

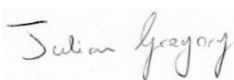


**Residential Development High
Street Trelewis**

Preliminary Bat Roost Assessment



HARCON

Document Information			
Project	Residential Development High Street Trelewis		
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01	06/10/20	Further information on ecological enhancements added, including enhancement drawings.
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1 #Introduction

1.1 Project Background

- 1.1.1 It is proposed to construct 3 terraced residential properties on a plot of land north of No48 High Street Trelewis. These properties will not be connected to No48 High Street, with an approximately 1.2m gap between the new properties and No48 (please refer to proposed site plan in Appendix A)
- 1.1.2 The Local Planning Authority have requested that a Preliminary Bat Roost Assessment be undertaken of the site and the adjoining property (48 High Street), Harcon Consulting commissioned EcoVigour to undertake this assessment.

1.2 Assessment Methodology

- 1.2.1 Eleanor Jones Licensed Bat Ecologist who holds a Natural Resources Wales all counties bat license (licence number: 79773:OTH:CSAB:2018) attended site on the 17th September and reviewed habitats at the site and within the surrounding area.
- 1.2.2 Eleanor surveyed for features which could be used by roosting bats and evidence of the presence of bats such as bats, bat droppings, staining around features which could support bats and feeding remains.

1.3 Site Description

- 1.3.1 The site lies on High Street within the residential area of Trelewis. There are several rows of terraced houses and the property is located at the end of these.

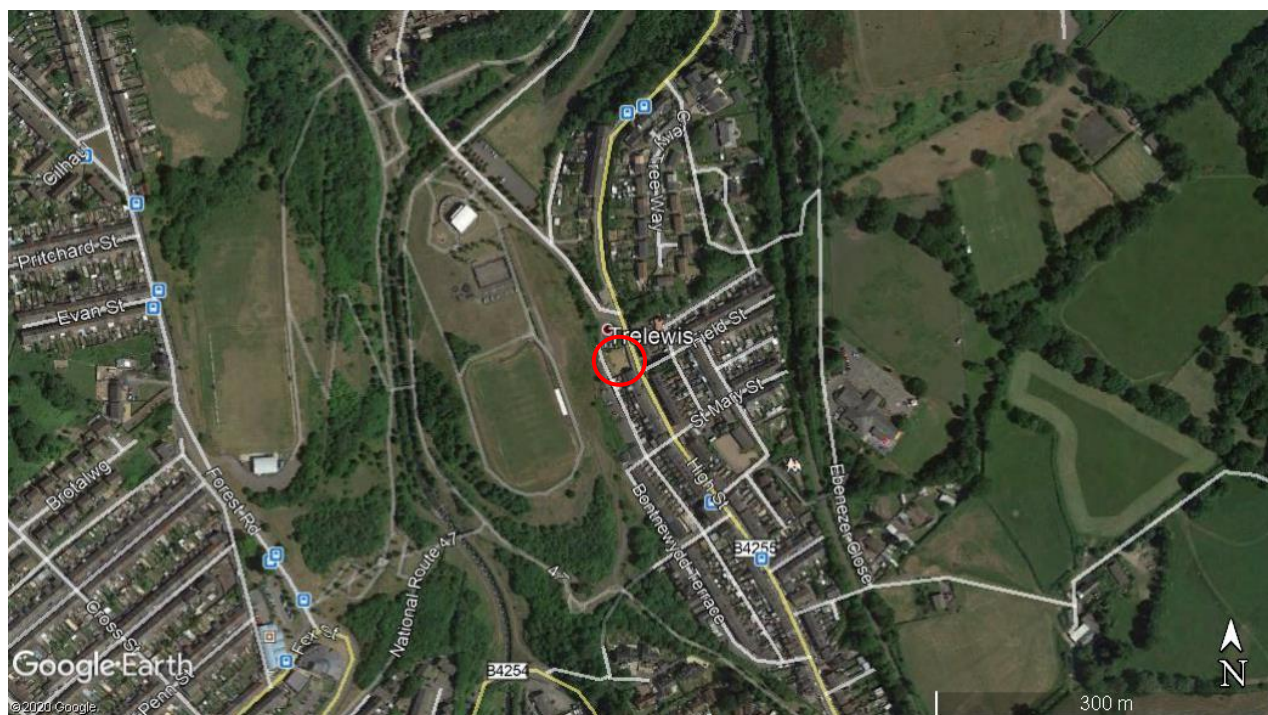


Figure 1 – Location of proposed residential development



Figure 2- Approximate Assessment Area

1.3.2 Land to the east of the development site is predominantly residential, with the railway corridor beyond this.



Figure 3: View of site looking SE



Figure 4: Site looking NE



Figure 5: Site looking NW

- 1.3.3 The River Taff flows in a north – south direction approximately 200m west of the site. This is separated from the site by a heavily managed playing field.

