED FOR BATS (SSSIS OR SACS) WITHIN 10KM**

No statutory sites are designated for bats within 10km.

### **3.3 OBJECTIVES OF THE SURVEY**

The survey was designed to discover what use bats make of the building (if any), in what numbers and for what purpose. The survey was undertaken in accordance with the Bat Conservation Trust Bat Surveys - Best Practice Guidelines (Hundt, 2012).



### 3.4 SCALED PLAN/MAP OF SURVEY AREA OF APPROPRIATE SCALE AND ORIENTATION

Figure 1 - General aerial view of Welford Court Guesthouse (property arrowed red)



Figure 2 – detailed view of Welford Court Guesthouse. (Guesthouse arrowed yellow; outbuilding arrowed blue).



### 3.5 SITE/HABITAT DESCRIPTION

Please refer to the attached Bat Survey Report (Celtic Ecology, 2013).

The buildings subject of this survey are located at Welford Court Guesthouse, Port Road, Barry, in the Vale of Glamorgan (National Grid reference ST 084680). The site is approximately 3kms to the west of Barry town centre and 1.5kms to the east of Cardiff International Airport (Figure 1). The land surrounding the property is comprised of large arable fields delineated by heavily managed (flailed) hedgerows. There are very few hedgerow trees. There are small woodlands to the north east, north west and south within 500m.

The subjects of the survey comprise two buildings: the main guesthouse and an outbuilding, a former workshop. For a full description please refer to the initial building assessment (Acer Ecology, November 2012<sup>1</sup>).

The Guesthouse is situated within 20m of the A4226; the ground to the front (south) of the property (between the building and the road) comprises an overgrown garden and a gravelled parking area (Figure 2). The ground to the east, north and west is gravelled. Between the Guesthouse and the workshop is an area of what was presumably garden but is now comprised of ruderal vegetation.

The workshop building is on the northern boundary of the Guesthouse's curtilage. The northern wall is covered with very dense ivy and is completely obscured by hedge vegetation.

### 3.6 FIELD SURVEY(S)

Please refer to the attached Bat Survey Report (Celtic Ecology 2013).

The surveys were lead by Hugh Dixon (licence number 31851:OTH:CSAB:2013; current licence 31781:OTH:CSAB:2014). Hugh Dixon has been undertaking building inspections and bat detector surveys and designing and implementing mitigation and carrying out on-site supervision since 2005. He was assisted by Margaret Iles and Mick Griffiths. Maggie and Mick, although currently unlicensed, are both competent in undertaking bat detector surveys and have assisted on other projects both with Hugh Dixon and others; both are working their way towards their own licences.

Table 1 - Survey dates & weather observations:

| Survey Type | Date        | Timing        | Sunset / sunrise | Weather   |
|-------------|-------------|---------------|------------------|---|
| Survey 1    | 21 May 2013 | 20:30 – 23:05 | 21:07            | Fine & dry. 5% high cloud clearing to end. Wind F1 (2) from SW. 15 - 9°C. |

<sup>1</sup> Acer Ecology (November 2012) *Welford Court Guesthouse, Barry: Survey For Bats*. November 2012

<sup>2</sup> Wray, S., Welss, D., Long, E. & Mitchell-Jones, T. (2010) Valuing bats in ecological impact assessment. *Celtic Ecology*

| Survey Type | Date        | Timing        | Sunset / sunrise | Weather  |
|-------------|-------------|---------------|------------------|--|
| Survey 2    | 31 May 2013 | 03:30 – 05:30 | 05:02            | Fine & dry. 30% clearing to end. No wind. 12 – 10.5°C. |

### 3.7 SURVEY RESULTS

#### 3.7.1 BUILDING INSPECTION SUMMARY

There were numerous potential access points to internal roof voids and spaces on all elevations for bats primarily holes under fascias, soffits and bargeboards.

