



1 South East Elevation



2 North East Elevation



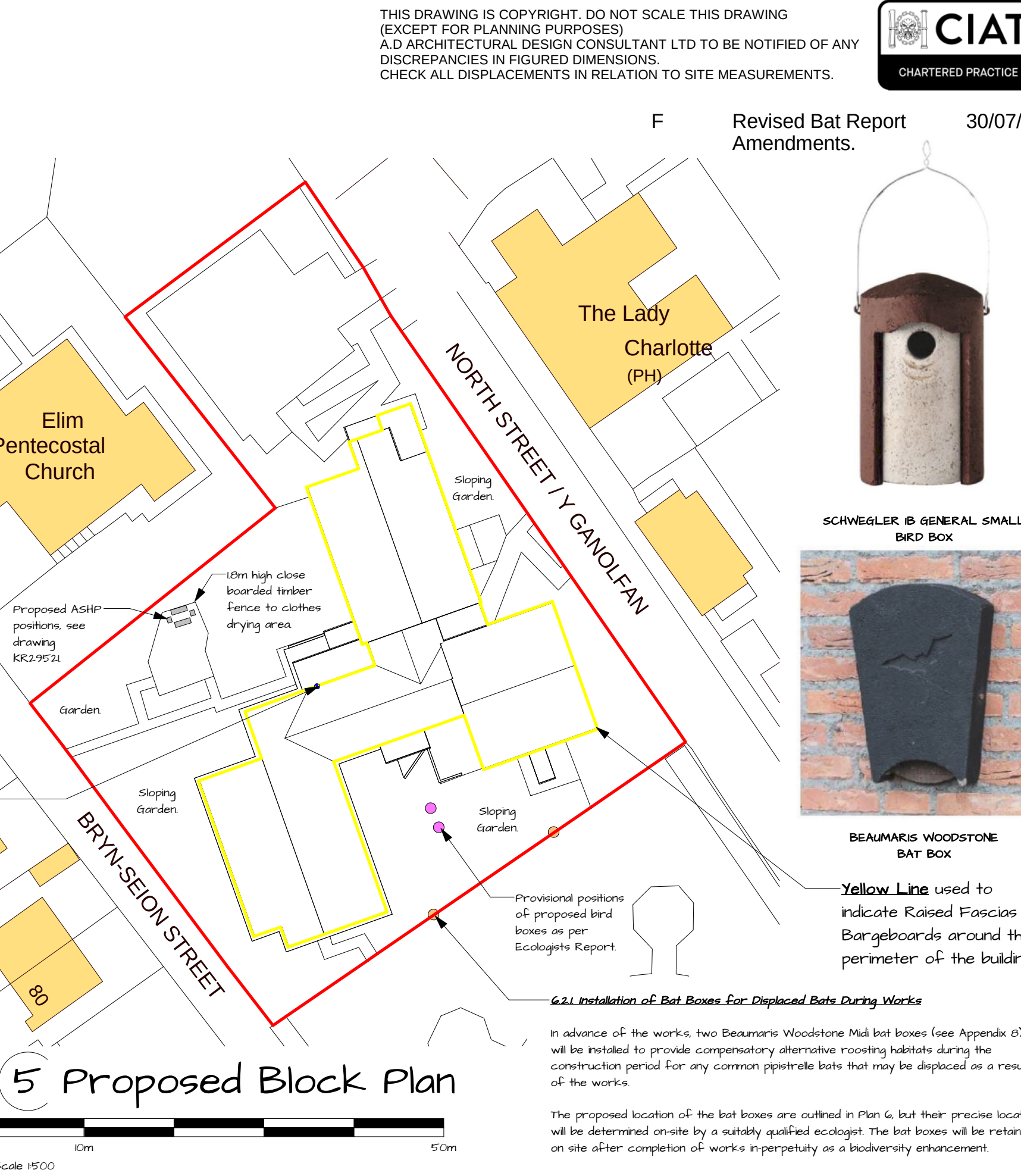
3 North West Elevation



4 South West Elevation

6.2.3. Site Induction/ Toolbox Talk
A suitably qualified bat ecologist will deliver a 'toolbox talk' to all contractors involved in works that could affect bats. This will take place prior to the commencement of works. All site workers will be made aware of the role of the ecologist and briefed on the legal status of bats, the likely places to find them, the working practices that will be undertaken to minimise and avoid harming or disturbing bats (eg. the procedure required for removing flies etc.). The action to be taken if bats are encountered during the works and that all activities relating to bats and bat roosts are restricted to the terms and conditions of the licence.
All site workers will be made aware that in the event of bats (or occupied birds' nests) being found or suspected when the ecologist is not on site, all works must stop in the affected area until appropriate expert advice sought from the bat ecologist or NRW. A copy of the NRW licence and the Bat Licence Method Statement will remain on site at all times and a summary sheet of guidance will be given to the contractors working on site.

