

MITCHELLS & BUTLERS

PENTREBACH HOUSE, MERTHYR

PRELIMINARY ROOST

ASSESSMENT (PRA) REPORT

SEPTEMBER 2026



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1.0 INTRODUCTION

- 1.1 Soltys Brewster Ecology (SBE) were commissioned by Boyer Planning on behalf of Mitchells and Butlers (The Client) to undertake a Preliminary Roost Assessment (PRA) survey of a structure known as 'Pentrebach House' in Pentrebach, Merthyr (see Site Location Plan in Appendix I). It is understood that the building is proposed for internal refurbishment works, which includes replacement and additional external lighting and signage (Appendix I). In order to inform the planning application, an ecological appraisal to assess the building's potential to support protected species (i.e. roosting bats and nesting birds) is required.
- 1.2 Pentrebach House (hereafter referred to as 'the site') is located off the A4060 and shares an entrance with a Premier Inn (postcode: CF48 4BQ, central grid reference: SO 06148 03861) and describes an existing restaurant (ground floor) that is still operating within a limited capacity, with a loft space above (first floor). The site is situated in a predominantly urban setting, with residential properties directly to the east and west (across the A4060), a commercial shopping area to the north and green space to the south. The River Taff watercourse can be found to the west of the site separated by 2no. major roads and residential housing. The property's grounds can be found to the west and north of the building with parking to the east. The grounds to the west and north include ornamental planting, mature trees and amenity grassland. The entrance road continues south to the Premier Inn found at the south of the building where there is further parking, this hotel does not form part of the planning application and therefore is not considered as part of the appraisal.
- 1.3 The current report presents the findings of an ecological data search and daytime building inspection survey (Preliminary Roost Assessment) undertaken at the site in September 2026. This is a stepwise approach which follows industry best practice guidelines (e.g. Collins, 2023). The current report describes the existing ecological conditions as well as identifying any potential ecological constraints/opportunities associated with the proposed refurbishment works and lighting installations. The report also includes advice on any required mitigation and/or licensing associated with the proposed works and discusses opportunities to incorporate enhancements as part of the scheme.

2.0 METHODOLOGY

- 2.1 In order to establish the baseline ecological conditions at the site, a combination of desk-based consultation, daytime building inspection survey and site walkover survey were undertaken in September 2026. The scope of the survey work was based on best practice guidelines (Collins, 2023).

Desk Study

- 2.2 The desk study primarily involved consultation with the South East Biodiversity Wales Records Centre (SEWBrEC) to identify any existing ecological records of bats or roof nesting birds at the site or in the surrounding area (2 km search radius for bats, 150 m search radius for nesting birds). The study also involved a search for any Sites of Special Scientific Interest (SSSIs) or Special Areas of Conservation (SACs) within a 10km radius of the site which have been designated specifically for bats. Given the nature of the proposed works (i.e. refurbishment limited to a single building and its associated curtilage), a more extensive search for other statutory and non-statutory designated sites and protected species within the surrounding area was not considered of benefit for the ecological appraisal. A summary plan of the data provided by SEWBrEC is included in Appendix II.

Building Inspection Survey

- 2.3 The fieldwork was undertaken on 18th September 2026 by a suitably experienced ecologist¹ and an assistant and comprised of an internal and external inspection of the Pentrebach House to search for evidence of roosting bats or nesting birds. The survey aimed to identify:
- if bats are, or have been, present within the building and, if so, which species are present;
 - the type of roost (e.g. maternity roost, day roost used by males or non-breeding females, feeding perch, night roost, mating roost, transitional roost, hibernaculum);
 - how bats use the buildings (e.g. location of roosting bats, exit and entrance points to the roost); and
 - the intensity of use (e.g. likely number of bats, time and duration of use).
- 2.4 The external check was undertaken from ground level and involved the use of binoculars and a high-powered torch to identify possible access/entry points into the building. and to inspect any other external features which could support roosting bats and/or nesting birds. The internal inspection included a check of all accessible rooms and roof voids/lofts to search for any evidence of use by roosting bats, such as live or dead specimens, droppings, prey remains, staining, scratch marks, noise etc. Any evidence of use of the

¹Full Member of the Chartered Institute of Ecology & Environmental Management (MCIEEM) with previous experience of undertaking bat survey work and preliminary roost assessments.

building or surrounding area by any other protected species, such as nesting birds, was also noted. The scope of the building inspection survey was informed by the guidelines published by the Bat Conservation Trust (Collins, 2023).

