



Bat Survey: Tregenna Hotel, Park Terrace, Merthyr Tydfil, CF47 8RF



Instructed by: Merthyr Valley Homes

Reported by: Ecological Services Ltd
10 Mount Pleasant, Llanelly Hill, Abergavenny, Monmouthshire, NP7 0NT

Author	Date	Version
Richard Watkins	October 2024	V2.0

T: 07866461726 E: rich@ecologicalservices.wales W: www.ecologicalservices.wales

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1.0 Background and Purpose

1.1 The former Tregenna Hotel is a substantial detached property situated within an urban environment along the residential street of Park Terrace in the town of Merthyr Tydfil. The property is not currently in use and planning permission is sought to change the use of the building to emergency accommodation which will involve works to the roof and roofline. This report will investigate if there is potential to disturb bats and will be used to assist in the planning process.

1.2 To support the planning application a bat report has been commissioned to investigate if bats use the current property in any capacity during the maternity season, and for any evidence suggesting that bats use the property at other times of the year.

1.3 The report is prepared and undertaken by Hannah Evans (accredited agent S092780/2), an experienced bat ecologist with 5 years experience, and Richard Watkins, a Natural Resources Wales licensed bat ecologist, license number S0931358-1.

1.4 A data search was undertaken with SEWBRc (0245-091) to provide information on local bat and bird species in the area. The data search did not identify any historic records of bats being present within the property. The nearest recorded roosts are approximately 40m from the property which is a record for a Common Pipistrelle (*Pipistrellus pipistrellus*) day roost between 2015 and 2018; 50m from the property which is a record for a Brown Long Eared Bat (*Plecotus auritus*); Common Pipistrelle and Lesser Horseshoe Bat (*Rhinolophus hipposideros*) day roost from 2019 and 95m from the property which is a record for a Soprano Pipistrelle (*Pipistrellus pygmaeus*) day roost from 2023.

1.5 There are various non roosting records for bats, the nearest being approximately 40m from the property which is a record for a Noctule (*Nyctalus noctula*) live sighting; 50m from the property which is a record for a foraging Common Pipistrelle; Noctule and Soprano Pipistrelle and 110m from the property which is a record for a commuting Soprano Pipistrelle and a foraging Common Pipistrelle.

1.6 A number of records for nesting birds were returned as part of the data search within 500m of the proposed development site. Species records include Black Headed Gull; Bullfinch; Dunnock; Herring Gull; House Sparrow; Kestrel; Peregrine; Song Thrush and Wood Warbler.

1.7 The property is not within 2km of a designated SAC or SSSI for bats.

2.0 Site Description

2.1 Tregenna Hotel is a substantial detached, rendered building which is three storeys in height with a multiple pitched tiled roof and timber fasciae and soffits. There are a small number of velux roof lights present. There is a single storey, flat roofed extension to the south eastern elevation of the building with uPVC fasciae and soffits. There are a number of single storey, flat roofed extensions to the rear of the building with uPVC fasciae and soffits. There is also a single storey chalet block to the rear of the building which is rendered and consists of mono pitched tiled roofs and uPVC fasciae and soffits.

2.2 The original part of Tregenna Hotel was built in 1897 and is situated in an urban environment. There are likely to be minimal amounts of ambient lighting along Park Terrace to the east of the site.

2.3 The nearest significant watercourse is the River Taff, approximately 480m to the west of the property at its nearest point. Additionally, Cyfartha Park Lake lies approximately 1.1km to the north west of the property.

2.4 Tregenna Hotel is situated within an urban environment along the residential street of Park Terrace in the town of Merthyr Tydfil. Despite being situated within an urban environment, there are tree-lines; open green spaces and a number of residential gardens within the vicinity of the property. The tree-lined Thomastown Park Recreation Ground lies approximately 190m to the east of the property and the grounds of Cyfartha Castle lie approximately 670m to the north west of the property. There is a partial riparian corridor along the River Taff and there is moderate ecological connectivity for bats to the wider environment.

2.5 The National Grid Reference of the site is: **SO 0499 0664**

3.0 Report Constraints

3.1 Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviours. The survey methods employed can provide evidence for the potential presence of bats at the times when the site was visited. Although the methods follow best practice guidance and were carried out in such a way as to maximise the chances of detection, failure to detect the target species cannot be considered as definitive proof of their absence.

