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DAVID CLEMENTS ECOLOGY LTD

12 PARK ROAD, PENARTH, VALE OF GLAMORGAN

SITE INSPECTION FOR BATS AND NESTING BIRDS

January 2015

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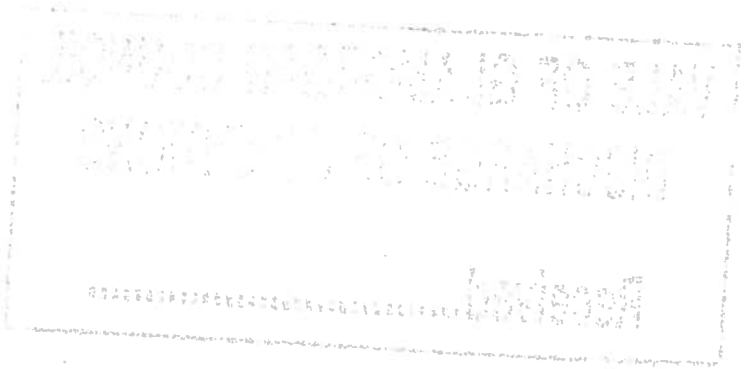


SUMMARY

This report sets out the results of a site inspection survey of 12 Park Road, Penarth (ST 18713 71275) for the presence or possible presence of bats and nesting birds. The site lies to the south east of Penarth, in the county of Vale of Glamorgan, in a suburban location. The site consists of a single detached building, two small overgrown wood sheds and unmanaged gardens. A lot of the garden vegetation had been cut down when the site inspection was undertaken. The house is a double storey cement rendered building with a pitched clay tile roof. A single storey flat roof garage is attached to the south elevation of the house.

The building is currently unoccupied and is proposed for demolition as soon as possible. Details of the proposed development are not available at present but it is understood a new dwelling is planned for the site.

There are no existing bat records from the site itself, the closest recorded bat roost is approximately 600m away to the north west. Records of commuting pipistrelle, common pipistrelle bats and bat care call outs were returned. No other species of bat have been recorded within 1km of the site.

There are no records of nesting birds from the site itself. A number of bird records were returned by the data search for the same four figure grid reference approximately 300m to the north west of the site. Recent records found are for common swift, barn swallow and house sparrow.

The present survey comprised of an internal and external inspection only. Whilst the survey found no direct evidence of roosting bats, the building is assessed as having low to moderate potential to support such species. Some slipped tiles and gaps between the fascia and chimney on the south elevation were visible which could provide roosting locations or access points for bats. All attic voids were accessed and it was possible to see the roof is lined with a bitumen based roofing felt. The gaps between the roofing tiles and membrane could also provide potential roosting places for bats and hide any evidence of their presence, such as bat droppings, within the roof void.

Given the potential roosting locations within the building suitable for bats and the optimal foraging habitat for bats across the school grounds, the building is assessed as having low to moderate potential for bats to be present. Hibernatory use of the building by bats is thought to be unlikely. The building walls are constructed with brick which does not tend to offer the cool and stable conditions required by bats for hibernation purposes. However, individual use by bats during the winter period cannot be ruled out.

It is highly likely that common synanthropic species such as house sparrow nest, at least on occasion, where suitable opportunities occur.

It is recommended that features which are identified as having an elevated potential for bats to be present, such as fascias, barge-boards, soffits and ridge-tiles etc are stripped by hand under ecological supervision between October and March inclusive. The ecologist will supervise the works until they are satisfied bats are unlikely to be present.

1.0 INTRODUCTION

1.1 This report has been prepared by David Clements Ecology Ltd (DCE) on the instructions of Loyn & Co Architects. It sets out the results of a site inspection survey of 12 Park Road, Penarth for the presence or possible presence of bats and nesting birds.

1.2 The site lies to the south east of Penarth, in the county of Vale of Glamorgan, in a suburban location. The site consists of a single detached building, two small overgrown wood sheds and unmanaged gardens. A lot of the garden vegetation had been cut down when the site inspection was undertaken. The house is a double storey cement rendered building with a pitched clay tile roof. A single storey flat roof garage is attached to the south elevation of the house. The site location and context is shown at Plan 1.