2.5 The potential of the building to support roosting bats was determined based on the following categories (Collins, 2023):

- **Known or confirmed roost.**
- **High** - A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
- **Moderate** – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this list is made irrespective of species conservation status, which is established after the presence is confirmed).
- **Low** – A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).
- **Negligible²** – No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- **None** – No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

² Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

Potential Flight-paths and Foraging Habitat

2.6 Combining information gathered by the desk study, a review of aerial/satellite imagery (e.g. Google Earth™) and the survey visit, the presence of habitat features within the immediate landscape was also assessed using a similar categorisation system as that outlined above for structures, and was based on guidelines published by the Bat Conservation Trust (Collins, 2023):

- **High** – Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
- **Moderate** – Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
- **Low** – Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
- **Negligible** – No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
- **None** – No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).

Walkover Survey

2.7 As part of the site visit, other habitats and features found within and directly adjacent to the application site boundaries were noted and described by means of Target Notes and photographs (see Appendix III). The potential for these features to support any other protected or priority listed species (e.g. common reptiles) was assessed, alongside a check for any invasive plant species – i.e. those listed under Schedule 9 of the Wildlife & Countryside Act 1981 (as amended). Any trees found directly adjacent to the building, which are likely to be indirectly impacted as part of the proposal, were also subject to an assessment of their potential to support roosting bats, with these categorised as follows (Collins, 2023):

- **PRF-I** – Potential Roost Feature (PRF) is only suitable for individual bats or very small numbers of bats either due to their size or lack of suitable surrounding habitats;

- **PRF-M** – PRF is suitable for multiple bats and may therefore be used by a maternity colony;
- **Negligible** – Negligible habitat features on site likely to be used by roosting bat.

Survey Constraints/Limitations

- 2.8 Some of the roof was partially obscured when viewed from the ground level, however this was not thought to have any impact on the results of this survey. No other constraints were encountered during the site visit.

3.0 RESULTS

Desk Study

- 3.1 Consultation with SEWBrEC revealed that there are no statutory designated sites for bats (e.g. SSSIs) within a 10km radius of the application site boundaries.
- 3.2 The SEWBrEC species data returned a total of 114no. existing records for bats within the 2km search radius. None of the records were directly associated with the site, with the closest records approx. 250 – 300m that relate to foraging species both to the southeast and southwest of the site including over the River Taff.
- 3.3 Several confirmed roosts were identified between 1000 – 2000m from the central point of the site, predominantly of unconfirmed bat species and Common Pipistrelle *Pipistrellus pipistrellus* species. With the exception of 1no. all the records of roosts were historical (> 10yrs) and included a single record of a hibernating Brown Long-eared bat *Plecotus auritus*. At least 7no. different bat species have been recorded within the 2km search radius, including Common Pipistrelle, Soprano Pipistrelle *Pipistrellus pygmaeus*, Noctule *Nyctalus noctula*, Brown Long-eared Bat, Daubenton's Bat *Myotis daubentonii*, Greater Horseshoe Bat *Rhinolophus ferrumequinum* and several unidentified *Myotis spp.*
- 3.4 A total of 55no. records for roof nesting birds were returned, of which only 2no were within a 150m radius extending from the central point of the application site. No records were returned associated with the site itself, and no bird species have been recorded nesting upon any buildings/structures adjacent to the application site. Roof nesting species recorded in the local area include Swift *Apus apus*, Blue Tit *Cyanistes Caeruleus*, House Martin *Delichon urbicum*, Peregrine *Falco peregrinus*, Kestrel *Falco Tinnunculus*, Swallow *Hirundo rustica*, Herring Gull *Larus argentatus*, Lesser Blacked-backed Gull *Larus fuscus*, Pied Wagtail *Motacilla Alba*, Spotted Flycatcher *Muscicapa Striata*, Great Tit *Parus major*, House Sparrow *Passer domesticus*, Redstart *Phoenicurus phoenicuru*, Starling *Sturnus Vulgaris*, and Barn Owl *Tyto alba*.

Building Inspection Survey

- 3.5 A summary of the site features and building inspection survey findings are provided in the following sections, with further detail including target notes and supporting photographs included in Appendix III. Pentrebach House is an existing restaurant situated in a predominantly urban setting within the town of Pentrebach. The property consists of two storeys, with the ground floor currently operating as a restaurant on a limited basis and the first floor containing office spaces with the loft space above. The building's curtilage encircles the property to the west, north, south and east and comprises of parking surfaces, paved areas, ornamental shrubs/bushes, mature trees and a large area of amenity grassland. The entrance to the site is from the north and the entrance road continues south to the Premier Inn.