3.2 The report is solely concerned with bats in relation to these buildings. Trees and other buildings not mentioned directly have not been included in this report.

3.3 Even though bats are habitual creatures they can still move to new roosts if more suitable. Therefore this report cannot predict the status of the structure in regard to bat occupancy in the future. This report should be acted upon as soon as practical. Natural Resources Wales will only accept survey data up to two years old from date of issue for licence applications, although some Local Planning Authorities will only accept survey data up to eighteen months old. If planning or building works are delayed, it is the responsibility of the client to discuss and gain approval from the *author* before work commences.

4.0 Legal Constraints

4.1 Bats, and any place a bat uses for breeding or shelter, either currently occupied or unoccupied are protected by European and British law, predominantly by **The Conservation of Habitats and Species Regulations 2017**, which are the principal means by which the Habitats Directive is transposed from European directive into law in England and Wales.

4.2 In summary this law states that it is an offence to:

- **Deliberately capture or kill a bat**
- **Deliberately disturb a bat**
- **Damage or destroy a breeding site or resting place of a bat**
- **Keep; transport; sell; exchange or offer for sale or exchange a living or dead bat or any part of a bat**

4.3 ‘Deliberately’ may also be interpreted, as not intending to injure or kill a bat but having done so due to being insufficiently informed and unaware of the consequences of the action.

4.4 For a more comprehensive description and exact wording of the legislation please refer to:

<http://www.legislation.gov.uk/ukxi/2010/490/contents/made>

4.5 Where there is a risk that a bat roost may be present, it is incumbent upon the owner to commission a specialist bat survey to identify bat roosts before any work commences. Maximum penalties for offences relating to disturbance to bats or their roosts can amount to imprisonment for a term not exceeding six months or fines of up to Level 5 on the standard scale under the Criminal Justice Act 1982/1991 (i.e. £5000 in April 2001) per roost or bat disturbed or killed, or to both.

4.6 If a bat roost is discovered, no work that could affect the roost can be undertaken until Natural Resources Wales grants a licence endorsing the work. A thorough method statement and adequate mitigation proposal will need to be submitted to support any licence application.

4.7 The Environment (Wales) Act 2016 puts an onus onto responsible bodies such as Local Planning Authorities to not only preserve, but also to enhance biodiversity meaning that planning applications must offer an element of ecological gain as well as preserving any aspects of ecological importance.

5.0 General Information

5.1 Bats are unable to build roosts themselves but instead rely on both man made and naturally occurring features to provide suitable accommodation. Bats generally prefer older buildings built with traditional materials, as traditional building methods provide more opportunities for gaps and entrances to buildings. Traditional cut roofs are preferred to a roof with trusses. Bats also prefer to roost where the external roost area has access to sunlight during the day such as south facing roof elevations.

5.2 Bats can utilise the following features on a building; end tiles, barge boards, soffit, gable ends, porches, lead flashing, hanging tiles, ridge tiles, broken tiles, eaves, sash window frames, wood cladding, fascia boards, window sills and internal roof spaces and timbers. Although this list demonstrates the most popular roosting sites it is by no means definitive. Bats can use apertures as small as 10mm in diameter to gain access.

5.3 The U.K bat population is divided into two distinct families, Rhinolophidae and Vespertilionidae. In general, Rhinolophidae (Horseshoe) bats differ in their roosting requirements to Vespertilionidae (the remainder of UK bat species). Horseshoe bats prefer to roost in large areas such as internal attic spaces and hang in the open from the roof of the roost. They tend to roost in visible clusters to maintain the high temperatures that a maternity colony needs. Horseshoe bats also prefer free flight access and egress into the roosting area. Horseshoe bats tend to be more light averting to other UK bat species, and routinely fly around the internal roosting area to warm up before exiting. It is noted that Plecotus (Long Eared) bats share some of these preferences. Vesper bats are, on the whole, crevice dwelling bats who squeeze into small apertures to access the roost. These, like Horseshoe bats, will cluster in maternity colonies, but are normally hidden from view. Vesper bats, with the exception of Long Eared bats, do not require a large internal roost to fly around before exit. Long Eared bats, although part of the vesper family, are very light averting and will, on occasions share the roosting patterns of both Horseshoe and crevice dwelling species.