The daytime inspection recorded evidence of bats (droppings) in the loft void of the Guesthouse and within the outbuilding. The number of droppings was not specified for either location; however, in the Guesthouse loft, the number of droppings was "low" with a suggestion that the numbers of bats using the building was also low, possibly only one individual animal. Within the outbuilding, the number of droppings indicated "casual or adventive access" [*sic*] by low numbers of bats, possibly one individual.

The droppings in the Guesthouse were considered to be old, possibly "deposited several years ago" while those in the outbuilding appeared to be "more recent".

A number of swallows' nests (*Hirundo rustica*) were observed in the outbuilding.

(Text summarised from *Welford Court Guesthouse, Barry: Survey for Bats*. Acer Ecology November 2012).

#### 3.7.2 SUMMARY OF SURVEY 1 - 21 MAY 2013

No bats were seen to emerge from either of the buildings.

A number of common and soprano pipistrelle bats were heard and seen by surveyor #1 at 21:51 foraging along the front elevation of the Guesthouse and over the front garden. All these bats were seen by surveyor #2 arriving at the site from the east (first bat at 21:35), indicating that the roost is elsewhere. Almost continuous foraging and social activity was then recorded on this elevation for the duration of the survey. Although a number of the bats were seen to take an interest in the south east eaves corner by surveyors #1 and #2; none was seen entering or re-emerging from the building. Bats were seen flying off to the west along the field side of the roadside hedge on two occasions, at 22:00 and 22:04; none was recorded coming back.

Surveyor #3 heard and saw common pipistrelles beginning at 22:13 and thereafter at intervals until 22:53 foraging over the ground between the Guesthouse and outbuilding and along the hedge to the rear of the outbuilding. None was seen to take any interest in the outbuilding at all.

(Surveyor #2 observed bats flying into and out of the barn to the east of the property; this property is part way through being converted into domestic accommodation. No roosting activity could be ascertained).

Figure 3 – surveyor locations, Survey 1



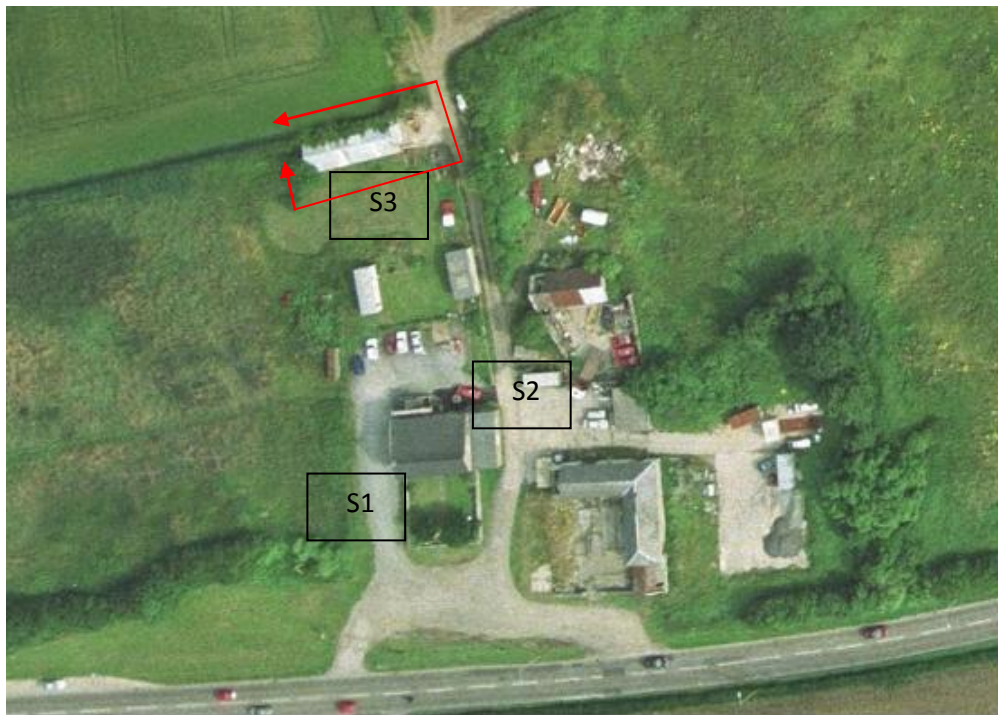
### 3.7.3 SUMMARY OF SURVEY 2 - 31 MAY 2013

No bats were seen to emerge from or take any interest in either the Guesthouse or the outbuilding.