- 1.3.4 The land immediately west of the site is occasionally maintained ruderal vegetation, with a few small trees which have negligible potential to support roosting bats.

1.4 Limitations of Assessment

- 1.4.1 Access to elevated areas of No88 High Street could not be accessed as safe access was not available.
- 1.4.2 The survey was undertaken towards the end of the bat activity season but weather conditions were favourable.

2 Site Assessment

2.1 Site Walkover Observations

- 2.1.1 There are no features within the site which could be used by roosting bats.
- 2.1.2 No48 High Street (the property adjacent to the site) is in good condition and there were no obvious points of entry for bats.



Figure 6 – Gable End of No48 High Street

- 2.1.3 There is a small ditch to the west of the property on the opposite side of the carpark at the rear of High Street and the rear access.
- 2.1.4 It is likely that the railway line approximately 150m to the east is a good wildlife corridor. There is a narrow green corridor connecting High Street with this, which consists of trees along the rear of residential properties.
- 2.1.5 The River Taff flows in a north – south direction approximately 200m west of the site. This is separated from the site by a heavily managed playing field.
- 2.1.6 The land immediately west of the site is occasionally maintained ruderal vegetation, with a few small trees which have negligible potential to support roosting bats.

3 Conclusion/Recommendations

- 3.1.1 There are no features within the site which could be used by roosting bats.
- 3.1.2 No48 High Street (the property adjacent to the site) is in good condition and there were no obvious points of entry for bats.
- 3.1.3 No linear features were identified which could be used as bat flight lines. It is likely that bats commute along the railway to the east and the River Taff to the west and that they would forage over the trees belts and playing fields adjacent to the river
- 3.1.4 The construction of the proposed residential properties will not have a detrimental impact on bat populations in the area.
- 3.1.5 As an enhancement in line with the Environment (Wales) Act 2016 ecological enhancements will be added to the development in the form of:
- 1no Habibat Bat Box to be built into the southern gable of the property – Refer to drawings in Appendix A;
 - 1no Habibat Bat Box to be built into the northern gable of the property – Refer to drawings in Appendix A;
 - 2no Vivara Pro WoodStone House Sparrow Nest Boxes to be built into the retaining walls around the parking lot to the west of the properties – Refer to Drawing 02 in Appendix A.
- 3.1.6 No artificial lighting will be positioned illuminating the bat boxes or flight lines leading to the bat boxes. Lighting within the grounds of the properties should be low level, flat glass lumieres directed onto areas where lighting is required for safety and security.