6.0 External Scoping Survey

6.1 The external scoping survey was undertaken on the **14th May 2024** in conditions of good natural light. All external aspects of the buildings were comprehensively evaluated for roost potential. Evidence was also sought for any staining or droppings which could suggest bat occupation.

6.2 The buildings were inspected for overt evidence of bat presence and occupation such as:

- Staining around the entry of roosting point caused by oils secreted by the bat into its fur
- Scratching on surfaces caused by the bat in the acts of take off and landing
- Bat droppings on walls; floors; roof voids; window sills or panes and barge boards
- Urine stains below a possible entrance site, within the entrance to a cavity or on timbers used for roosting
- Bats can produce chatter on warm evenings prior to leaving the roost. A heterodyne bat detector is used to help determine this
- Flies around the entrance or on the floor of possible roosts, which may be attracted to bat guano

6.3 Due to the age and condition of the buildings, there were a number of opportunities present for bats to access and use the buildings and those that were available were deemed as having moderate potential for roosting bats. There were raised tiles and areas of raised lead flashing; several areas of damaged timber fasciae and soffits; apertures between the fasciae and the walls; areas of missing soffits and apertures between the roofing tiles on the chalet block.

6.4 No droppings or evidence of bats were discovered on any external features.

6.5 Evidence of nesting bird use of the south western elevation of the main hotel building was observed during the scoping survey. The species of bird was not confirmed but back and forth behaviour was observed from the soffit in this area by a small bird.

6.6 Examples of apertures allowing access to cavities in the buildings:



Potential Access Point



Evidence of Nesting Bird Use



Potential Access Point



Potential Access Point

7.0 Internal Scoping Survey

7.1 The internal scoping survey was undertaken on the **14th May 2024** by **Hannah Evans (accredited agent S092780/2)**, an experienced bat ecologist with 5 years experience.

7.2 There were individual attic spaces within each of the 'chalet' rooms. These attic spaces were all of the same construction and consisted of a trussed design with insulation covering the floor. All of the attic spaces were lined and were not boarded out. There were small areas of visible light within each of the attic spaces along the south eastern elevation of the roofline. **There were a number of mouse droppings present within the attic spaces, however, no bat droppings were observed.**

7.3 There were two accessible attic spaces within the main building. These attic spaces were of the same construction as the 'chalet' attic spaces. **There were a number of mouse droppings present within the attic spaces, however, no bat droppings were observed.**

7.4 There was a boiler room present within the 'chalet' block which did not have an accessible attic space. **The odd singular bat dropping was observed on the tops of the water heaters.** The droppings were indicative of a crevice dwelling species of bat and are likely to be exploratory in nature.

7.5 A static bat detector will be deployed in the main attic space of the hotel building during the bat active season and will be left for five consecutive nights. All recorded data will then be downloaded and assessed using Analook software.





8.0 Emergence Surveys

8.1 The emergence surveys were carried out during the maternity season and adhered to current best practice guidelines. These surveys were conducted from half an hour before sunset until two hours post sunset. The surveyors used are all experienced bat counters who have undergone sufficient training in basic bat ecology and bat activity. All sound analysis was undertaken by Richard Watkins.

8.2 The emergence surveys gave extra consideration to the features identified during the external scoping survey which could be utilised by bats.

8.3 First Emergence Survey on 10th July 2024

- Sunset: 21:30
- Weather: Dry and calm with approximately 35% cloud cover
- Temperature: 13 degrees celsius
- Surveyors: Jonathan Daniels; Tyrone Evans; Allen Harvey; Adam Hughes; Matthew Kedward; Ryan Offers; Debbie Parry; Caitlin Smith; Mason Smith; Kieran Turner; Keith Watkins and Richard Watkins

No bats were observed emerging from the buildings.