Overall, activity levels were very low with very few bats being seen and / or heard during the survey. Surveyor #1 heard pipistrelle social calling at 04:09 and again at 04:09. Surveyor #2 heard soprano pipistrelles at 03:30 and 03:48 and heard and saw common pipistrelles over the next door property at 03:59 and 04:01. Surveyor #3 heard (but did not see) common pipistrelles on 6 occasions between 03:44 and 04:08.



Figure 4 – surveyor locations, Survey 2



#### 3.7.4 SUMMARY OF DAWN PRE-COMMENCEMENT SURVEY - 25 AUGUST 2015

| Survey Type     | Date           | Timing        | Sunset / sunrise | Weather  |
|-----------------|----------------|---------------|------------------|--|
| Pre start check | 25 August 2015 | 04:30 – 06:20 | 06:15            | Dry. 100% high cloud clearing to end. Wind F1 (2) from South. 13 - 14°C. |

As single pipistrelle was seen at 05:49. It then flew up to the building's eastern gable end indicating a potential entry; an entry was made at 05:50 (location as shown at Plate 1). Another common pipistrelle was seen and heard at 05:51 investigating the northern gable end of the property to the east of Welford Court Guesthouse; it was not seen entering this building and was not seen or heard again.

No other bats were seen or heard during the survey.

Plate1 - location of bat entry point on the eastern gable end of Welford Court Guesthouse



### **3.7.5 SURVEY CONSTRAINTS**

There were no constraints to the surveys.

### **3.8 INTERPRETATION/EVALUATION OF SURVEY RESULTS**

(BAT MITIGATION GUIDELINES SECTION 5.8 AND BAT SURVEY GUIDELINES CH11)

**The building inspection identified historic low levels of use by bats in the form of old crumbly droppings. The building was considered to still provide roosting habitat due to the features present which could allow entry and exit points. Emergence / dawn return surveys were undertaken with no bats being observed taking any interest in the building.**

The results of the activity survey and pre-commencement check indicate that neither the Guesthouse nor the outbuildings are used as a maternity roost by any species of bat and that use evidenced by droppings is infrequent and likely to be adventitious by low numbers of bats, possibly only one individual. As it appears that there is a larger roost elsewhere in the vicinity (probably to the east), it is possible the buildings are used as a mating roost in the autumn prior to hibernation with a male bat (or bats) using it as a perching point from which to attract females from a nearby maternity roost.

As a result of the pre-commencement check it appears that the building is used as a day roost although it is not possible to tell what frequency of usage the bat or bats put the roost to. It is possible that the roost permanently by a single (probably) male or non-breeding bat.

### **3.9 EVALUATION:**

#### **3.9.1 PIPISTRELLE BATS**

It is considered likely that the Guesthouse and outbuilding are both used only on an infrequent and opportunistic basis by a single common pipistrelle bat.

Both temporary and permanent mitigation will be required.

**CONFIDENCE LEVEL: HIGH**

#### **3.9.2 OTHER BAT SPECIES**

It is considered unlikely that the building is used by any other species of bat.

**CONFIDENCE LEVEL: HIGH**

#### **3.9.3 WINTER USE**

It is possible that the walls of the Guesthouse have cavities could be used by bats for hibernation purposes.

**CONFIDENCE LEVEL: MEDIUM**

**3.9.4 BREEDING BIRDS**

Nests were observed indicating that birds (swallows) use the barn for breeding.

Mitigation will be required.