External Elevations

- 3.6 The building comprises an irregular shaped two-storey structure of rendered concrete construction with various roofing elements and multiple extensions. The windows are timber framed, with timber fascia boards and plastic guttering. The building supports various roofing elements, with the external main roof comprising of natural slate roofing tiles. A single-story extension found to the south of the property supports a fibreglass flat roof, with a similar extension to the north of the building. A single-story extension to the east supports a pitched roof and a lean to covered by modern plastic/metal corrugated roof panels was noted to the west.
- 3.7 The ground floor elevations generally appear to be in fair condition with no obvious potential roosting features or other possible entry points which would allow passage for bats/birds into the building – i.e. no gaps were observed in the timber framed windows and there was no exposed brickwork with gaps present. The fascia on the lean to at the west of the building shows some signs of damage but no cavity or entry point was visible. To the east the ground floor elevation shows a small gap present under a tile on the pitched roof of the extension and a small gap between the lead flashing and the wall on the same pitched roof. These gaps are small in size, and no evidence of roosting was found at or below the gaps.
- 3.8 The first-floor elevations also appear to be in fair condition. The windows are sealed with no obvious gaps or entry points for either roosting bats or birds. The pitched roof appears in good condition with a small gap noted in the flashing where the two pitched roofs meet at the eastern elevation of the building. A single slatted window near the apex on the eastern elevation was noted to be open and a boarded-up window near the apex to the south had old bird nesting material within a small recess in the board. A small gap in the soffit of the eastern elevation was also noted as present. No other potential roosting features or access points were noted across any of the other external aspects and no evidence of roosting bats (e.g. bat droppings or feeding remains) or nesting birds (e.g. bird droppings, feathers or nesting material) was found on or around the building's exterior.

Ground Floor - Internal

- 3.9 The ground floor of the building is currently in-use as a restaurant on a limited basis, which was open at the time of the survey. As such, not all of the rooms were accessible during the inspection although these entailed the restaurant seating/dining area and bar, a staff room, several storerooms/cupboards, office space, a cellar and a kitchen/food preparation area. All of these rooms are fairly well-kept and are in constant use and so were considered to hold negligible potential to support roosting bats or nesting birds.

First Floor – Loft Space

- 3.10 The first floor contains an internal loft space that supports a cross-gable pitched roof which is accessed through an internal staircase from the ground floor kitchen area. The loft was a boarded central area that was well lit with the eaves remaining unboarded and dark. Throughout the expanse of the loft the beams were exposed and the roof under felt was intact with no rips, tears or light ingress visible. There was also evidence these areas were used as storage. The north, south and east sections of the loft space were separated by internal fire doors. The northern section appeared to be in good condition and contained a blocked-up window that was sealed with no entry points visible. The south section was similar to the north and also contained a boarded-up window with no visible access points. The eastern section contained a slatted window that was open with no glass and several new heating systems. This area was also well lit and had no other visible access points. Whilst the loft offers opportunities to free hanging species of bat due to the exposed timber beams and the loft offers a stable climate, it is well sealed and there was no entry points identified. Additionally, there was no evidence of bats (droppings, feeding remains, live/dead specimens) or birds (droppings or nesting material) were found in any of the loft spaces. Therefore, the building overall is considered to have Low **potential** to support roosting bats or nesting birds.

Potential Flight-paths and Foraging Habitats

- 3.11 The application site is situated within a predominantly urban setting and whilst there are habitat features in the area that are of suitability for use by foraging/commuting bats, such as the mature trees to the north and a small green corridor to the southwest, they are not well connected to habitat of greater suitability in the wider area. Additionally, there are several lighting columns in place in and around the site itself and within the wider area which would impact the presence of bat species in the area. Overall, the habitats surrounding the site were considered to be of Low potential to support flight paths and foraging habitats.

Walkover Survey

- 3.12 Other features recorded within or adjacent to the boundaries of the application site (in addition to those noted above) include areas of ornamental planting, shrubs, mature trees and amenity grassland - these features are described with target notes and photographs in Appendix III. The various trees and shrubs within the north and west area of the site are likely to support a variety of tree/shrub nesting bird species. None of these green features are expected to be lost/impacted as part of the proposal. No evidence of any other protected/priority listed species such as Badger *Meles meles* or common reptiles was found at the site or in the immediately adjacent habitats during the walkover survey. Several incidences of Rhododendron which is an invasive non-native plant species (INNS) listed under Schedule 9 of the Wildlife and Countryside Act 1981 were found at the site, with the addition of Virginal Creeper, also listed on

Schedule 9, found along the wall between the car parking area and the adjacent residential properties to the east.