1.3 The house is situated within gardens and surrounded by housing. In the wider area, Alexandra Park lies to the north of the site and the coast line to the east.

1.4 The building is currently unoccupied and is proposed for demolition as soon as possible. Details of the proposed development are not available at present but it is understood a new dwelling is planned for the site.

1.5 A previous external survey of the building for bats was completed by David Clements Ecology Ltd in 2012 (DCE, 2012). As over two years has lapsed since the original survey was completed and survey best practice guidelines have been reviewed (BCT, 2012), a full bat scoping survey has been completed at site. This includes an internal and external inspection of the property.

1.6 Statutory Position and Background Information

1.6.1 Bats are flying insectivorous mammals. There are about 17 species resident in Britain which vary from comparatively common and widespread species (eg the pipistrelles[1] , brown long-eared bat) to internationally rare and endangered species (eg the horseshoe bats). Bats do not make nests but have 'roosts', which may be solitary or gregarious. Individual bats require a range of different roosting sites for differing purposes: in the summer, for example, daytime roosts in buildings and trees may be used, whilst for winter hibernation roosts in locations such as humid caves, basements or deep within the fabric of stone built structures are preferred. Other roosts may be used at various times for the rearing of young, mating and as temporary feeding perches etc.

1.6.2 All bats and their roosts require strict protection under the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC; the 'Habitats Directive'), which is implemented in the UK via the Conservation of Habitats & Species Regulations 2010 (the 'Habitats Regulations'). Some additional protection against disturbance is also conferred under the amended Wildlife & Countryside Act 1981. Bats are listed under the Bern Convention on the Conservation of European

[1] Pipistrelle bat (*Pipistrellus pipistrellus*) is now known to comprise an aggregate of two distinct species distinguished primarily by their echolocation calls, which are grouped at 45kH and 55kH respectively. The second species is now identified as the 'soprano pipistrelle' (*P. pygmaeus*). Both species are comparatively common and widespread in the UK.

Wildlife and Natural Habitats and also under the Agreement on the Conservation of European Bats 1992 (the 'Eurobats Agreement'), signed within the framework of the Bonn Convention on the Conservation of Migratory Species of Wild Animals 1979.

1.6.3 All bats are listed in Annex IV of the EC Habitats Directive, and the British species are listed on Schedule 2 of the Habitats Regulations 1994, and are therefore designated 'European Protected Species' by the latter. Such species are subject to enhanced protection and more stringent licensing provisions than those which are protected under the Wildlife & Countryside Act alone.

1.6.4 Both the animals themselves and any structures or places used for breeding or shelter are fully protected against both intentional or unintended but 'reckless' disturbance or harm, the latter irrespective of whether or not bats are present in them at the time. Where works are allowed to affect such places there is a legal requirement to obtain a licence (or 'derogation') in advance and to ensure that the works do not result in any avoidable harm to bats. The bats should also enjoy continued 'favourable conservation status' once the works are completed, through the incorporation of suitable mitigation and enhancement measures.

1.6.5 The issuing of licences which allow the disturbance of European Protected Species by development, or for any other reason, is now the direct responsibility of Natural Resources Wales (NRW) as of 1 April 2013. The licensing restrictions are considerably more onerous than those of the Wildlife & Countryside Act and could potentially have significant impact on the viability of a given development proposal, irrespective of whether or not a valid planning consent has been obtained. Further details on the procedures are set out in TAN 5 (WAG 2009).

1.6.6 All species of bat in Britain are believed to be declining in range and numbers, with about half of the resident species classed as 'rare', three classed as 'endangered' and one 'extinct' (but recently rediscovered in Britain) (Morris 1993; Richardson 2000). Several bats are listed as 'Priority Species' in the UK Biodiversity Action Plan (UK BAP: BRIG 2007) and its Welsh equivalent (WBP 2007).

1.6.7 Some of the rarest bat species in Europe, including the horseshoe bats, barbastelle, Bechstein's bat and greater mouse-eared bat, are additionally listed on Annex II of the Habitats Directive. This requires the EU nation states to designate key areas of habitat used by these species as Special Areas of Conservation (SACs), and to implement policies to conserve and enhance their populations through appropriate management etc. These species are accorded enhanced conservation significance in the UK, although they are not subject to any additional protection measures.