8.4 Second Emergence Survey on 2nd September 2024

- Sunset: 19:57
- Weather: Dry and calm with approximately 90% cloud cover
- Temperature: 16 degrees celsius
- Surveyors: David Cunvin; Jonathan Daniels; Adam Hughes; Lloyd James; Matthew Kedward; Kieron Meek; Ryan Offers; Debbie Parry; Caitlin Smith; Mason Smith; Matthew Thomas and Kieran Turner

No bats were observed emerging from the buildings.

8.5 The weather conditions were dry and calm with little wind and no rain and therefore conducive for bat activity. The temperature was above 10 degrees celsius during the emergence surveys.

8.6 The best viewing conditions were obtained.

8.7 Echo-meter Touch 2 Pro bat detectors were present to acoustically record any bat calls. Nightfox Night Vision Goggles with record features were also used alongside additional infrared spotlights. These were positioned with the surveyors.

8.8 Analysis of sound recording on bat detectors:

Species of Bats Recorded in the Area:	
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>
Noctule	<i>Nyctalus noctula</i>

8.9 During the first emergence survey, a very low number of bat calls were recorded. A Noctule was detected but was not observed and a small number of Common Pipistrelles were observed foraging up and down the road to the east of the property.



8.10 During the second emergence survey, no bats were detected or observed.

8.11 Examples of NVA Still Shots:



9.0 Static Bat Monitoring

9.1 A five night period of static bat monitoring has been undertaken within the main hotel building during the bat active season to ensure that no resident bats were missed. A static bat detector (Anabat Express) was deployed within the attic space of the hotel building for a period of five consecutive nights on the **24th July 2024** by Hannah Evans (accredited agent S092780/2), an experienced bat ecologist with 5 years experience and was collected on the **29th July 2024** by Hannah Evans (accredited agent S092780/2).

9.2 Any data was downloaded and assessed using Analook software. No bat calls were recorded during the five night survey period, however, background noise was recorded which indicates that the detector was working. This supports the findings of the emergence surveys.

10.0 Concluding Remarks and Recommendations

10.1 During the emergence surveys, no bats were observed emerging from the buildings.

10.2 Throughout the surveys, a very low number of bat calls were recorded and no bats were observed using the buildings. Therefore it is suggested that the proposed building works will have a negligible impact on the local bat population.

10.3 The buildings do not offer significant hibernation potential for bats. The external walls were sound with no visible apertures for bats preventing access into the wall structures. The property has not been vacant for long and central heating would have been on when the property was in use which does not create a favourable temperature for hibernating bats. When considering the limited bat access points into the buildings, the hibernation use of the buildings is considered to be limited.

10.4 Evidence of nesting bird use of the south western elevation of the main hotel building was observed during the surveys. Any building works must if possible be completed outside of the bird nesting season of March to August inclusive. If works are to proceed in the nesting bird season then a suitably qualified ecologist must first inspect the building for active birds nests. No works can commence until any active birds nests become vacant.



Evidence of Nesting Bird Use

10.5 The property was assessed as having moderate potential for roosting bats and offered a number of opportunities for bats to access and use the buildings.

10.6 The property is located in an area with moderate ecological connectivity for bats to the wider environment.

10.7 There were minimal amounts of ambient lighting along Park Terrace to the east of the property.

10.8 Following commencement of works; outside any ecologically supervised period and in the unlikely event that the contractor encounters any bats during any works, then work must immediately stop and the bat worker summoned. If for any reason they cannot be contacted, advice must be sought from Natural Resources Wales, (Telephone Number 0300 065 3000). No works would recommence until a licence is issued by NRW sanctioning works going forward. The guidance note on finding bats found in the appendices must be followed.

10.9 There is potential to offer ecological gain for bats if the project proceeds. This would help satisfy the local planning authorities legal responsibility to preserve and enhance biodiversity under the Environment (Wales) Act 2016. The creation of a bat roost for crevice dwelling bats can be incorporated into the new build element at very little expense and with no impact to the owners of the building. It is recommended that new roosts be created for crevice dwelling species of bats in the new build scheme and this should be added to the plans prior to submission for planning approval. Further ecological gain can be made by incorporating bird bricks into the new build design. Any new enhancements must not be directly illuminated and a dark corridor must be established allowing undisturbed access for any bat away from the site. If planning is granted then any ecological compensation/mitigation will be designed to maternity standards to ensure that there is no net biodiversity loss.

