

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 13/06/2022

SUBJECT: P/21/0382 | Proposed front and side extensions, rear and side canopies, provision of outdoor seating and associated works | Webster House Dynevor Street Georgetown Merthyr Tydfil CF48 1BA

Report submitted in support of the above application:

1. Bat Survey. Webster House, Dynevor Street, Merthyr Tydfil. Be Ecological Ltd. Issue 1, Version B. June 2022.

Main points:

- The building is a resting place (roost) for a small number of unidentified species of bat, likely to be a crevice-dwelling species – observed between a building pillar and the soffit box on the southern elevation in January 2022.
- The building is a resting place (roost) for a small number of soprano pipistrelle bats (x2) – observed emerging from the building from beneath a soffit box on the western elevation at the apex of the central gable end during a bat activity/roost characterisation survey in early May 2020.
- Further dusk emergence surveys in late May and early June did not encounter any bat emergences.
- A derogation licence from Natural Resources Wales (NRW) is required to undertake the works legally.
- Maternity use has not been identified. Likely hibernation use. Works will therefore take place outside of the hibernation season.
- Sensitive works (removal of roof coverings and barge boards, fascia boards, soffit boxes etc) to be undertaken under close ecological supervision by a suitably qualified and licenced bat ecologist (who will be the named ecologist in connection with the derogation licence).
- Existing identified roost spaces and access points will be re-created like-for-like using like-for-like materials. A gap of 15-20mm will be left between the wall and the barge boards.
- Bat boxes (x2) will be erected on retained trees at the boundary of the site. These will be used as a temporary/interim bat resource should bats need to be moved during the works. These will be left in place as enhancement following the completion of the works.

- The bat access points on the building and the bat boxes on the trees will not be directly illuminated.
- Lighting – lights will face downwards and be set on timers. Onsite lighting will conform to the following guidelines:
<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- No evidence of breeding birds or breeding bird behaviour observed during the surveys.
- A bird box will be attached to the western end of the building as a further enhancement.

Comments/requirements:

- The bats encountered in January were not identified. Given the results of the bat activity/roost characterisation surveys, it is reasonable to assume these bats were *Pipistrellus* sp. Therefore, the licence should cover the possibility that common pipistrelle may also be using the building as a resting place. The bat report will make this clear.
- Latest Bat Mitigation Guidelines (CIEEM, Beta version 1.0: June 2021) state 'Access points for crevice-dwelling bats can be as small as 15-20mm high x 20-50 mm wide ...'. Just a small adjustment therefore needed regarding this in the report.
- Two separate locations were identified as roosting places for bats.
 - i. On the southern elevation;
 - ii. On the central western gable end.

See Figure 6 of the bat report, page 15 for positions. The report needs to make it clear that gaps between the barge boards and the wall at *both* these positions.

- Page 18, 7.1.2 Timber/roofing materials – 'Felt will be Type 1 bitumen only'. More detail needs to be added to the report. This will be along the following lines:

The roof of the building will be lined with BS747 Type 1F bitumen roofing felt ONLY throughout. No breathable membrane will be used.

Where treatment of existing timbers is required in-situ, only products suitable for use around bats will be used, as specified by Natural England and DEFRA at <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>. A copy of the approved list will be issued to all contractors. New timbers will be pre-treated prior to installation.

- Report needs more details regarding the height and orientation of the bat boxes to be erected on trees.
- Bird boxes will be erected on the northern or eastern elevation rather than the western elevation. This will avoid, for example, intense sunlight and would be opposite nearby trees. This needs amendment in the report.

- All relevant plans/drawings for the site will show the roost access points and the positions of the bat and bird.
- The bat access points on the building and the bat boxes on the trees will not be directly illuminated, but, in addition to this there must be dark routes away from the access points and bat boxes. A lighting plan is required that demonstrates this.
- Page 17, 5.4 Ecological Impacts of the Development. The final sentence states: *'Mitigation will not be required'*. Please could this statement be removed?
- The Method Statement (pages 18-19) requires more detail, for example,
 - i. Initial erection of temporary/interim bat boxes.
 - ii. Actions to be taken should bats be encountered during the works and need to be moved out of harm's way.
 - iii. Actions to be taken should the number of bats and/or the species of bats are different to those stated on the derogation licence.