Appendix A – Ecological Enhancement Drawings

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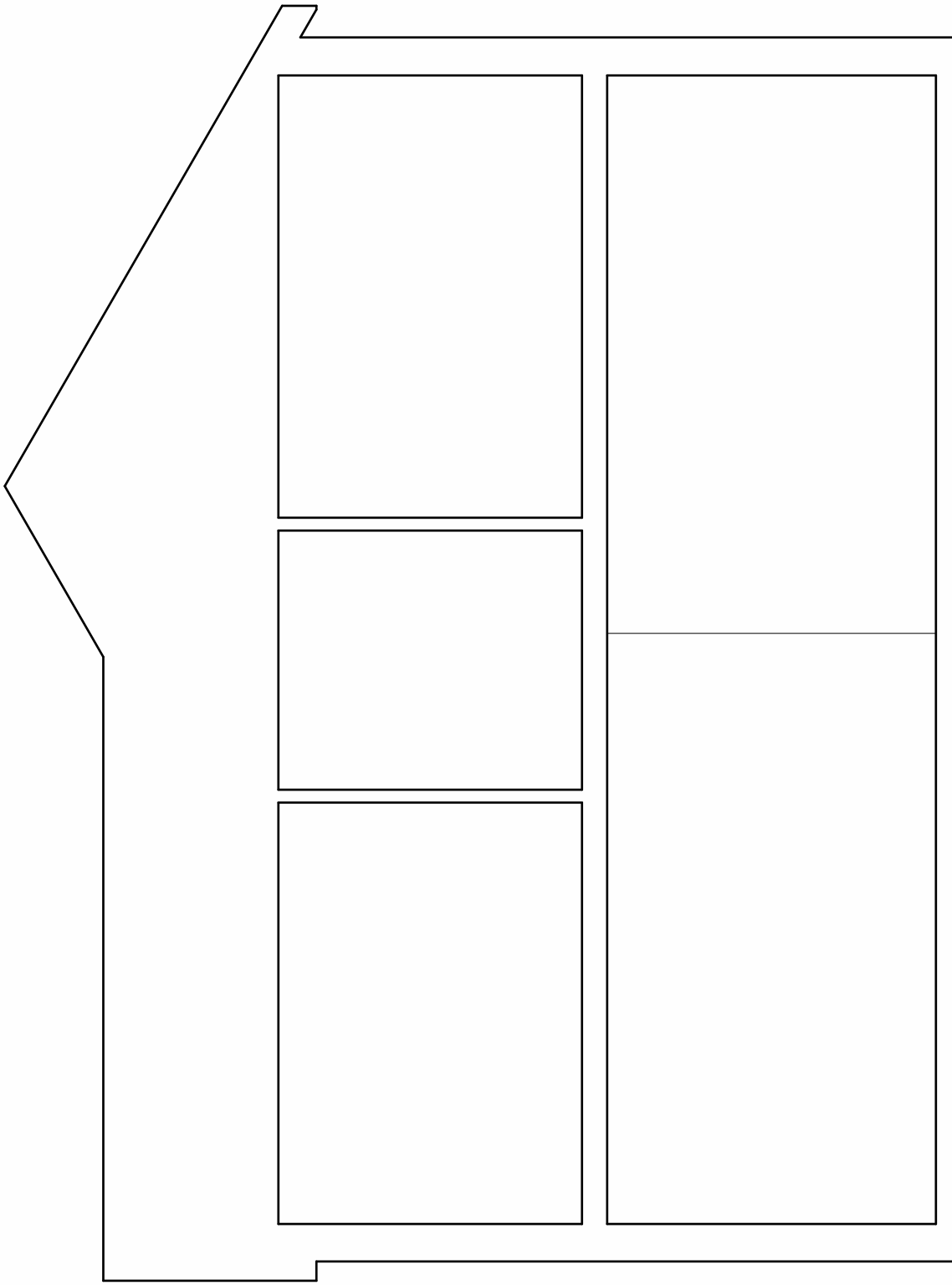
Proposed development