4.0 LEGISLATION, POLICIES AND PLANS

- 4.1 The following legislation relating to nature conservation and biodiversity are considered of relevance to the proposed scheme.

Legislation Pertaining to the Protection of Bats

- 4.2 All species of bats in Britain are afforded legal protection under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017). This means it is an offence (subject to certain specific exceptions) to deliberately capture or kill/injure a bat, to damage or destroy a place used for shelter or protection (e.g. roosts) or to deliberately disturb a bat in such a place.
- 4.3 Case Law has placed an onus on local planning authorities to satisfy ‘three tests’ under the Conservation of Habitats and Species Regulations when determining applications that could affect European Protected Species. Essentially, these three tests are: i) that there is no satisfactory alternative; ii) that the proposed development is in the over-riding public interest (including those of a social or economic nature) and iii) the proposed development would not adversely affect the Favourable Conservation Status (FCS) of the species locally. Even without the requirement for planning consent in this instance a licence will be required to undertake the works. To obtain a licence from Natural Resources Wales (NRW) the third test will need to be met which means appropriate measures will need to be in place to demonstrate how the works can be achieved without adversely affecting the FCS of the species present.
- 4.4 Bats are also afforded protection within Wales under the Countryside and Rights of Way Act (2000) and Environment (Wales) Act 2016.

Legislation Pertaining to the Protection of Birds

- 4.5 Under the Wildlife and Countryside Act (1981 (as amended) all wild birds and their nests are protected against damage or destruction whilst in use or being built. Bird species listed under Schedule 1 of the Wildlife and Countryside Act 1981 are awarded additional legal protection. For these birds it is also an offence to do the following, either intentionally or by not taking due care;
- Disturb them while they are nesting, building a nest, or are in or near a nest that contains their young;

- Disturb their dependant young.

Planning Policy Wales (2024)

4.6 This document sets out the land use planning policies of the Welsh Government, with Chapter 6 dealing with Distinctive and Natural Places which covers Biodiversity and Ecological Networks. The advice contained within PPW is supplemented for some subjects by Technical Advice Notes (TAN's), with TAN 5 addressing Nature Conservation & Planning.

4.7 TAN 5 identifies a number of key principles, which the town and country planning system in Wales should consider. Those relevant are detailed below:

- Work to achieve nature conservation objectives through a partnership between local planning authorities, Natural Resources Wales (NRW), voluntary organisations, developers, landowners and other key stakeholders;
- Integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time;
- Ensure that the UK's international obligations for site, species and habitat protection are fully met in all planning decisions;
- Look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally;
- Promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Minimising or reversing the fragmentation of habitats and improving habitat connectivity through the promotion of wildlife corridors;
- Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality;
- The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

Updates to PPW Chapter 6: Distinctive and Natural Places (October 2023)

4.8 An updated version of PPW: Chapter 6 was published with immediate effect on 11th October 2023 in a published letter to Local Authorities from Julie James AS/MS – Minister for Climate Change. These changes have now been incorporated as part of the latest edition (February 2024) of PPW. The new guidance

provides an update on Net Benefit for Biodiversity and the Step-wise Approach, with extracts considered of relevance to the development site provided below:

Maintaining & Enhancing Biodiversity

- 4.9 Planning authorities must follow a step- wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.

- 4.10 All development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed). Even if the biodiversity value has been maintained, there must still be a pro-active process to look for and secure enhancement through the design and implementation of the development.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 The following avoidance, mitigation and enhancement measures are considered appropriate for the proposed refurbishment and additional lighting works at Pentrebach House, Merthyr.

Bats

5.2 No evidence was found during the building inspection survey that indicates use of the building by roosting bats and as such, the building was considered of **Low** roosting potential. There are a very limited number of features present externally that could allow possible access to potential external features suitable for individual or low numbers of bats on an irregular basis. There is no indication that these features will be affected by the current proposed works, however whilst the current survey has established likely absence of bats from the building, no amount of survey could rule out the possibility that an individual or small number of bats could be present at any given time and the following avoidance measures would be appropriate:

- Toolbox talk to contractors (by an ecologist) prior to any roof works (if required) to advise on the low risk of bats being present. Works to be undertaken using hand-tools (e.g. claw hammers, crowbar);
- Where possible, commencement of any roofing works (if required) to be undertaken in autumn/winter (Sept – March) to further reduce the risk that bats would be present and also minimise the risk of encountering nesting birds;
- If bats, or evidence of bats (e.g. droppings) are encountered during the works, all works will stop immediately, and a licenced bat ecologist or Natural Resources Wales (NRW) contacted for advice on how to proceed. No disturbing works shall re-commence until a licence is in place.