10.10 A suitable external lighting plan must be implemented to reduce any disturbance to the bats feeding and commuting in the vicinity of the property.

11.0 Proposed Enhancements

11.1 To comply with the Environment (Wales) Act 2016, ecological gain will be included into the scope of works. **All proposed enhancements must be shown on architectural drawings.** This will consist of:

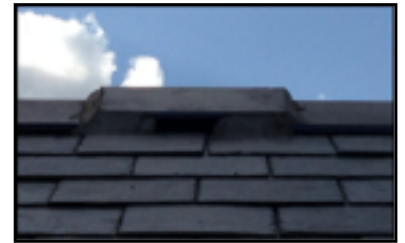
3 raised ridge tiles on the new roof of the main hotel building and a self contained ridge roosting area for bats.

1 Schwegler IFQ Surface Mounted Bat Box. This can be painted with a water based paint to match the surrounding colour scheme.

1 Vivara Pro WoodStone Surface Mounted House Sparrow Nest Box. Care must be taken not to obstruct the entrance hole.

If any of the above products are not available, then further advice must be sought from a suitably qualified ecologist regarding a suitable replacement product.

11.2 Permanent enhancements will comprise 3 raised ridge tiles and a self-contained roost area under the entire ridge line of the new roof of the main hotel building. To implement a ridge roost area for bats, a dry ridge system is not usually suitable. A dry ridge system usually requires plastic venting and membranes along the ridge line with clamps and screws to fix the ridge tiles. A traditional mortar method to fix the ridge tiles and allow bat access to the space between the ridge tiles and bitumen felt will be needed along the entire ridge line.

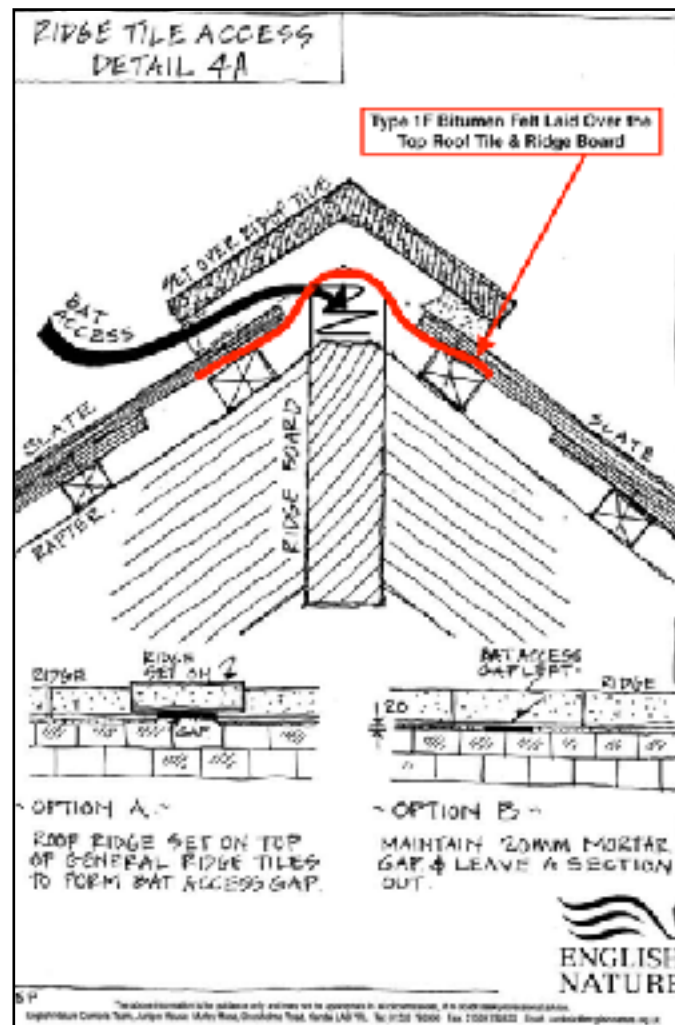


11.3 The raised ridge tiles will have two access apertures measuring 100mm long by 25mm high; one on the front elevation and one on the rear.

