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

NON LICENCED METHOD STATEMENT IN RESEPCT OF BATS

JULY 2015

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The Former Welford Court Guesthouse, Port Road, Barry:

Method Statement in Respect of Bats (Proposed Demolition)

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CONTENTS

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.

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.

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.

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.

It is proposed to commence this work in August 2015.

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 removed 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 bat or bats be observed at any time when the named ecologist is not on site, all relevant works will cease and the named ecologist called. Work will not recommence until the named ecologist has attended site and provided appropriate advice to ensure the safety of the animal(s) in question.

9. In the event that any bats are observed within the building during the project, all works will cease and Natural Resources Wales consulted and a development licence sought. Works may not recommence until such time as the licence is approved.

2.3 Actions requiring licensing

The building is not currently a confirmed bat roost; however, there is historic evidence of use by bats. Therefore, it is considered that there is no requirement for a development licence.

However, it is possible that bats may use the building adventitiously 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[1]).

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.

[1] Acer Ecology (November 2012) *Welford Court Guesthouse, Barry: Survey For Bats*. November 2012

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

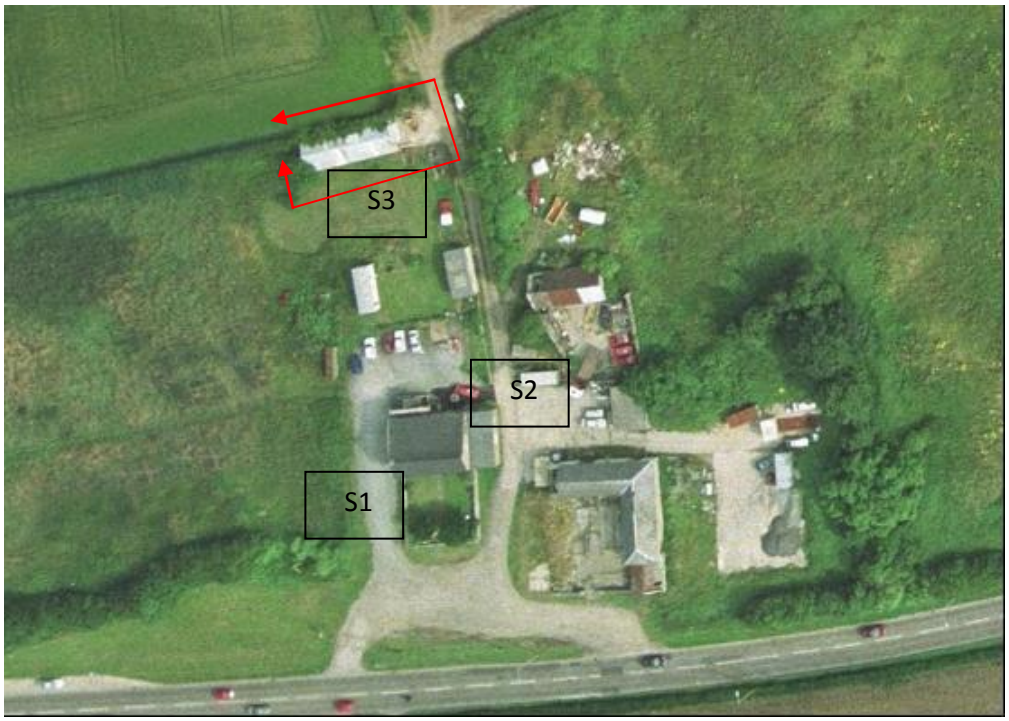
No bats were seen to emerge from either of the buildings.

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 to 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 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 this activity survey indicate that neither the Guesthouse nor the outbuilding is used as a maternity roost by any species of bat and that use evidenced by droppings is infrequent and 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. Otherwise the use would appear to be as an occasional night feeding perch**.**

3.9 EVALUATION:

3.9.1 PIPISTRELLE BATS

It is considered that the Guesthouse and outbuilding are both used only on an infrequent and opportunistic basis by pipistrelle bats; it is not clear which species, common or soprano pipistrelle is using the buildings as both species were recorded in the vicinity.

Temporary mitigation and habitat enhancement 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)[2]

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.

[2] 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

4.2 LONG-TERM IMPACTS: ROOST MODIFICATION

In the long term, a possible roost of a low number of, probably male (and / or other non-breeding individuals), pipistrelle bats will 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 pipistrelles at the national and regional levels as a result of the loss of the roost would be unknown as no bats were recorded using the roost; any impact would be determined by the numbers of bats should they be found.

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 two or less male, bats and 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 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.

Site:	**negligible short term adverse impact**
Local county level:	**no impact**
Regional level:	**no impact**
National:	**no impact**

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)

A dawn survey will be undertaken in the 7 days prior to demolition commencing. In the event of a bat or bats being found during the works, all work will cease until such time as the named ecologist has consulted with the LPA and Natural Resources Wales. A development licence will be sought from NRW; works can recommence on receipt of the licence.