5.3 The proposed works for the building pertain predominantly to the placement of external lighting and illuminated signage both on the building itself and within the grounds and internal refurbishment that does not include the loft space. The proposed position of the new wall mounted signs are located in areas/elevations such as the west elevation and the south of the eastern elevation, that were assessed to have Negligible Potential and no features. The additional wall mounted lighting is proposed for all elevations, however the position of the noted features are set back from the gable and will not be directly illuminated and therefore the addition of the lighting works to the building are unlikely to affect any of the limited number of features present and no further survey work is recommended. Additionally, the proposed placement of illuminated signs within the grounds are unlikely to have an effect on foraging/commuting bats due to lighting columns and other sources of light spill already present within the grounds and immediate area, therefore the site is unlikely to be used by light sensitive species.

Birds

- 5.4 The current survey found evidence to suggest historic use of an exterior window ledge at the southern elevation, no nests current or historic were noted within the building itself. The various trees and shrubs found in the grounds of the building were also considered suitable for use by a variety of tree/shrub nesting bird species. Although none currently indicated on the proposal, any required roofing works or clearance of trees/shrubs should be undertaken outside the nesting bird season, which typically runs from March – August inclusive. In the event that roofing works and/or vegetation clearance was required within the nesting bird window, then these works would need to be preceded by a physical/visual check for active nests by an ecologist. If an active bird nest was found, then this would need to be left in place with an appropriate buffer of vegetation until such a time that all chicks had fledged and the nest was no longer in use.

Enhancements

- 5.5 In accordance with Planning Policy Wales (Chapter 6) and local planning policy, consideration should be given to providing ecological enhancements as part of the refurbishment scheme. Such enhancements could include the provision of 2no. bat and 2no. bird boxes on suitable elevations/locations on the building and/or on suitable trees throughout the wider grounds (see Appendix IV for examples). During the survey several occurrences of non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted within the grounds of the building. Development should seek to control the spread of these species and eradicate them from the area. Replacement planting should include native shrub species which would provide additional foraging resources for local bird populations.

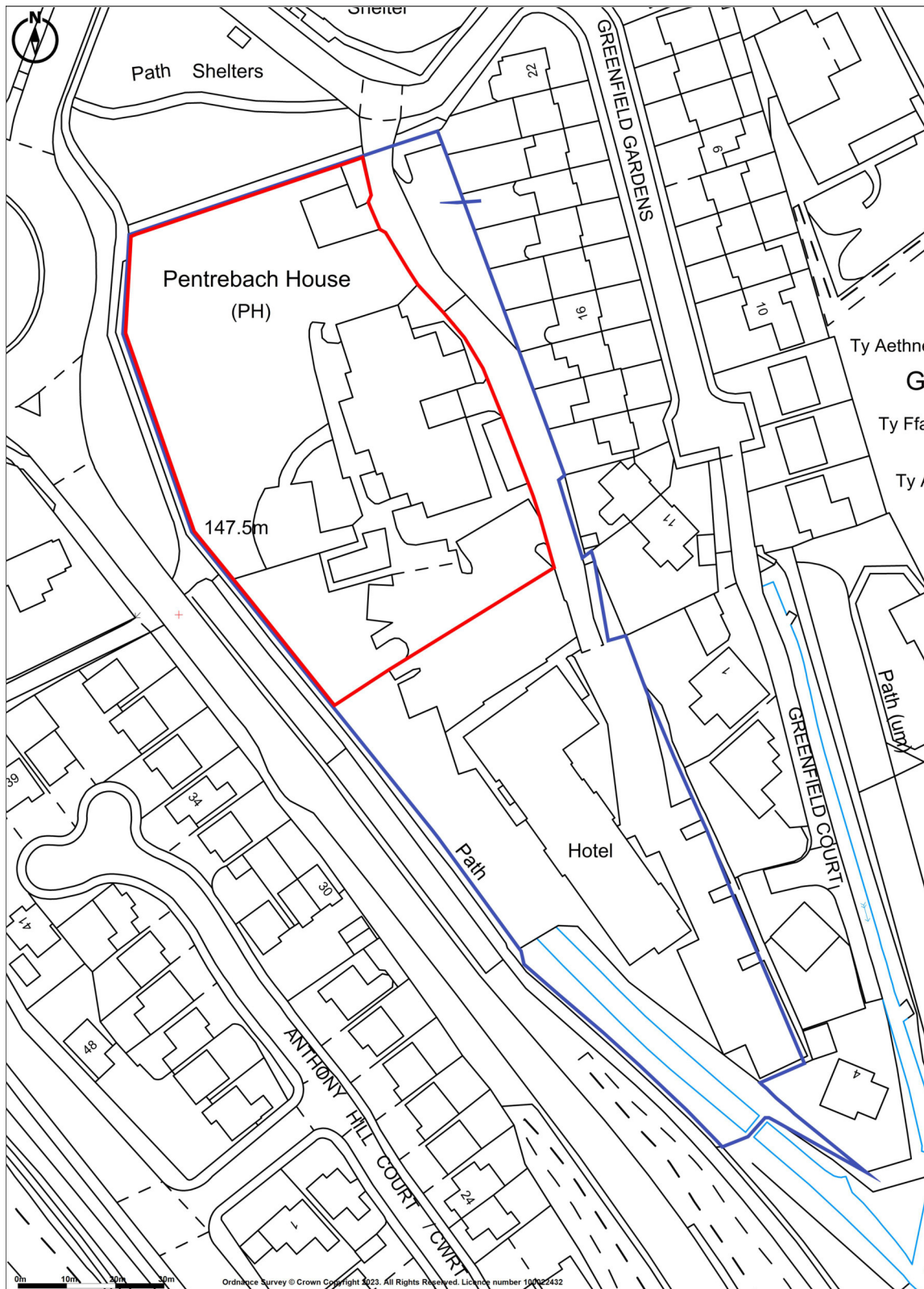
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CIEEM (2019). *Advice note on the Lifespan of Ecological Reports and Surveys*. April 2019.