**CONFIDENCE LEVEL: HIGH**

**4 IMPACT ASSESSMENT**

ASSESSMENT OF POTENTIAL IMPACTS IN ABSENCE OF MITIGATION/COMPENSATION. SEE BAT MITIGATION GUIDELINES (SECTION 6.2) AND WRAY ET AL (2010)<sup>2</sup>

**4.1 SHORT-TERM IMPACTS: DISTURBANCE**

The demolition of the building would result in a significant adverse impact due to significantly increased natural light levels, large amounts of dust, noise, vibration and the complete loss of all potential bat access points and roosting habitat.

**4.2 LONG-TERM IMPACTS: ROOST MODIFICATION**

In the long term, a roost of either a single common pipistrelle bat or a low number of, probably male (and / or other non-breeding individuals), common pipistrelle bats would be lost, resulting in a minor permanent adverse impact.

**4.3 LONG-TERM IMPACTS: ROOST LOSS**

It is possible, although unlikely, that the demolition may result in the killing or injuring of any bat or bats that may be using the roost at the time of the work being carried out.

The impact on common pipistrelle bats at the national and regional levels as a result of the loss of the roost would be negligible as only a single (probably male) bat was recorded using the roost.

At a local level, there may be short term reduction in population recruitment due to the loss of a possible roost which is adventitiously used by probably a single male bat as a possible mating roost. However, it is considered doubtful as to whether this reduction would be measurable or not.

**4.4 LONG-TERM IMPACTS: FRAGMENTATION AND ISOLATION**

It is anticipated that the works would not result in the loss of any distinct commuting and dispersal routes or other linear features as the site boundaries will remain as

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<sup>2</sup> Wray, S., Welss, D., Long, E. & Mitchell-Jones, T. (2010) Valuing bats in ecological impact assessment. In Practice, No 70, Institute of Ecology and Environmental Management



existing. There are no significant trees or other vegetation which would provide bat foraging or alternative roosting sites on or adjacent to the site.

#### **4.5 POST-DEVELOPMENT INTERFERENCE IMPACTS**

There are no landscape features on the site the removal of which would affect any bats using the site. The site following redevelopment is likely to be more favourable for bats, with sympathetic landscaping including tree planting).

#### **4.6 PREDICTED SCALE OF IMPACT ON SPECIES STATUS**

Include a scaled plan/s showing location and extent of vegetation to be cleared in the context of the current site, results of the survey information, bat exit points and flight routes etc.

|                            |   |
|----------------------------|---|
| <b>Site:</b>               | <b>negligible short term adverse impact</b> |
| <b>Local county level:</b> | <b>no impact</b>                            |
| <b>Regional level:</b>     | <b>no impact</b>                            |
| <b>National:</b>           | <b>no impact</b>                            |

### **5 DELIVERY INFORMATION**

MITIGATION, COMPENSATION AND MONITORING:  
DESCRIPTION OF HOW THE IMPACTS WILL BE ADDRESSED IN ORDER TO ENSURE NO DETRIMENT TO THE MAINTENANCE OF THE POPULATION AT A FAVOURABLE CONSERVATION STATUS.

#### **5.1 WORKS TO BE UNDERTAKEN OR SUPERVISED BY A LICENSED ECOLOGIST**

##### **5.1.1 CAPTURE AND EXCLUSION (IF APPLICABLE)**

The dawn pre commencement check identified use by a single common pipistrelle bat. The demolition will proceed as per Section 2.2 above and may require the capture of (minimum) a single bat or (maximum) 5 common pipistrelle bats.

If more than 5 common pipistrelle bats or any number of any other species of bat are found during the demolition, rather than continuing with the demolition, the named ecologist may require that the building be made safe until such time as an amended licence from NRW is received; this may include (but not be limited to):

- Replacing slates / tiles on the roof;
- Sheeting the roof in whole or part to make it weather proof

Only in the event that it is not be possible or appropriate to make the roof safe and replace bats into it (and only following consultation with NRW and the LPA ecologist), bats will be caught by hand and placed in a temporary holding tank and then placed in the previously erected temporary mitigation bat box wall (see Figure 5 at section 5.2.3 below) by the ecologist. Egress from the boxes will be prevented by the insertion of cloths into access points to prevent flight by bats until dusk. While the named ecologist is doing this no work will be undertaken on the roof strip / demolition.