Derogations

1.6.8 Amongst other things, the Habitats Regulations make it an offence to:

- capture or kill;
- disturb;
- take or destroy eggs or young, or;
- damage or destroy a breeding site or resting place of;

a European Protected Species, except under certain narrowly defined circumstances. New developments which would contravene the protection afforded to such species require derogation, in the form of a licence, from the Habitats Directive which must be issued by NRW.

1.6.9 Before such a licence can be issued, NRW must be satisfied that:

- the derogation would not be detrimental to the 'favourable conservation status' of populations of the species concerned within its natural range.
- the derogation is in the interests of public health and public safety, or for other imperative reasons of over-riding public interest, including those of a social or economic nature, or will have beneficial consequences of primary importance to the environment.
- there is no satisfactory alternative to the derogation which would allow the development to proceed but which would avoid, or reduce, the need for adverse impact to the species.

1.6.10 Failure to obtain a derogation would render any actions which cause harm or disturbance to bats illegal, including any activities which might be undertaken under a valid planning consent. The possession of planning consent in no way alleviates or over-rides the requirements of the Habitats Regulations, and neither does it automatically ensure that a derogation may be obtained.

1.6.11 Current planning guidance in Wales requires that local planning authorities are in possession of all of the survey information which is necessary in order to determine the probability of impact to European Protected Species, and the likely viability and success of any required mitigation measures, before determining any given planning application. As of 1 October 2008, planning authorities cannot register a new planning application until all of the necessary survey information has been made available. NRW will not consider any application for licences in relation to a proposed development until after it has received notice of the planning consent.

Nesting Birds

1.6.12 Almost all species of birds native to the British Isles are afforded at least some level of statutory protection under the Wildlife & Countryside Act 1981, the only exceptions being a handful of pest and game species which may be killed under certain specified and licensed conditions. In the great majority of cases, birds are protected against injury or killing, and this protection extends to their nests, eggs and young. Certain rare species, which include barn owl, are subject to enhanced protection against disturbance whilst nesting, by virtue of their listing on Schedule 1 of the Act.

1.6.13 The protection of common nesting birds (ie those not listed on Schedule 1) typically applies only to the animals themselves and to the site of their nests *whilst they are in use.* The nesting site *per se* is not protected once nesting has ceased and the nest is no longer occupied by the adults, eggs or young. More stringent regulations may apply to the nesting sites of Schedule 1 species, however.

2.0 APPROACH & METHODS

2.1 A site inspection for bats was carried out in accordance with the guidance given by BCT (2012). The building was inspected in dry weather conditions during daylight hours on 13th January 2015 by two appropriately licenced and experienced surveyors. The weather was dry and breezy giving way to rain during the survey. Aislinn Harris (NRW licence number 61009:OTH:CSAB:2014) and Dr Neil Price (NRW: 47659:OTH:CSAB:2013) undertook the external and internal inspection. The accessible interior voids were all entered and searched using high-powered lanterns (Clulite FAN1) and torches (Clulite ML7). Other equipment was available as required including a digital endoscope (A68KF) for the examination of voids in the fill of stone walls etc, various inspection mirrors and ladders to inspect high areas. Searches were made especially for evidence such as bat droppings and feeding remains, as well as for sightings of actual bats (in cracks and crevices etc) and secondary signs such as fur-oil and urine stains, scratch-marks etc.

2.2 The layout and construction of the building was recorded and the internal voids were briefly described and characterised, with an estimate being made of their potential attractiveness and suitability for bats with reference to a range of factors including human disturbance, light levels, air movement, exposure, thermal stability and cobwebbing of access points etc.

2.3 Flight emergence/entry surveys were not carried out as part of the present study, which was undertaken outside of the optimal bat flight activity period.

2.4 Existing Records

2.4.1 In addition to the original survey, an enquiry was sent to the South-East Wales Biological Records Centre (SEWBReC) in order to obtain access to any existing records of bats and roof-nesting birds from the site or its immediate vicinity. SEWBReC is the main depository for ecological data, including bat records, in the south-east Wales region.