APPENDIX I SITE LOCATION PLAN/PROPOSED LIGHTING PLAN

WA696579 and WA709348



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2023. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4

Pentrebach House - Rest

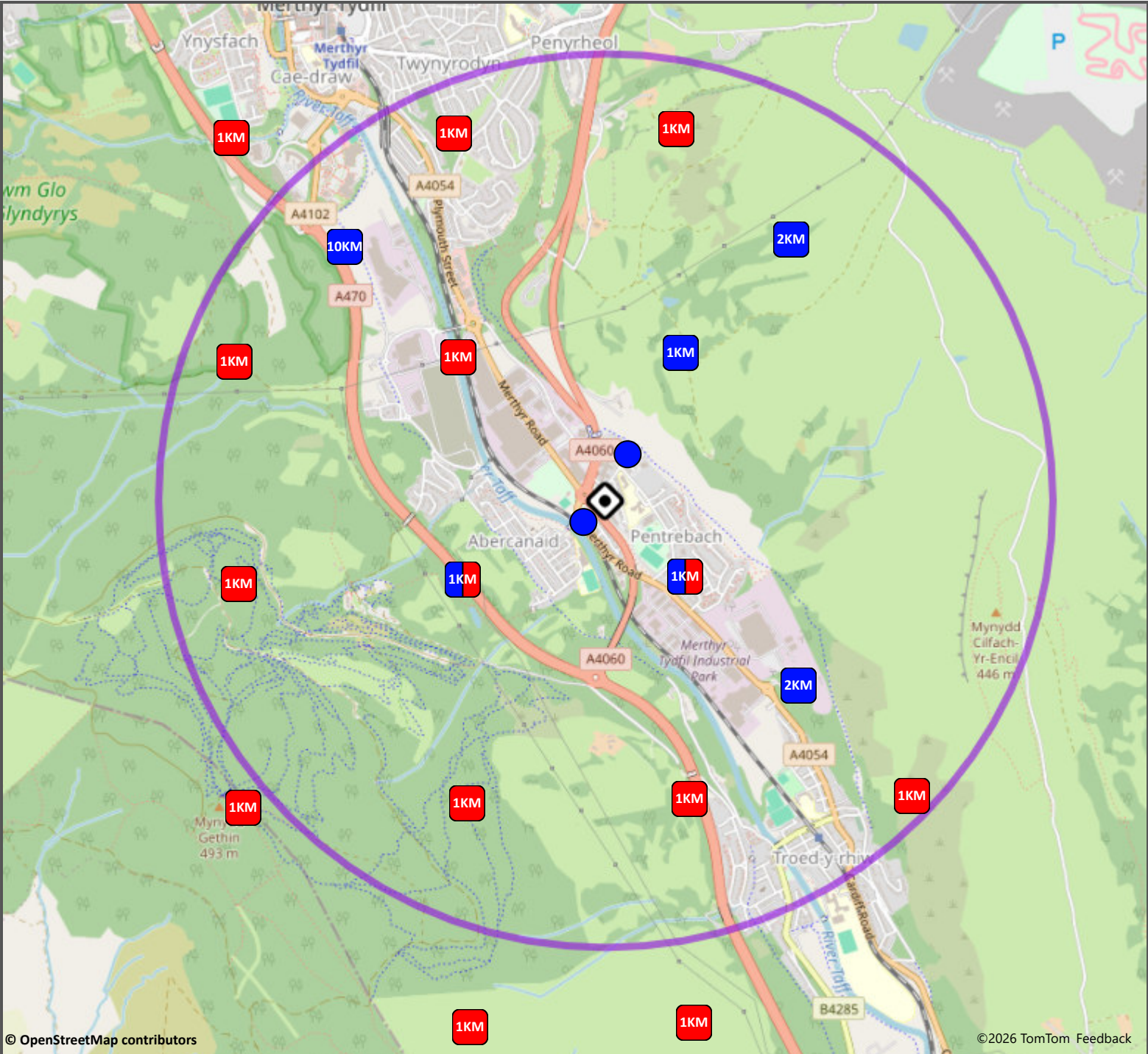
Category 3







APPENDIX II DESK STUDY INFORMATION PROVIDED BY SEWBREC



Printed from eMapper for Aderyn on 14/09/2026
AD/E11373 | ben-satherley_10/09/2026_pentrebach-house-merthyr-tydfil-cf4...
This map may be released into the public domain

- Search Location
- Search Buffer (0m)
- Search Buffer (2000m)

- Birds
- Mammals

APPENDIX III TARGET NOTES & ACCOMPANYING PHOTOGRAPHS

Site Info – Pentrebach House, Merthyr	Date of Visit – 18/09/2026
Purpose of Site Visit	Building inspection and walkover survey for protected species to inform planning permission in relation to the addition of lighted signs and lighting both on the building and within the grounds.
Overview	Overall, the building appears in fair condition. It is an irregular shaped building that has been concrete rendered with various roofing elements. There appears to be multiple extensions. Due to the varying ground levels and varying roofs not all aspects of the roof were visible. The grounds are well maintained and used as outdoor seating for the premises and consists of amenity grassland with several mature trees.