Should the named ecologist consider the weather unsuitable for release of bats, they will be taken into care until such time as they can be released at the capture site using either the pole mounted bat box or the Schwegler 1FR bat box attached to the new gable end wall (see Figure 5 at section 5.2.3 below and drawing 37511:10).

Any bat which in the opinion of the ecologist is not fit for release will be examined further (by a vet if necessary) and placed into care until such time as it is considered fit for release. Immediate veterinary care will be provided for any bats considered as needing it.

The supervising ecologist will have received the relevant inoculations against rabies (EBLV1) and will wear suitable gloves at all times while handling bats.

No other person unless similarly experienced and vaccinated and under the direct supervision of the supervising ecologist will handle any bat at any time.

(It should be noted that should a development licence be required, the methodology will follow that described above).

## **5.2 BAT ROOSTS AND HABITAT**

### **5.2.1 IN-SITU RETENTION OF ROOST(S)**

It is not possible to retain the roost in situ.

### **5.2.2 MODIFICATION OF EXISTING ROOST(S)**

It is not possible to retain the roost in situ.

### **5.2.3 NEW ROOST CREATION (INCLUDING BAT HOUSES AND BAT BOXES)**

#### **5.2.3.1 TEMPORARY MITIGATION**

One American style pole mounted bat box will be erected in the north eastern corner of the site at a height of no less than 3.5 - 4m above ground level at the location shown (Figure 5 and drawing 37511:10). It will face between south and south west. The design is at Appendix A.

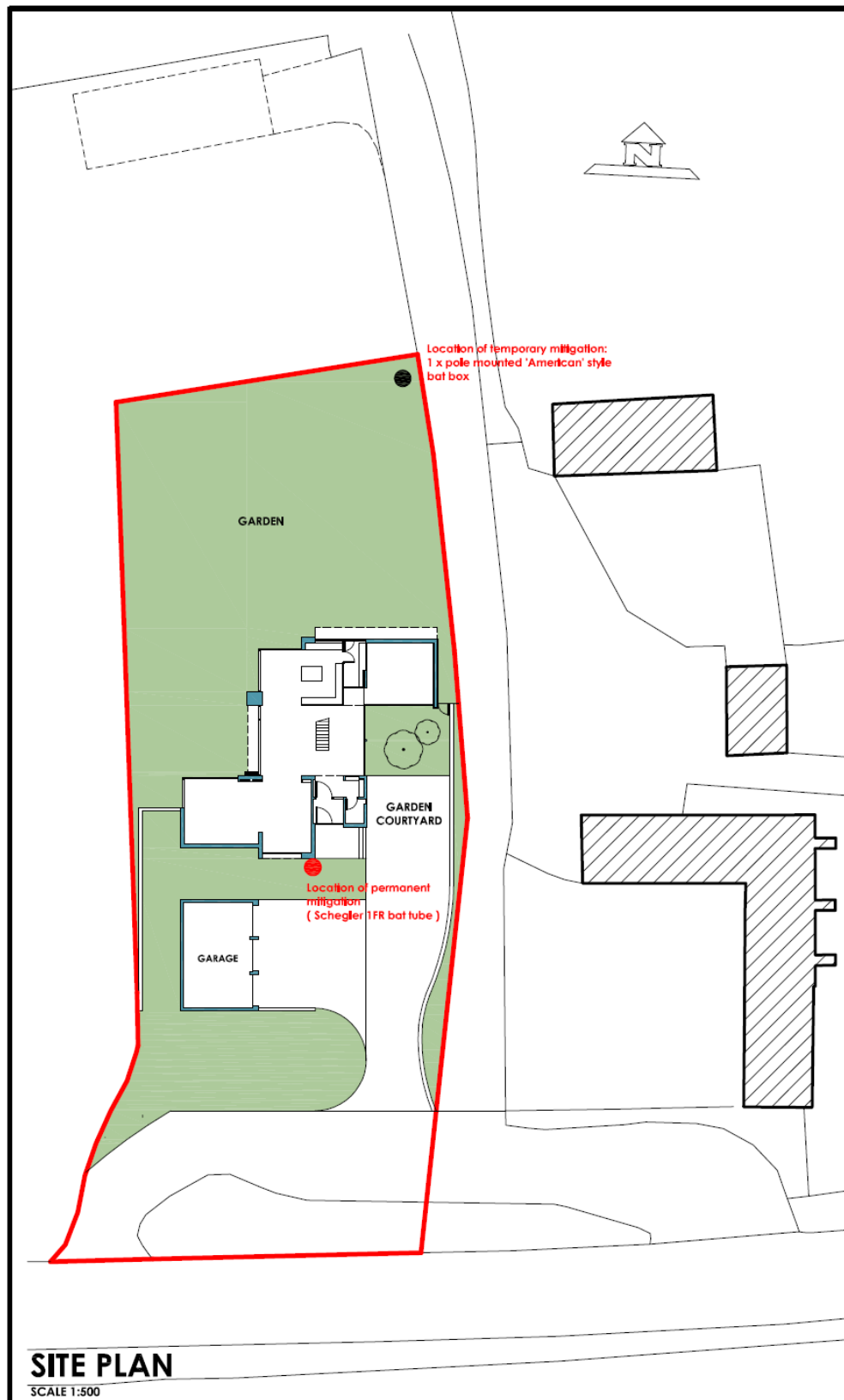
These are known to be used by all pipistrelle bat species. In addition, Myotis species and brown long-eared bats are known to use them.