2.4.2 There are no existing bat records from the site itself, the closest recorded bat roost is approximately 600m away to the north west. Records of commuting pipistrelle, common pipistrelle bats and bat care call outs were returned. No other species of bat have been recorded within 1km of the site.

2.4.3 There are no records of nesting birds from the site itself. A number of bird records were returned by the data search for the same four figure grid reference approximately 300m to the north west of the site. Recent records found are for common swift, barn swallow and house sparrow.

2.5 Designated Sites of Biodiversity Interest

Statutory Sites

2.5.1 The site does not contain or lie adjacent to any statutory sites of nature conservation interest, such as Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) or Local Nature Reserves (LNRs). The nearest such site is the Barry Woodlands SSSI approximately 1km to the north east. None of these statutory sites are designated for bats, however and there are no such sites within 10km of the site.

Non-Statutory Sites

2.5.2 A data search for non-statutory sites was not undertaken, as these are not considered relevant to the survey.

3.0 SURVEY RESULTS

3.1 Description of the Site

3.1.1 The layout of the building is shown at Plan 2, and representative photographs are given at the end of this report. The building is described and its potential for roosting bats is assessed below.

3.1.2 The house is a detached double storey brick built building with cement render walls. The roof has clay tiles and a bitumen based roofing felt. The house laid out in a rough T shape on a north south axis and it would appear the structure has been remodelled or added to in the past due to the different pitch heights of the roof.

3.1.3 A single gable end is present on the west and south elevations. A hipped roof section exists to the east which creates an uneven roof line. A cat slide roof is present on the western elevation which extends down to the ground level with two shed dormer windows. A small porch has been created at ground level under the cat slide roof line. Three brick chimney stacks are present, two to the north and one on the southern elevation. A door is also visible on the southern gable wall which may indicate that another building was present to the south at some point in the past.

3.1.4 A small single storey garage is attached to the southern gable end of the dwelling. The garage is brick built with cement render applied to the walls. Small areas of render have flaked away from the garage walls. The structure has a flat roof with an approximate 0.5m high parapet and coping stones.

3.1.5 Internally the roof void is easily accessible. The roof has a non-trussed wooden roof design with a bitumen based roofing membrane present. Small patch repairs to the roof and membranes have been completed, a plastic roofing membrane has been used in these small sections. The main section of the roof void is around 2m tall from ridge board to floor and is pyramidal in shape. Two lower connected voids lead off, one to the east and one to the south. The small voids are roughly 1.5m high and 4m long and are of the same construction. Insulation is present on the floor of the attic but it is minimal and below the required modern standards. The loft hatch is in place and tightly sealed making it unlikely that bats could access the interior of the dwelling.

3.1.6 A small square single storey flat roof shed is present on the northern elevation. This has been used a coal store. Two dilapidated wooden sheds are present in the very north east corner of the site. They are both falling down with visible gaps in the structure and were not entered.

3.1.7 Immediately surrounding the building is a mature garden. A lot of vegetation has been cleared to floor level and piled in the centre of the grounds. A small number of individual trees are present around the periphery of the site but none were assessed as having the potential for roosting bats. Overgrown hedgerows and fencing are present along the site boundaries.

3.2 Site Inspection Results

3.2.1 Some slipped and missing slates were visible across the roof which could provide access for bats. The ridge line and hip tiles of the roof look sound with no gaps noted. The majority of the fascia and soffit boards appeared sound and well fitting. The only gap visible was on the south elevation where the fascia board meets the chimney. All mortar fillets on the gable ends of the roof appeared to be intact with no gaps visible.

3.2.2 The separate garage and single storey extension are considered to have negligible potential for bats as no suitable access points or roosting areas were observed. The two wooden sheds were also assessed as having negligible potential for bats.

3.2.3 Internally, the roof voids are suitable for bats to use as they are dark, spacious and relatively uncluttered. The roofing membrane appeared sound with no rips visible. A number of abandoned and presumably treated wasp nests were present in the roof void. Although the roof voids appear suitable for use by bats no evidence of their presence was found, it is thought likely bats could utilise the gaps between the roof tiles and roofing membrane and roost along the wall tops.