Eastern Elevation	The roofing at the eastern elevation consists of both pitched and flat roof. All the windows are timber framed and while they show signs of wear and tear, they are all sealed with no gaps present. No gaps are visible in the ridge tiles, and all tiles are present with none missing. To the north of the eastern elevation there is a small possible gap in the lead flashing where 2no. pitch roofs meet. All other lead flashing in this area appears well sealed.   Also, to the northern area of the eastern elevation was noted a window below the apex on the gable end that appears slatted and open and lit from the inside. Additionally, there appears to be damage to the fascia on the gable end that has resulted in a possible cavity where the fascia meets the guttering. A small gap is present in the flashing of the gable end near to where it meets the guttering and also a small gap was noted under a tile on the lower level roof.  

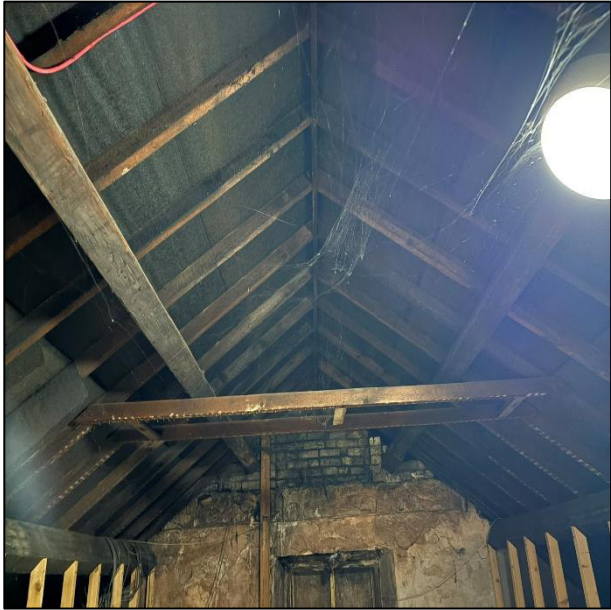


Adjacent to the gable end was noted an outdoor bin storage area along with some steel ventilation shafts. No gaps or potential access points were noted in this area.

Further south along the eastern elevation were a row of ground floor windows and a circular window below the apex. These were all sealed and no gaps or potential access points were identified in this area.