#### **5.2.3.2 PERMANENT MITIGATION:**

A single Schwegler 1FR bat box will be installed on the south facing elevation of the new dwelling at a height of between 3 - 4m and no less than 500mm, but no more than 800mm, below eaves level (location as shown on Figure 5 and drawing 37511:10). This will provide summer and winter roosting opportunities for both single and multiple bats of a number of species, including common pipistrelle bats. The box will be built into the wall structure and rendered over leaving only the access hole visible.

5no. Schwegler No. 10 Swallow nest cups will be installed under the balcony on the northern elevation to replace those lost to the new development from the outbuildings (drawing 37511:10. They will have boards fitted under them to minimise the mess from droppings

Figure 5 - location of proposed temporary mitigation: 1no. pole mounted "American" style bat box (yellow dot); and permanent mitigation: 1no. Schwegler 1FR bat tube (red dot).



#### **5.2.4 MAINTENANCE &/OR MODIFICATION OF NEW AND EXISTING HABITAT**

There is no existing bat foraging habitat in the immediate vicinity of the building. New landscape planting will be provided within the garden.

The maintenance of retained and new habitat and new bat boxes will fall to the owner of the new building.

#### **5.2.5 SCALED MAPS/PLANS**

See Figure 5 above and drawing 37511:10.

#### **5.3 MECHANISMS FOR ENSURING DELIVERY OF MITIGATION AND COMPENSATION MEASURES**

Mr Jeff White owns the site and will assume responsibility for ensuring that this Method Statement and monitoring is fully implemented. This includes appointing the named ecologist.

#### **5.4 MITIGATION CONTINGENCIES DESCRIBE ANY CONTINGENCY PROPOSALS INCLUDING CIRCUMSTANCES WHEN THE CONTINGENCIES WILL BE INSTIGATED.**

See Section 2.2 above and Section 7 below.

#### **5.5 BIOSECURITY RISK ASSESSMENT**

There are no non-native invasive species present on or adjacent to the site. There are no waterbodies on or near the site.

All those handling bats will wear gloves and be up to date with the relevant vaccinations and boosters.