3.2.4 It is thought likely a small inaccessible void is present over the porch and below the dormer windows on the west elevation of the building. Given the angle of the roof it is assumed that the gap is approximately 1m tall, 1m wide and around 4m long.

3.2.5 No evidence of use by bats was found in any areas of the building, and no actual bats were encountered.

3.2.6 No evidence of nesting birds was found in any areas of the building.

4.0 ASSESSMENT & CONCLUSIONS

4.1 All areas of the building were inspected, internally and externally, for the presence or potential presence of bats and nesting birds. The present survey found no evidence of the roosting bats (and or nesting birds) within the building.

Bats

4.2 No evidence of use by roosting bats was found during the present survey however, potential access points suitable for bats were noted around the exterior of the building. A few slipped tiles were present on the east and west pitches of the roof. A gap between the fascia and chimney on the southern elevation was also observed. These gaps could provide access to potential roosting opportunities for crevice dwelling bats such as pipistrelle bats. The gaps are few in number and were present during the previous scoping survey of the building in May 2012.

4.3 Given the presence of the roofing membrane any potential bat droppings present between the roofing tiles and felt are unlikely to be visible during any internal inspection. Bats could also be potentially roosting on the wall tops. Although no evidence was found, given the potential access points the presence of bats cannot be ruled out.

4.4 Hibernatory use of the building by bats is thought to be unlikely. The building walls are constructed with brick which does not tend to offer the cool and stable conditions required by bats for hibernation purposes. Thin brick walls are liable to unsuitable temperature fluctuations. However, individual use by bats during the winter period cannot be ruled out.

4.5 The building is situated within private gardens and is unlikely to suffer from high levels of light pollution from street lighting or surrounding housing. It is approximately 80m from the wooded habitats and small stream that are part of Alexandra Park. The habitat surrounding the house and the proximity of Alexandra Park all provide potential foraging habitats for species such as bats. However, these habitats are fairly isolated and do not have particularly good links with any surrounding habitats. The sea is approximately 200m to the east and dense housing is present for at least 1km in all other directions. The lack of suitable habitat and connecting features surrounding the property lowers the potential for large numbers of bats to be present.

4.6 Overall, 12 Park Road is assessed as having low to moderate potential for bats to be present. Although no evidence of bats was found during the site inspection, given the number of potential access points and lack of artificial lighting the building itself would be assessed as having high potential for bats. However, whilst some suitable access features for bats are present within the property, the surrounding habitat and connecting features to wider countryside are poor. The habitat within Alexandra Park, although close to site, is unlikely to be enough to sustain large numbers of bats. Based on these facts the building is assessed as having low to moderate potential to be used by roosting bats.

Nesting Birds

4.8 Organic matter and half an egg shell was found within a fireplace grate on the first floor. A bird box is present on the northern elevation of the building. Whilst this was not in use during the survey, the previous survey in 2012 found blue tits nesting in it.

5.0 RECOMMENDATIONS

5.1 It is recommended that features which are identified as having an elevated potential for bats to be present, such as fascias, barge-boards, soffits and ridge-tiles etc are stripped by hand under ecological supervision between October and March inclusive. The ecologist will supervise the works until they are satisfied bats are unlikely to be present.

5.2 All contractors carrying out building works will be inducted by an appropriately qualified and licensed bat specialist. Contractors will be warned of the possible presence of roosting bats (and/or nesting birds), and of their protected status. It will be clearly understood that in the event of any bats (or occupied birds' nests) being found or suspected during the works, all works must cease in the affected area until appropriate expert advice has been sought.

5.3 Demolition of the building should also have regard to the possible presence of nesting birds. Demolition in the winter months (ie November to February) would also avoid any conflict with nesting birds, and is therefore preferred. Demolitions at other times of the year would be possible, however, but should be immediately preceded by a survey to ensure that no nesting birds are present. In the event that nesting birds are found to be present, demolition may need to be delayed until the current nesting cycle has been completed, and the nests abandoned. This would be a statutory requirement.

5.4 New and/or enhanced roosting opportunities for bats would be desirable in any new development on the site, for example in any new attic spaces or possibly in bat boxes integrated into walls etc. Opportunities could similarly be provided for use of any new buildings by nesting birds, particularly declining synanthropic species such as house sparrow, starling and house martin etc. Appendix 1 provides some examples of suitable boxes for bats and birds.