In the event that bats are not found to be present, the demolition can proceed as per Section 2.2 above.

The named ecologist may require that the building be made safe; 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

Should it not be possible to make the roof safe and replace bats into it, 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 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.

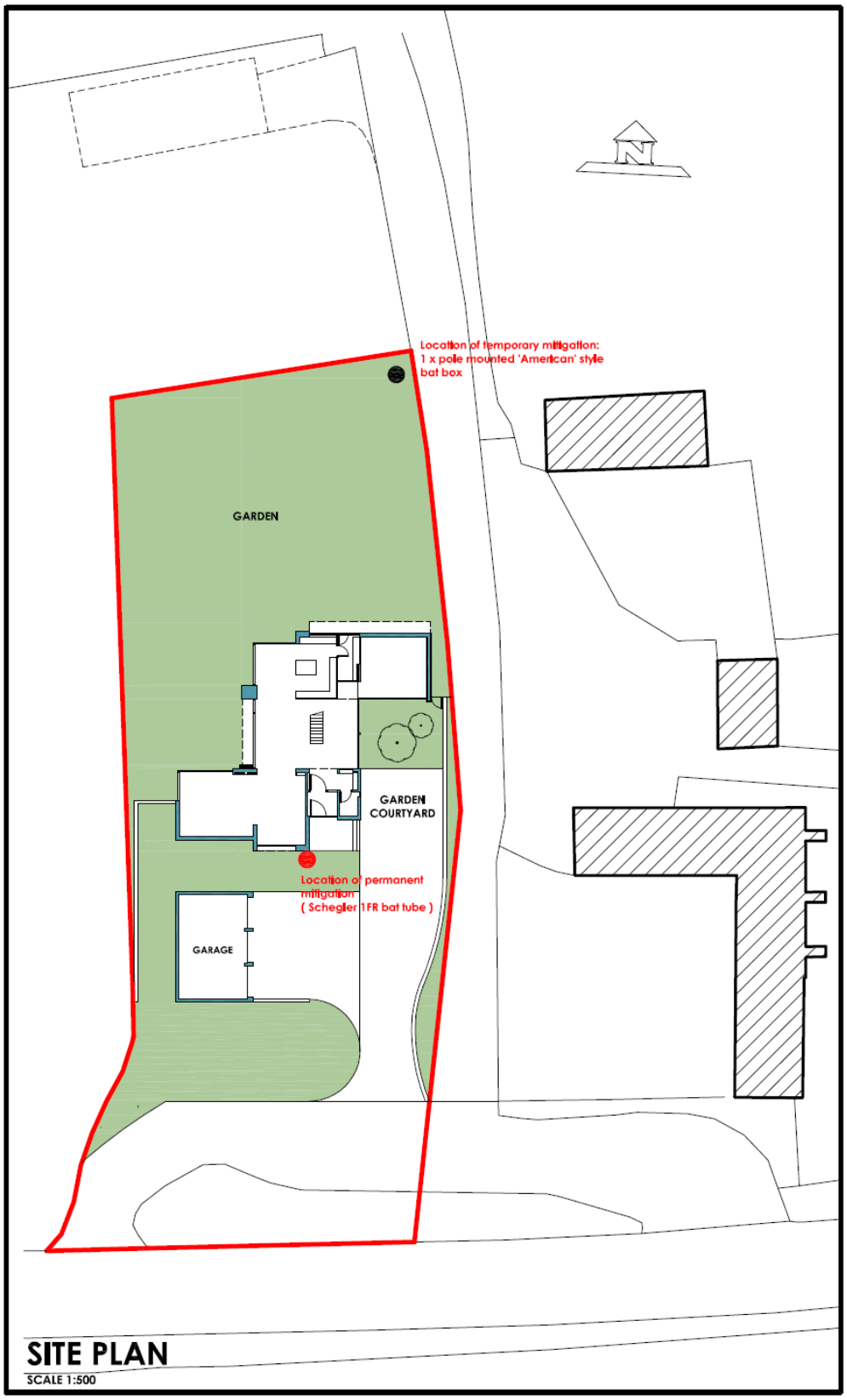
These are known to be used by all pipistrelle bat species. In addition, Myotis species and brown long-eared bats are known to use them.

5.2.3.2 PERMANENT MITIGATION:

A single Schwegler 1FR bat boxes 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 bats of a number of species. 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.

Proposed activity	Timing
Scaffolding erection	August 2015 (or as soon as licence is received)
Supervised roof strip to start as soon as possible after scaffolding	August 2015 (or as soon as scaffolding is in place)
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.	August 2015 (or as soon as the roof strip is completed)
Demolition of walls and rest of structure	August / September 2015 (minimum 24 hours after roof structure is removed and wall plates are exposed)
Groundworks & construction of new dwelling. Landscaping	September 2015. End date TBC
Installation of permanent mitigation	TBC 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* (3rd 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)