## **6 POST-DEVELOPMENT SITE SAFEGUARD**

### **6.1 HABITAT/SITE MANAGEMENT AND MAINTENANCE**

Mr Jeff White will own the site and will own and be responsible for all mitigation, its maintenance and ongoing costs.

### **6.2 POPULATION MONITORING, ROOST USAGE ETC.**

Monitoring will be undertaken by a licensed ecologist appointed by Mr Jeff White.

Monitoring will involve undertaking emergence surveys using appropriate bat detectors.

One monitoring visit will be undertaken per year in the July of year 1 (where year 0 is the year of completion of construction (but not including landscaping)).

### **6.3 POST-DEVELOPMENT MITIGATION CONTINGENCIES DESCRIBE THE ACTION THAT YOU WILL TAKE IF MONITORING RESULTS ARE UNFAVOURABLE**

The roost site will be lost in its entirety. No remedial action over the mitigation proposed will be possible.

### **6.4 MECHANISM FOR ENSURING DELIVERY OF POST-DEVELOPMENT WORKS**

Mr Jeff White will assume responsibility for ensuring that this Method Statement and monitoring is fully implemented.

## **7 TIMETABLE OF WORKS**

INCLUDE TIMINGS OF EXCLUSION OPERATIONS, DEMOLITION AND CONSTRUCTION WORKS, CREATION OF MITIGATION MEASURES, TIMING OF OTHER POST DEVELOPMENT WORKS AND MONITORING.

| <b>Proposed activity</b>  | <b>Timing</b>   |
|---|---|
| Scaffolding erection  | September 2015 (or as soon as licence is received)  |
| Supervised roof strip to start as soon as possible after scaffolding  | September 2015 (or as soon as development licence has been received)                        |
| Removal of roof structure and wall plates to expose all / any wall cavities; cavities to be left exposed for a minimum of 24 hours before demolition continues. | October 2015 (or as soon as the roof strip is completed)                                    |
| Demolition of walls and rest of structure   | October 2015 (minimum 24 hours after roof structure is removed and wall plates are exposed) |
| Groundworks & construction of new dwelling. Landscaping   | October 2015. End date TBC  |
| Installation of permanent mitigation  | TBC but assumed to be mid - late 2016   |
| Monitoring (Year 0 is the year / season of completion)  | 1 visit in July Year 1  |

## **8 LAND OWNERSHIP – MITIGATION SITE**

### **8.1 MITIGATION SITE/COMPENSATION SITE OWNERSHIP**

All land and structures are in the ownership of Mr Jeff White..

### **8.2 MITIGATION SITE/COMPENSATION OWNERSHIP POST CONSTRUCTION**

All land and structures will be in the ownership of the Mr Jeff White.

## **9 REFERENCES CREDITS FOR SOURCE INFORMATION.**

Hundt, L. (2012) *Bat Surveys - Good Practice Guidelines*. Bat Conservation Trust, London.

Battersby, J. (Ed) & Tracking Mammals Partnership. 2005. UK Mammals: Species Status and Population Trends. First Report by the Tracking Mammals Partnership. JNCC/Tracking Mammals Partnership,

Mitchell-Jones, AJ (2004). *Bat mitigation guidelines*. English Nature.

Mitchell-Jones, AJ & McLeish AP (2004). *The Bat Workers Manual* (3<sup>rd</sup> Edition). English Nature.

