

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of Memo 1: 23/08/2021
Date: 23/08/2021

SUBJECT: P/21/0289 | CONVERSION OF 1ST AND 2ND FLOOR TO 6 NO. STUDIO FLATS AND 6 NO. HOLIDAY LETS | ETHAN ARCADE 92 - 94 HIGH STREET MERTHYR TYDFIL CF47 8UP

Reports submitted in support of the above application:

1. Preliminary Roost Assessment Survey [PRA]. **Barcode**, 92-94 High Street, Merthyr Tydfil, CF47 8UP. G+B Investments Ltd. Final. Issue 2, dated 09/06/21.
2. Bat Emergence and Re-Entrance Survey. Manettes 95-96 High Street and **Barcode** 92-94 High Street, Merthyr Tydfil, CF47 8UP. G+B Investments Ltd and MF Design and Build Ltd. Final. Issue 2, dated 31/08/21.

Comments:

Document 1

The PRA survey identified the onsite buildings (**Barcode**) as a bat roost (30+ scattered droppings observed - likely pipistrelle).

A full suite of dusk emergence and pre-dawn re-entry bat activity surveys (x3 in total) were required in order to characterise the roost.

Document 2

A total of x3 roost characterisation surveys were undertaken in 2021 – all within the month of June (02nd, 16th and 30th). No bats were observe to emerge from or re-enter the buildings.

Best practice guidelines (Collins 2016) state that multiple survey visits should be spread out to sample as much of the recommended survey period (May to September) as possible. This is especially pertinent when attempting to characterise a roost. For example, three surveys in June would indicate that a maternity roost is likely to be absent, however, the roost may be an intermediate or transitional roost, which would not be picked up by the June surveys. In addition, a hibernation roost may be present (which wouldn't be picked up by bat surveys in the active season).

The guidelines also state that where presence has been confirmed by droppings found during a PRA, but bats have not been detected during roost characterisation surveys, further surveys at different times of the year may be required.

Requirements

Two options:

Scenario 1

Carry out the works under a prescribed method statement with ecological supervision and within the maternity season (the survey work to date has shown that bats are likely to be absent during this period). Obviously, stop works if bats are found and apply for an EPS licence. The observed bat dropping were found within the building, so the bats were utilising the open space. Therefore, in addition to the proposed bat boxes, access will be provided to bats within the loft space of the building, with the usual caveats (e.g., no breathable roofing membrane – only bitumen felt Type 1F (BS747) to be used etc). Any likely access points will be recreated.

Scenario 2

Undertake another survey of the building in September 2021 to more fully characterise the roost and answer the question of whether an intermediate/transitional roost is present or likely to be absent. If the result is the same, i.e., no bats, the same requirements as set out in scenario 1 will be required. However, in this case the window of time for undertaking the works would then be wider and would only exclude the hibernation season.

If bats are detected, then an EPS licence will be required in order to undertake the works within the law.