5.5 If bats or evidence of the presence of bats is found during the proposed works all work will cease and advice will be sought from an appropriately qualified ecologist. The advice may include that all work cease until a derogation licence is sought from NRW.

6.0 REFERENCES

Bat Conservation Trust (BCT 2012) *Bat Surveys – Good Practice Guidelines*, 2nd *Edition*. Bat Conservation Trust, London.

Corben, C (2006) *AnalookW for Bat Call Analysis Using ZCA*. Version 3.3q, Oct 2006. Titley Electronics Ltd.

David Clements Ecology Ltd (2012) *DCE 643 12 Park Road, Penarth* 23rd May 2012

Mitchell-Jones, A J & McLeish, A (2004) *The Bat Worker's Manual* (3rd Edition). Joint Nature Conservation Committee, Peterborough.

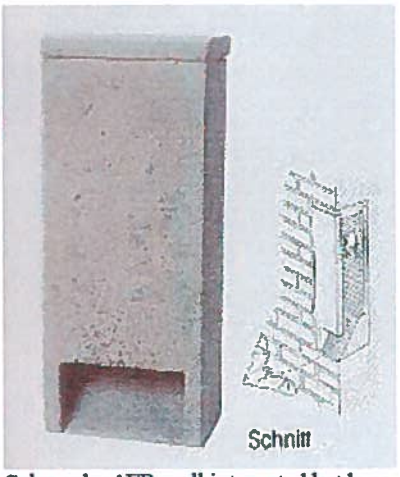
Morris, P A (1993) *A Red Data Book for British Mammals*. Mammal Society, London.

Richardson, P (2000) *Distribution Atlas of Bats in Britain & Ireland, 1980-1999*. Bat Conservation Trust, London.

Stebbings, R E, Yalden, D W & Herman, J S (2007) *Which Bat Is It? A Guide to Bat Identification in Great Britain & Ireland* (3rd Edition). Mammal Society, London.