Southern Elevation	The southern elevation faced the adjacent overnight facility and consisted of primarily a flat roof on a single storey that backed on to the southern gable end of the building. No gaps or potential access points were noted in this area. The gable end had a blocked-up window beneath the apex adjacent to the chimney that showed evidence of old nesting material in addition to a potential gap/entry point that was not clear from the ground. This potential access point was inspected from the interior of the loft space and no access was identified.
Western Elevation	The western elevation was opposite the grounds and faced the public highway. This area also served as the main entrance into the building when in public use with several strings of outdoor lighting remaining in place. Windows and doors were noted to the ground floor with windows to the first floor and 3no. separate intact chimney stacks upon the roof. Some damage to the fascia board was noted, however this did not create any gaps or potential features. Generally, this aspect of the building whilst showing wear and tear was well sealed with no gaps or potential access points identified.
Northern Elevation	The northern elevation consisted of a flat roof to the ground floor that backed onto a gable end. All windows and doors in this area were well sealed, with the boarded up window under the apex also well sealed with no obvious gaps or entry points.

	
Internal – Ground Floor	This area is still in use as a restaurant and office spaces, therefore regular disturbance and bright interior lighting present. This area is unlikely to support roosting bats or nesting birds and no further inspection was undertaken on this level.
Internal – First Floor loft space	The internal loft space extends over the ground floor north to south with an annexe to the east. The loft is boarded centrally with exposed beams above and to either side of boarding, there was also evidence of this area being used as storage for the business. The stairs led to a well lit area with a north, south and eastern section separated by fire doors. All the internal roof under felting appeared intact with no rips or tears visible. The northern section contained a blocked-up window to the north which had no gaps or potential access points and there was no visible light could be seen that would indicate gaps in the roof, this the blocked off side areas were dark and this part of the loft had a stable temperature. 

Similarly, the southern section of the loft space showed no gaps and all felting was intact, this part of the loft also had dark areas to the sides a stable temperature. The window at the gable was blocked up as noted from the outside and whilst there was some ingress of nesting material between the window pane and the board there were no gaps that would allow access for bats or birds to enter the loft space.



The eastern section was warm, well lit and contained several new heating systems. The slated window noted externally was open with no glass behind the slats.



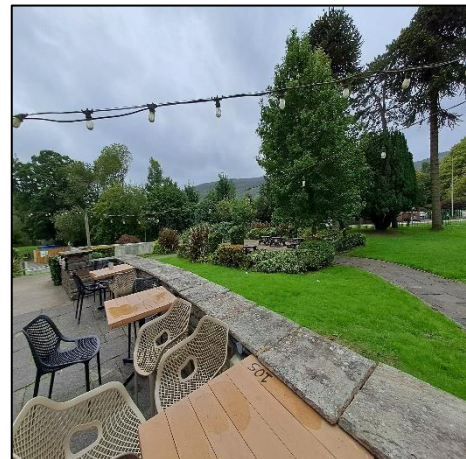
No evidence of occupation by roosting bats (e.g. droppings, live/dead specimens, staining or feeding remains) or nesting birds (nesting material or droppings) was found in any of the loft areas.

External Areas

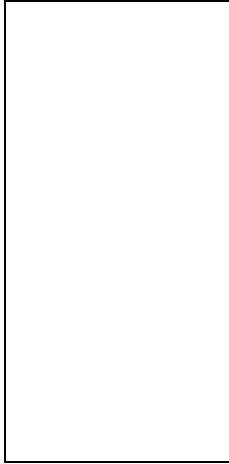
Existing lighting columns are present near to the entrance and the outskirts of the site with existing signage present also at the entrance and within the grounds. No impact is expected from additional lighting in these areas.



The grounds of the building consists of amenity grassland with parkland trees and ornamental planting. There are large, mature trees within the grounds including 3no. large Beech *Fagus sylvatica* trees, Sycamore *Acer pseudoplatnus* and Monkey Puzzle *Araucaria araucana* trees.



Additionally, there are several incidences of non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) such as Rhododendron *Rhododendron ponticum* and Virginia Creeper *Parthenocissus quinquefolia*.



APPENDIX IV ENHANCEMENT FEATURE EXAMPLES

All boxes must be installed according to the suppliers' instructions.



Examples of surface mounted (left) and integrated (right) bat boxes, available at:

<https://www.nhbs.com/beamaris-woodstone-bat-box>

<https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox>



Examples of bird boxes for use by species typically associated with buildings, available at:

<https://www.nhbs.com/vivara-pro-woodstone-house-sparrow-nest-box>

<https://www.nhbs.com/woodstone-swift-nest-box>

<https://www.nhbs.com/woodstone-swallow-nest-bowl>