Land adj 47 Hlgh Street,
Trelewis

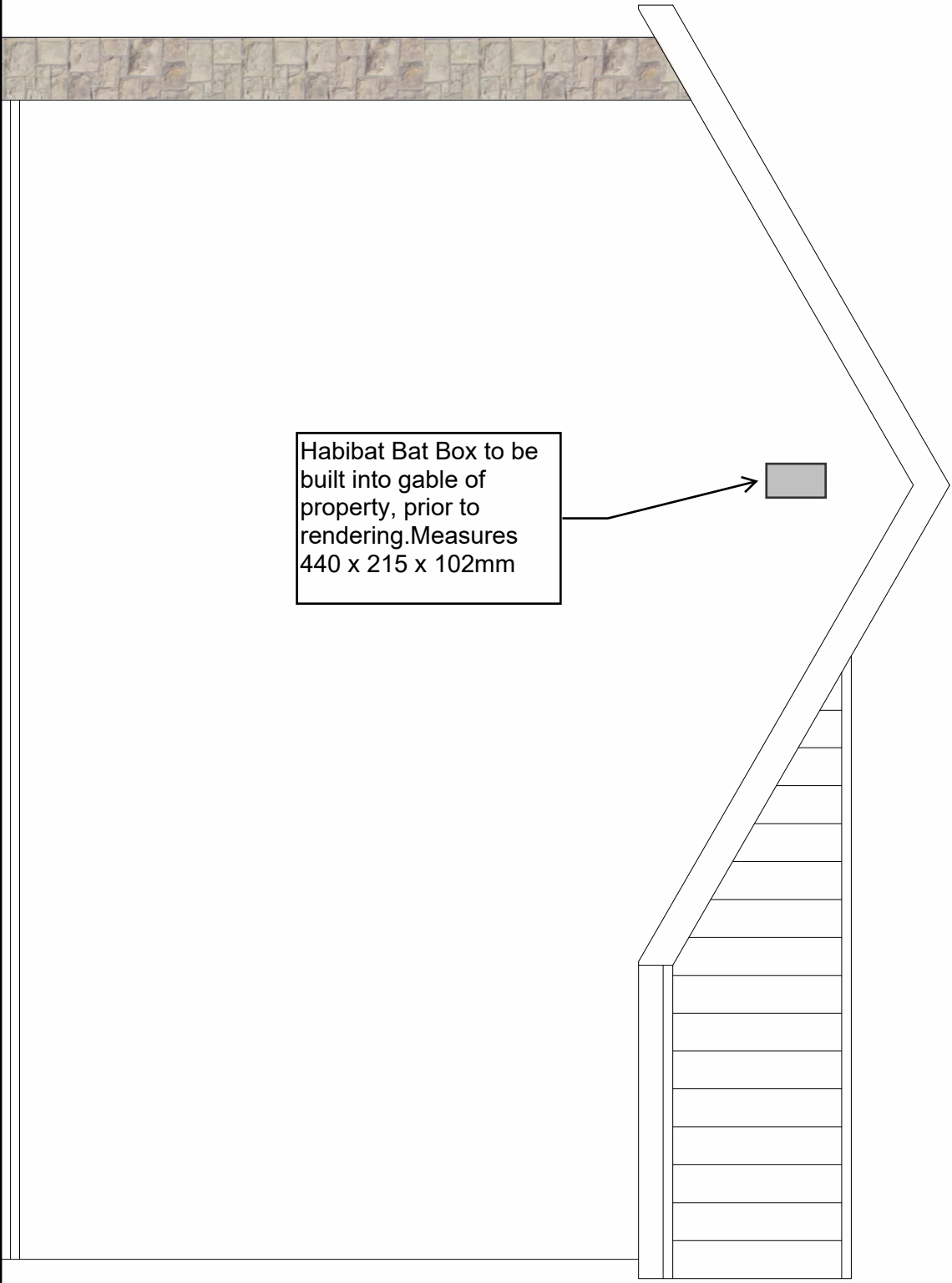
633.001	PLANS		
planning	1:50@A1	May '20	SG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