APPENDIX 1: BAT & BIRD BOXES EXAMPLES

Schwegler 2F bat box



Schwegler 1FR wall integrated bat box, can be rendered over

Schwegler 27 wall integrated bat box, can be rendered over

Schwegler 1FQ wall-mounted bat box

Schwegler 2FF wall-hanging bat box

Schwegler 1WI integral wintering bat box, can be rendered over

Schwegler 1B bird box

Schwegler 2H robin box

PHOTOGRAPHS OF THE SITE – January 2015

Front (west) elevation of the house

Dormer windows with slipped tiles visible

Rear (east) elevation of the house

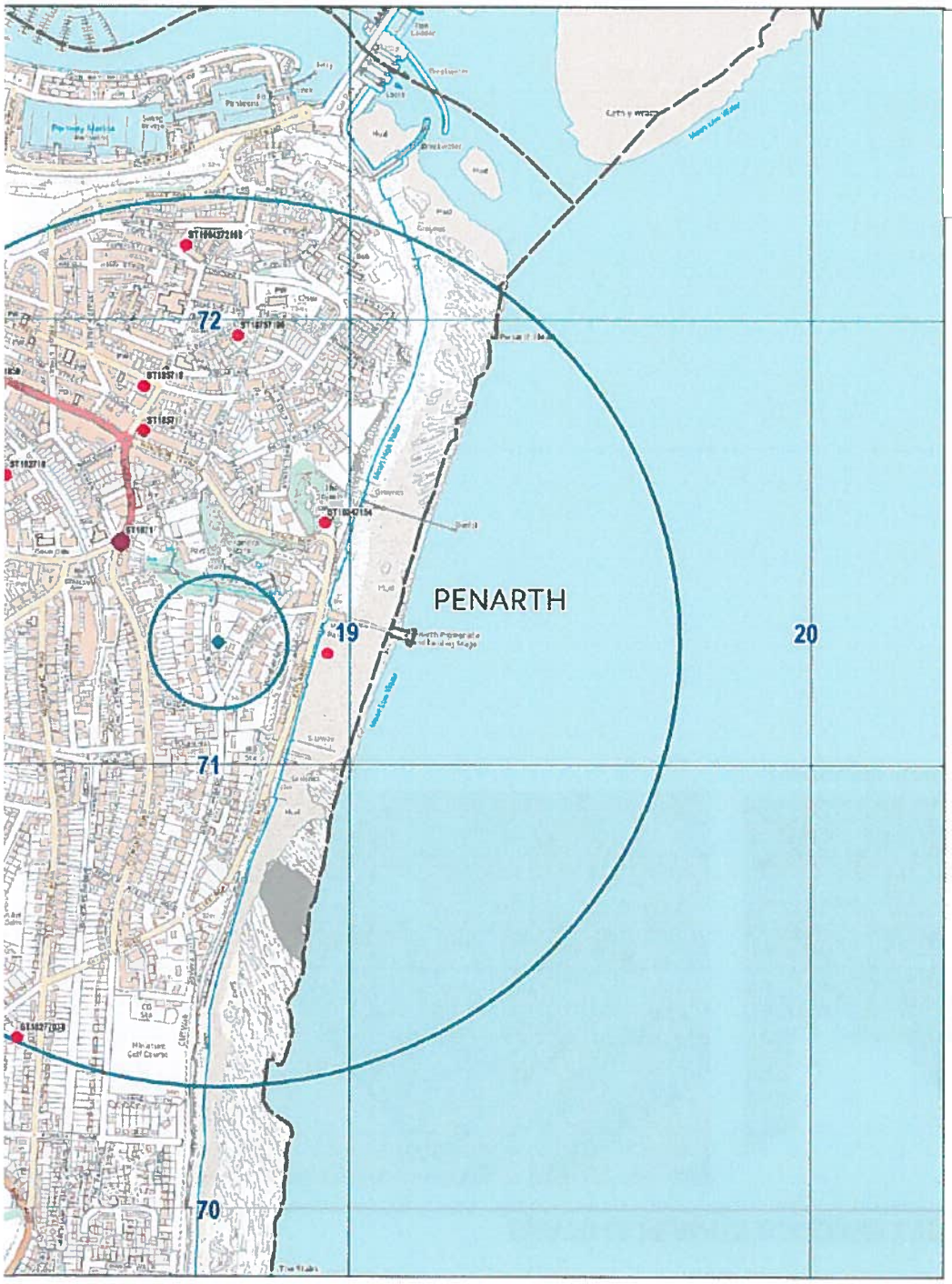
Adjoining garage present on south elevation