11.4 The roosting area will benefit from uninterrupted access to the sun on its southern aspect. This along with the heat generated from the living space will create a favourable temperature range for bats. The roosting area will be sufficient in size for a maternity colony to establish.

11.5 Bats will be restricted to the void in the underside of the ridge tile by using a continuous piece of 1F bitumen felt as a base liner. This will be fixed in location over the top rafters as per the below image.

11.6 Breathable membrane is dangerous for bats, therefore it is essential that the detail contained in the below drawing is followed exactly and is to be fitted under direct ecological supervision by a suitably qualified ecologist.



11.7 It is proposed that further new roosting for bats be created by fitting one Schwegler 1FQ surface mounted bat box on the south western elevation of the main hotel building.

11.8 Bat enhancements will benefit from the southern elevation or an elevation where there is direct access to sunlight as the bats can tolerate and prefer high levels of temperature in their roost.



11.9 Two Vivara Pro WoodStone House Sparrow Nest Boxes will be surface mounted on the north eastern elevation of the main hotel building. **These will not be situated on a south facing elevation.**



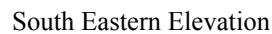
11.10 Any nesting bird enhancements will not be suited on the south elevation as this may experience excess heat from the sun.

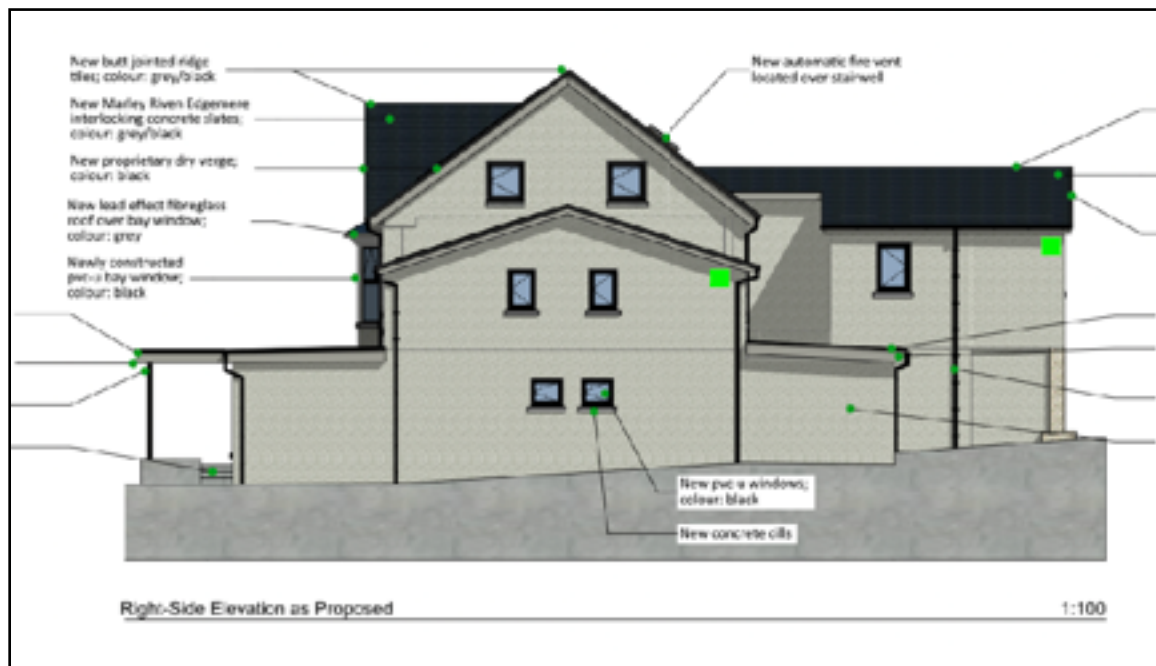
11.11 Direct and prolonged illumination of the building, especially near any roost entry points or bird boxes must be avoided as this will cause disturbance.

11.12 Where practical, all bat features should be located far enough from any windows to avoid any direct light spill, at least a minimum of 2 metres away.

11.13 On occasions the suggested enhancements can be in short supply. Please order the enhancements as soon as practical to avoid supply issues during the building phase. If supply is depleted please seek advice from a suitably qualified ecologist on a suitable replacement prior to the purchase.

