

Our ref: 2019/00871/OUT Model Farm

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Date: 14 November 2019

Mr Ceiri Rowlands
Senior Planning Officer
Planning and Regeneration
Vale of Glamorgan Council
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Barry
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Dear Ceiri,

**Planning Application 2019/00871/OUT
Land at Model Farm, Port Road, Rhoose**

Further to the consultation response received from NRW, dated 13th November 2019, I am writing to provide clarification on the findings of the building assessment in respect of bats.

The Preliminary Ecological Appraisal (PEA) of the whole of the large Model Farm landholding identified that overall the barn complex had moderate bat potential. An extensive inspection of the buildings was not carried out as part of the Phase 1 Habitat Survey but the detailed inspection was one of the recommendations of the PEA report. The building inspection was subsequently carried out in April 2019, with focused inspections of each of the buildings in the farm to assess their potential to support roosting bats.

Those found to have features that could support roosting bats were the farm house, and five of the barns - A, B, C, D and E as shown on Figure 1 overleaf. During this inspection each building was surveyed externally and where possible internally. However, safe internal access was very limited. Both Barns A and C were considered to be structurally unsound and access was only possible into the entrances. In addition, the storage of materials throughout Barn B restricted access into the building, while livestock in Barns E, F, and G limited the areas that could be entered by the surveyors.



Figure 1 Farmhouse and Barn Complex

All the larger barns; D, G, F and H, are constructed from single corrugated metal sheets, but Barn D had timber rafters and wall beams (Figure 2 below).

This increased its potential value for bats compared to the other three large barns (Barns G, F and H) which each had a metal frame with corrugated sheeting roof and walls.



Figure 2 Internal structure of Barn D

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Although the presence of livestock prevented detailed internal inspections in some sections of Barns G, F and H, the structural features of the building were clearly visible from the open side of the barns. In the absence of any potential roost features, these three larger, more modern barns, were classified as having negligible potential to support roosting bats, and consistent with good practice guidance, they were not individually covered during the subsequent roost emergence/re-entry surveys.

I trust this addresses the concerns raised by NRW in the consultation response over our survey methods. If you have any further queries in relation to assessment and surveys, please do not hesitate to get in touch.

Yours sincerely,
for RPS Consulting Services Ltd

K Davies

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Cc: Mrs Claire McCorkindale NRW