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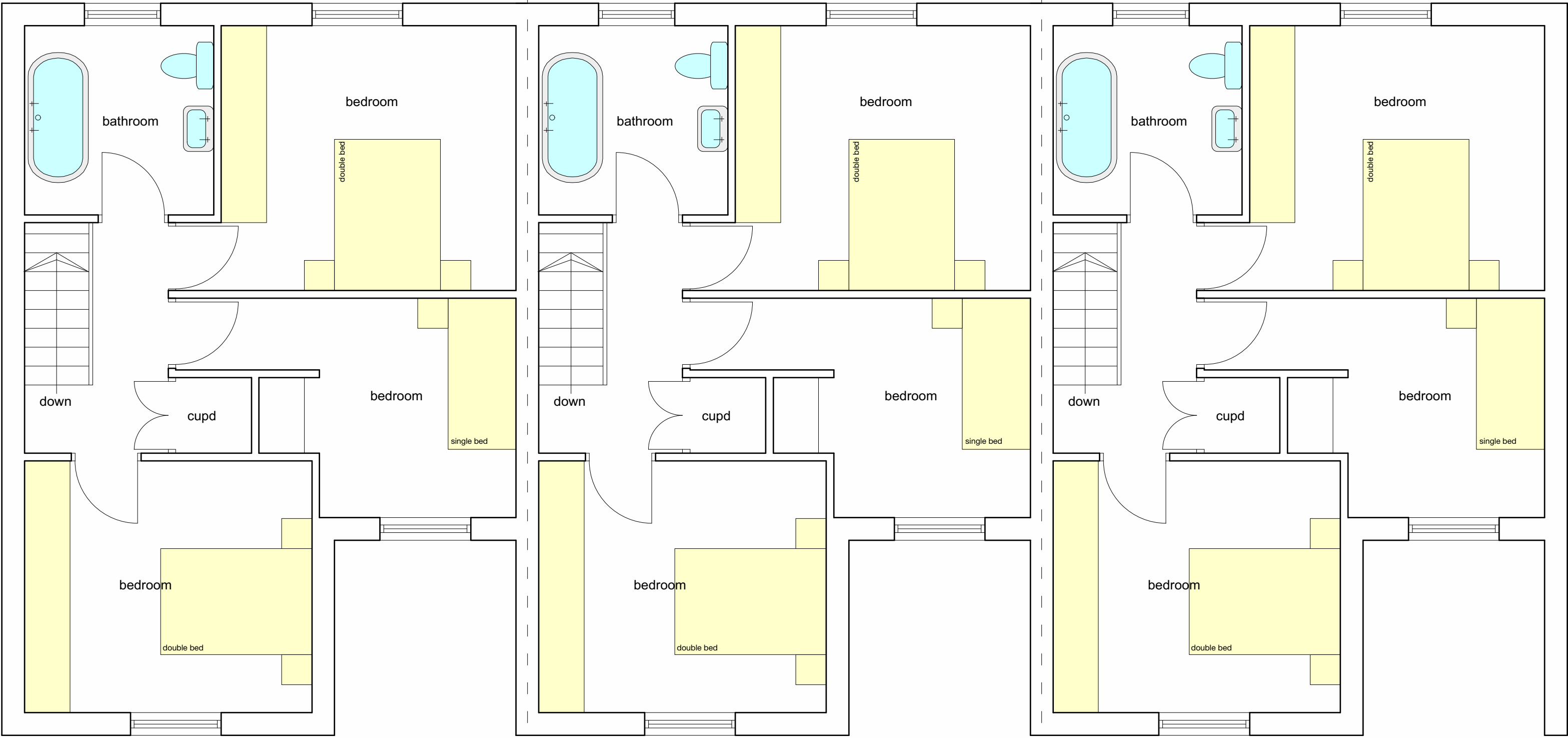
PROPOSED GROUND FLOOR PLAN