Location of Schwegler 1FQ Bat Box





North Eastern Elevation

Signed: *Richard Watkins* Date: October 2024

12.0 Appendix

Aerial Site Photographs

OS Map

Surveyor & NVA Positions

Guidance Note

Appendix 1 Aerial Site Photographs

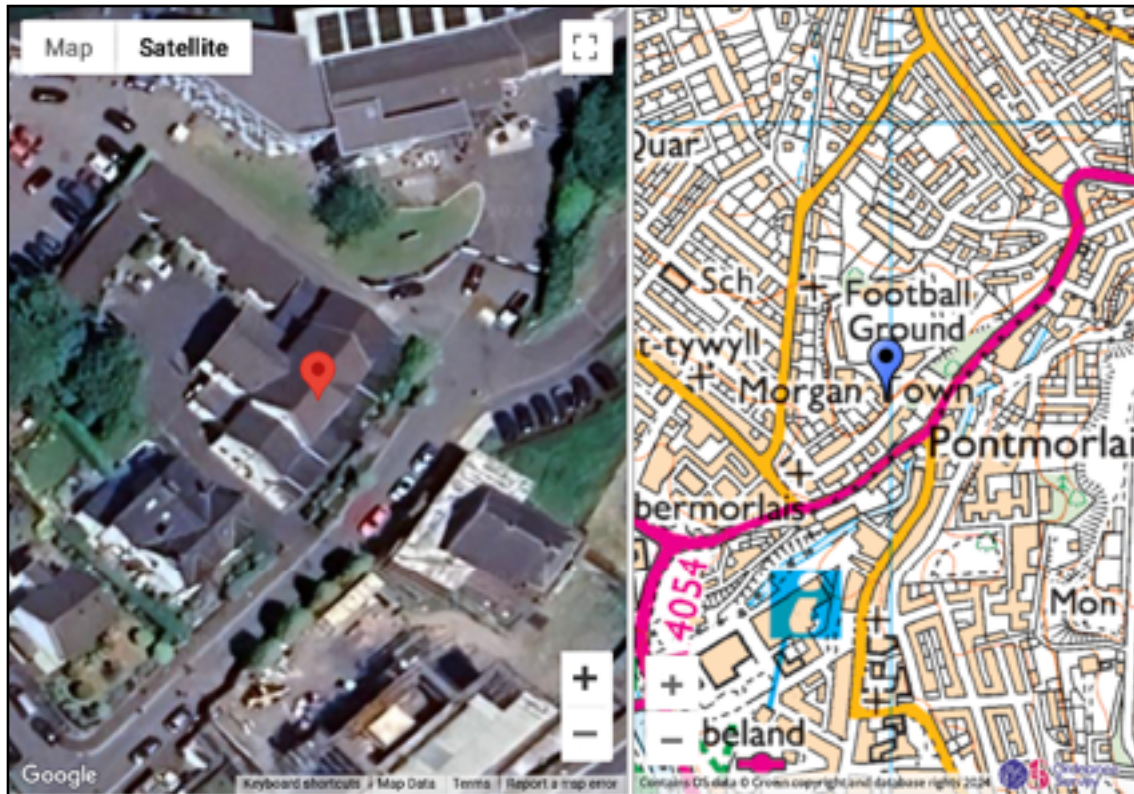


The site in its immediate environment.