## **10 ANNEXES**

### **10.1 Pre-existing survey reports**

None

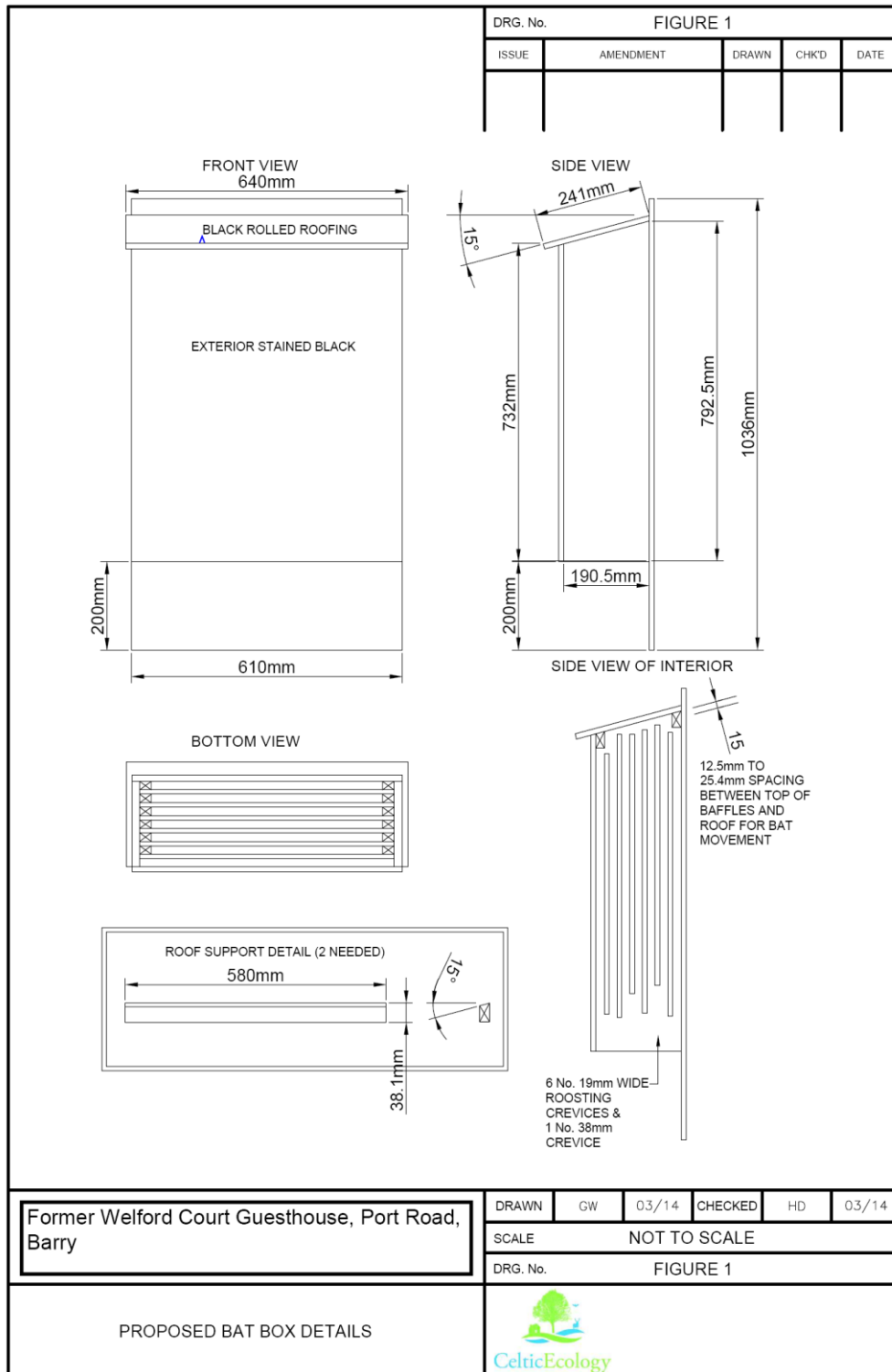
### **10.2 RAW SURVEY DATA.**

None

**11 APPENDIX A**

American Bat box design

(To be mounted on a telegraph pole (or similar) at a height (ground to bottom of box) of no less than 3.5m)



Former Welford Court Guesthouse, Port Road, Barry

DRAWN GW 03/14 CHECKED HD 03/14  
SCALE NOT TO SCALE  
DRG. No. FIGURE 1

PROPOSED BAT BOX DETAILS



C:\Users\Will\Greg\Documents\GREG\HD\march2014\Figure 1 - Bat box - Standard\Figure 1 - Bat box.dwg