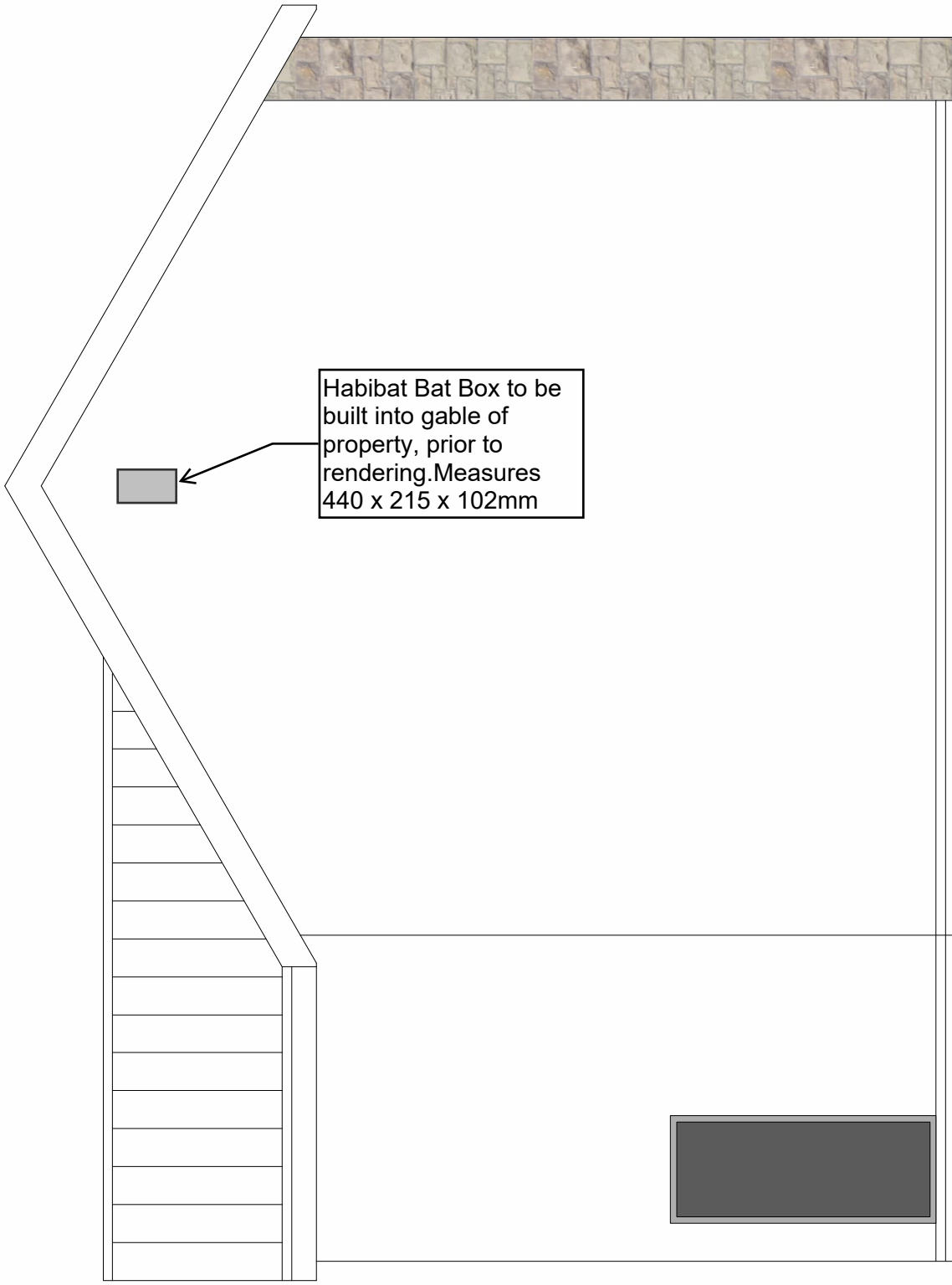
PROPOSED SECTION



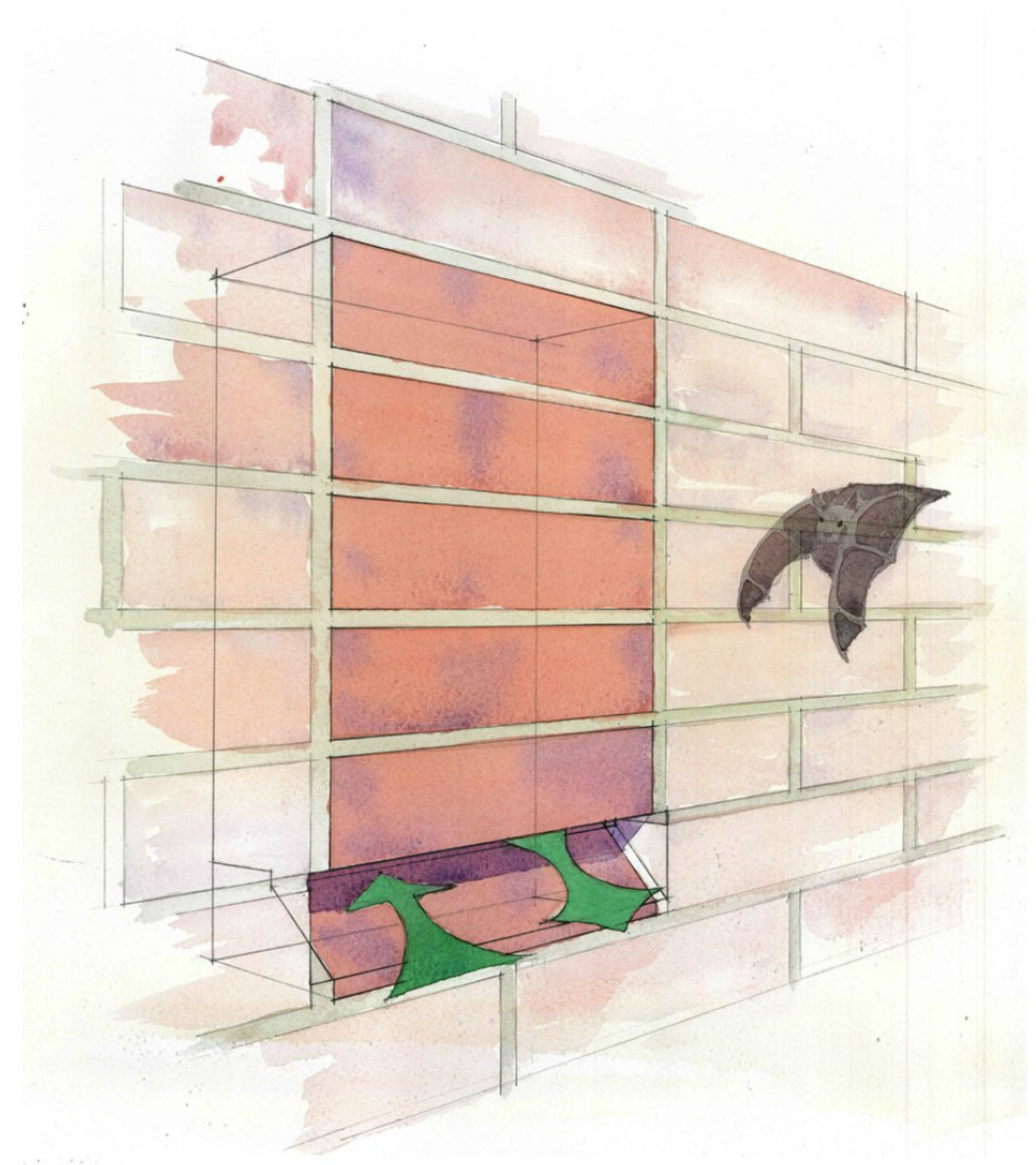