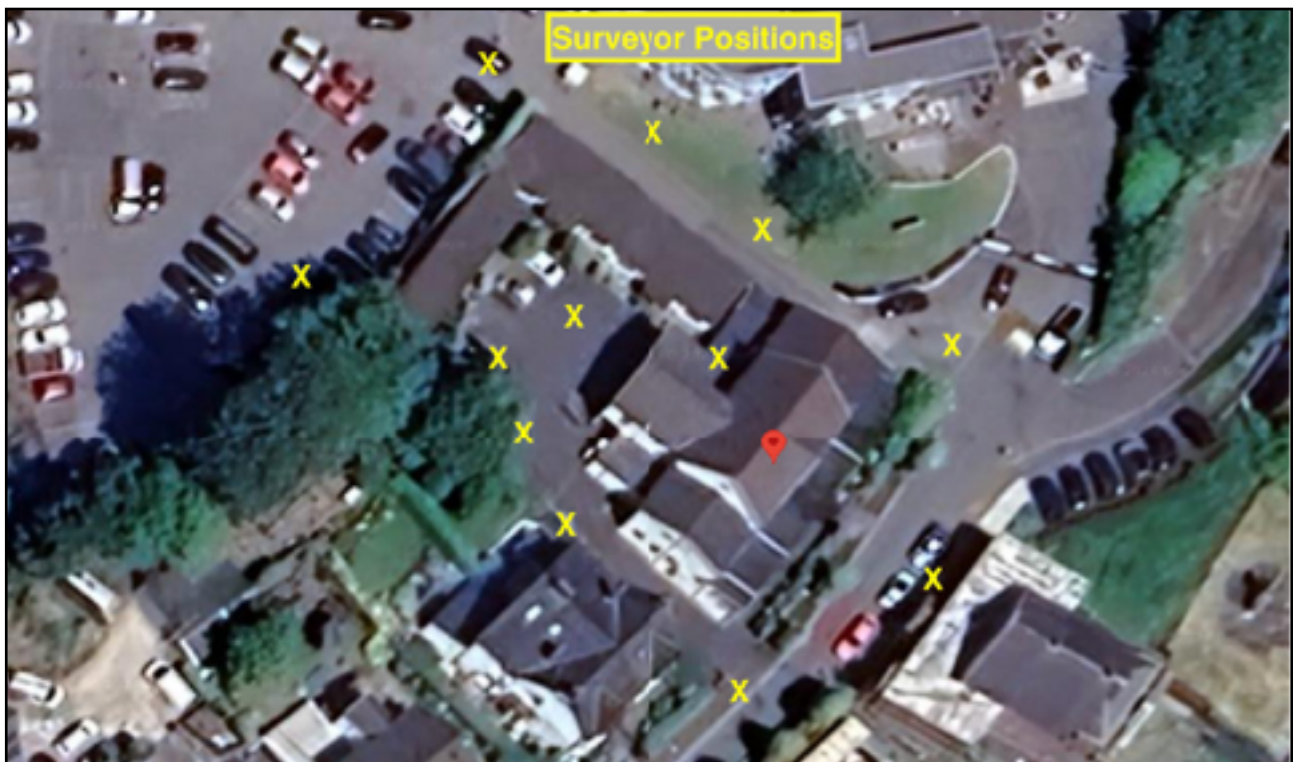


The site in its wider environment offering moderate ecological connectivity to the surrounding habitat.

Appendix 2 OS Map National Grid Reference SO 0499 0664



Appendix 3 Surveyor & NVA Positions



Guidance Note (Important information in the unlikely event that bats are discovered)

Where any building or demolition work is to commence, all contractors should remain vigilant at all times during the course of the works, looking for signs that bats are present or that bats have formerly occupied the building. Whilst this survey has been undertaken and no visible evidence of bats found within the building, the possibility of a bat or bats being present cannot be absolutely ruled out. In the extremely unlikely event that bats are discovered during the works, then work must **stop** as soon as it is safe to do so, The bat worker must be contacted immediately and Natural Resources Wales informed in order for a licence to be granted to complete the works. No works will be permitted until such time a license is approved.

If in the unlikely event a roost is accidentally opened up, any loose bats should be returned to the roost and apertures closed to prevent their escape until they can be examined for injury by a bat worker. Dead bats should be retained. Bats are very fragile and should be handled by a professional, and unless absolutely necessary should not to be approached and disturbed. However, where a bat is clearly injured and distressed, the contractor should carefully collect them and place in a light proof box. Gloves must be worn when handling bats*

In the Event of a Bats being discovered the bat worker must be contacted immediately that it is safe to do so on 07866461726

If the bat worker is not available, Natural Resources Wales must be contacted on 0300 065 3000

*Bats can potentially carry European Bat Lyssa Virus (EBLV) which is a strain of rabies virus that is found in some bat species although extremely uncommon, a potential risk occurs; therefore, all bats must be handled with thick gloves.