Gaps between fascia and chimney

Interior of garage

Interior of roof void

Rear gardens of property



12 Park Road, Penarth
Survey for Bats

Plan 1: Location

DCE 643 NTS Jan 2015

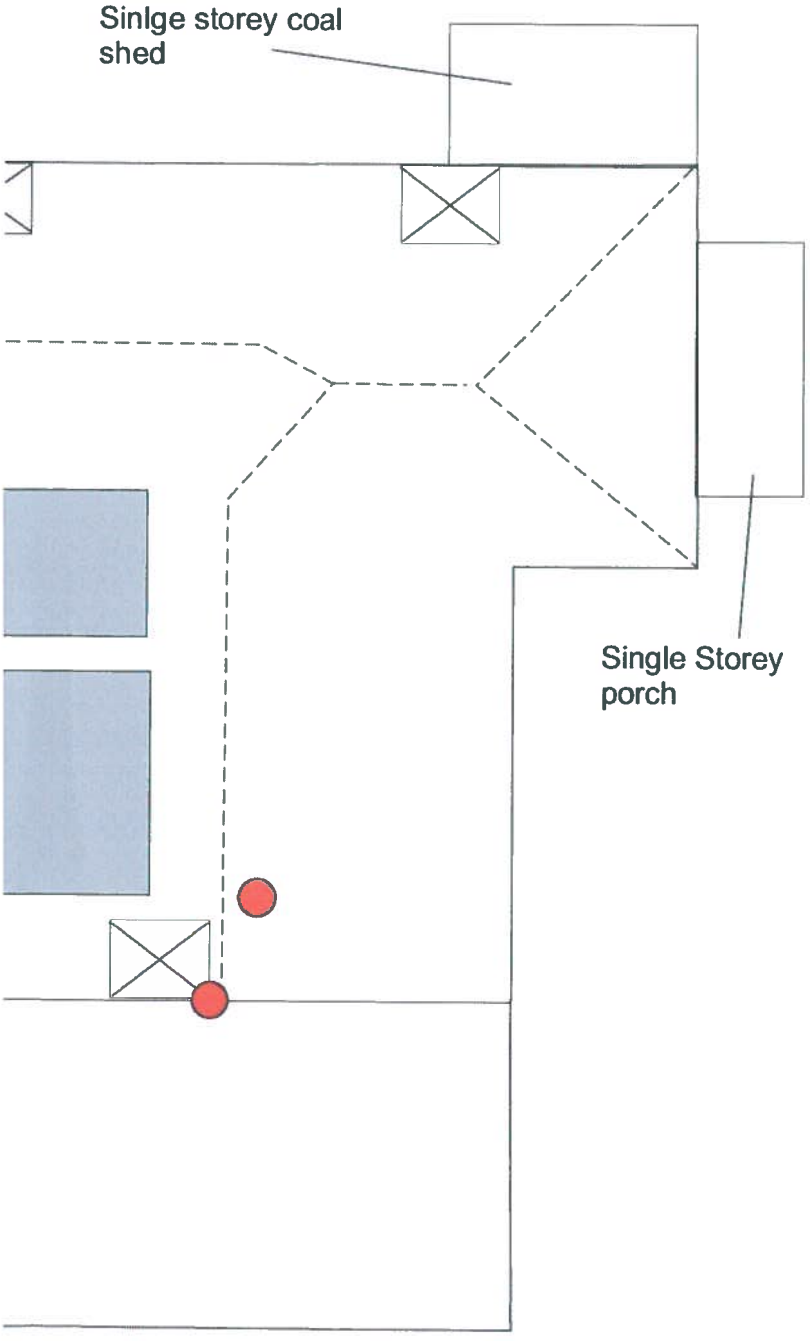
Centre of Search Area
Search Buffers (150m for Birds, 1km for Bats)
Bat Species
Roof nesting Bird Species
Unitary Authority Boundary

N

MAP SCALE = 1:10 000

Plot produced on 20/01/2015 on behalf of David Clements Ecology Ltd by

SEWBReC
SOUTH EAST WALES BIODIVERSITY RECORDS CENTRE
CANOLFAN GOFNODION BIOAMRYWIAETH DE DDWYRAIN CYMRU



12 Park Road, Penarth

Survey for Bats

Plan 2: Building layout

DCE 643 NTS Jan 2015

Chimney

Potential bat access point

Flat roof dormer window

Ridge Line

N

OKeefe, Kevin T

From: Prichard, Yvonne J
Sent: 11 February 2015 13:21
To: Planning & Transportation (Customer Care)
Subject: FW: 1421 - 12 PARK ROAD, PENARTH
Attachments: 643 12 Park Road, Penarth rep v3 - Jan 2015 amended.pdf

Please can this e-mail and attachment be run off and booked in the mail.

Yvonne Prichard
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
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Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.

From: Dan Benham [mailto:Dan@loyn.co.uk]
Sent: 11 February 2015 12:57
To: Prichard, Yvonne J
Cc: Stephen Jones; Paul Rogers
Subject: 1421 - 12 PARK ROAD, PENARTH

Dear Yvonne,

As per our telephone conversation, please see attached updated ecology/bat report instructed by the client, for your records. (It was carried out by the same company as the original report).

The Ecologists have been readied to provide the necessary toolbox talk to the demolition contractor and will be in attendance to review the stripping of the items listed in their report.

Kind regards,

Dan
cc. Client
Project Manager

Dan Benham
LOYN & CO ARCHITECTS
t: 029 20711432
f: 029 20402784
m: 07970 035 735
w: www.loyn.co.uk

D.E.E.R
RECEIVED
ACTION BY: JMC YP
NO: 12
ACK:

RECEIVED
11 FEB 2015
ENVIRONMENTAL AND ECONOMIC REGENERATION

RIBA Manser Medal 2014
RSAW Welsh Architecture Award 2014
National Eisteddfod Gold Medal 2014