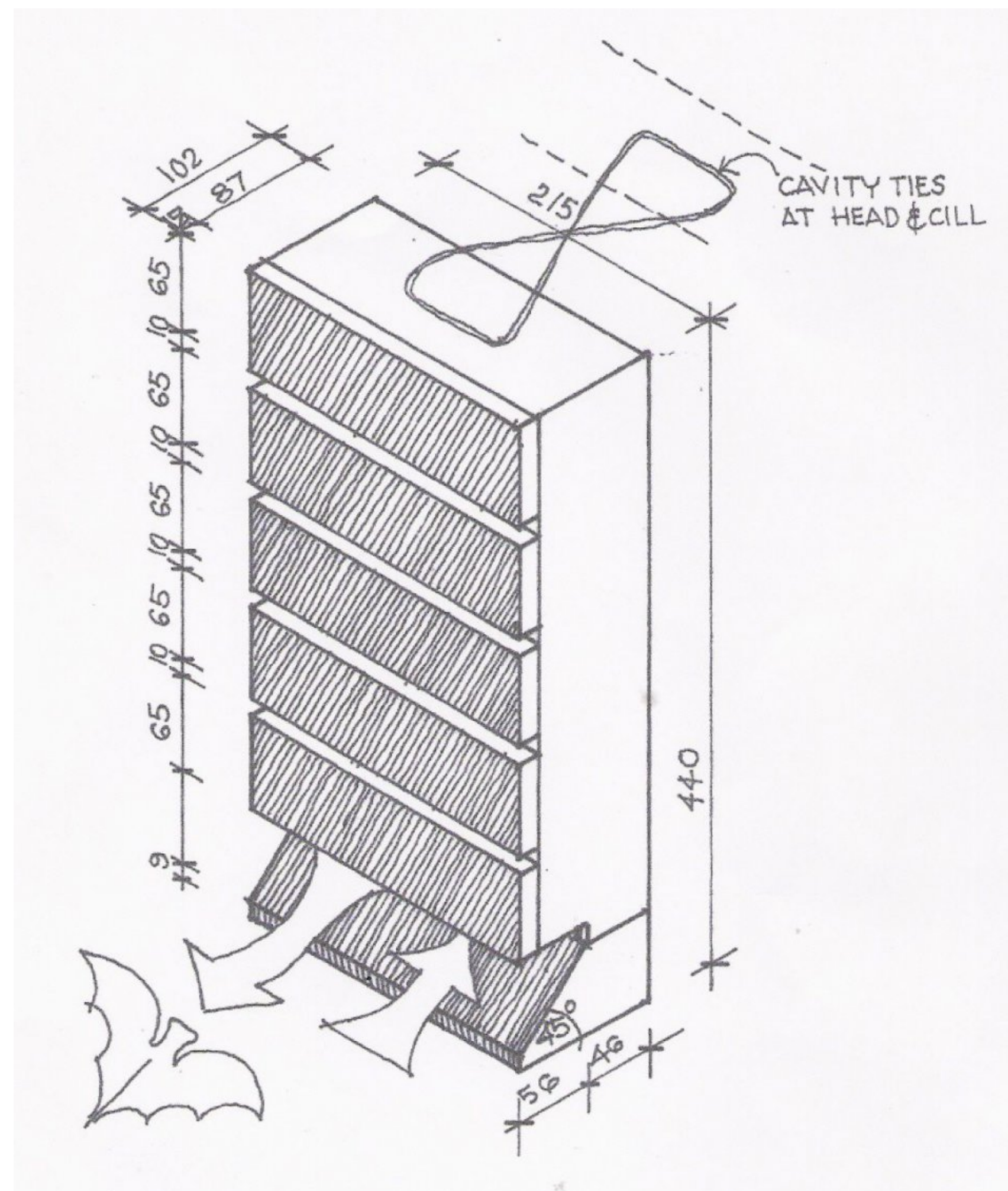
PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION



The Habibat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, rendering the box unobtrusive and aesthetically pleasing. The Habibat box is suitable for species which are most commonly found roosting in buildings in the UK, such as Pipistrelle, Natterer's, Whiskered, and Brandt's bats.

This box is made to order with a plain face suitable for rendering over to match the rest of the building, leaving just a small entrance hole exposed. It is available with a choice of three plinth finishes: smooth blue, smooth red, or buff.

Specification

Dimensions: 215 mm wide x 440 mm high x 102 mm deep
Material: Concrete plus plain facing (for rendering over)
Weight: approximately 8kg

Correct placement of Habibat is fundamental to the successful uptake by bats.

Orientation

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, Habibat should be located where it will receive the maximum amount of sunlight. In the northern hemisphere this will be the southerly aspects/orientation (south, south-west and south-east).

Height

Position Habibat a minimum of 2 metres but preferably 5 to 7 metres above ground. Avoid placement above windows, doors and wall climbing plants, thereby reducing the likelihood of predation by cats. A position near the eaves or gable apex of the property would be preferable.

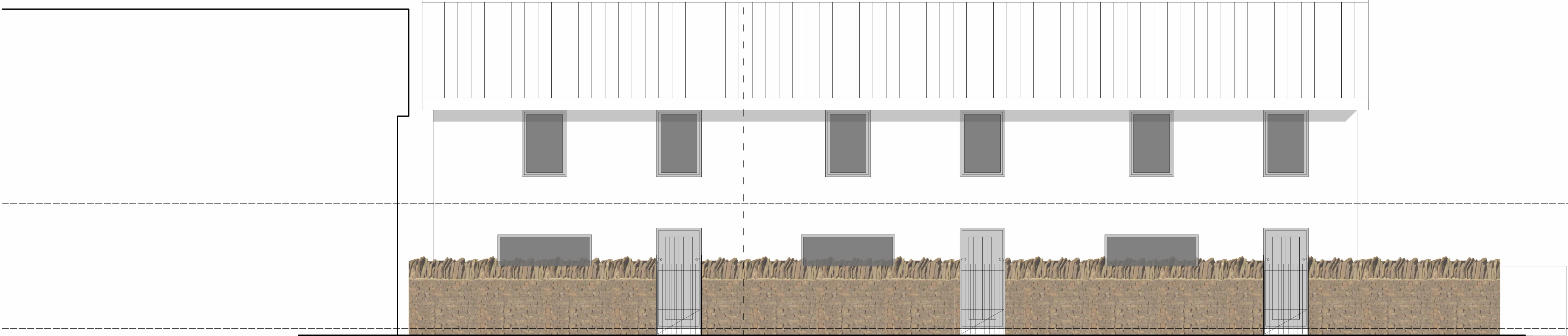
Monitoring:

Bats and their roosts are legally protected from disturbance and damage. For this reason only a licenced bat worker should closely examine the Habibat to check for bat usage. However, anyone can check for signs of bat use. This includes the presence of bat droppings on the plinth and surrounding walls and the outflight of bats at dusk.

The Bat Conservation Trust wants to assist with monitoring installed Habibats as a means to research what works for bats. If you have any questions about installing your Habibat please contact the BCT Helpline on: 0845 1300 228



PROPOSED FRONT ELEVATION



PROPOSED STREET ELEVATION



PROPOSED REAR ELEVATION

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Proposed development

Land adj 47 High Street, Trelewis

633.002	ELEVATIONS		
planning	1:50@A1	May '20	SG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 0783032852 hello@georgeandco.studio www.georgeandco.studio			
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A. Updated site plan - 02.09.2020