6.2.4. Ecological On-site Supervision of Works
A licensed bat worker will supervise the 'soft-strip' whereby all features with bat roosting potential will be exposed and removed. This will include (but not be limited to) the soffit, fascia and bargeboards etc. The flies and any associated inkers must be lifted off vertically (and not rolled or sprung) and checked on their underside to ensure that no bats are clinging to the underside. This will minimise the chance of bats being killed/injured. Any removal work will be undertaken using hand tools (ie. picks, crowbars, slate rippers, bow saws etc.). These features will be carefully removed by hand and contractors will check. For the possible presence of bats on the undersides of these features before they are lifted off, prior to discarding or storing them. During the soft-strip process, any cracks or crevices that have the potential to be used by bats will be inspected by a licensed bat worker using a high-powered torch to ensure they are not in use. Cavities will be carefully prised open using a crowbar. Wall tops will be exposed so that any wall cavities can be checked. A decision will be made on site at the time by the site ecologist about the extent of areas that need to be supervised.
The removal of such features will be observed and supervised at close quarters by a licensed bat worker from an appropriate viewing position to be provided by the contractor (eg. scaffolding or lifting platform). If work takes place during the winter period, works will avoid encountering torpid bats in roof structures by only working during periods when temperatures have not dropped below 10°C on four consecutive days and nights. However, if any torpid bats are discovered, they will be taken temporarily into care and fed until such time when conditions become suitable for release. The bat would then be released at dusk near the building.



5 Proposed Block Plan



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Revised Bat Report Amendments. 30/07/25



SCHWEGLER IB GENERAL SMALL BIRD BOX



BEAUMARIS WOODSTONE BAT BOX

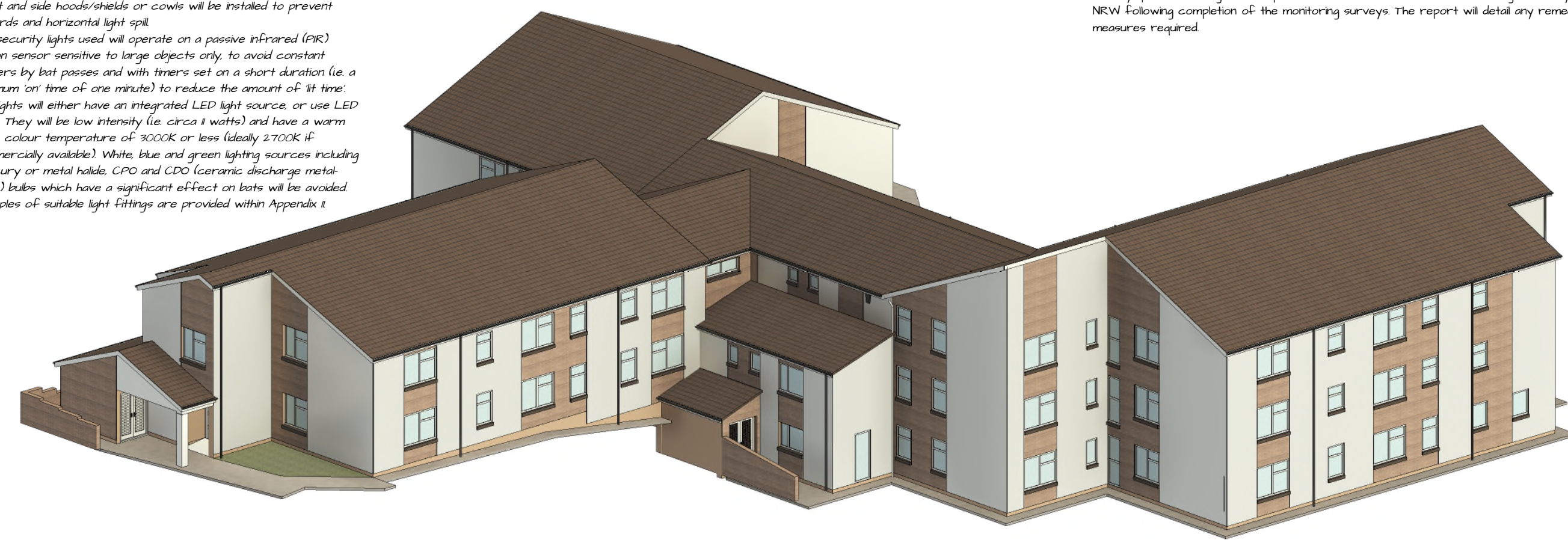
Yellow Line used to indicate Raised Fascias / Bargeboards around the perimeter of the building

6.2.1. Installation of Bat Boxes For Displaced Bats During Works
In advance of the works, two Beaumaris Woodstone Mid bat boxes (see Appendix E) will be installed to provide compensatory alternative roosting habitats during the construction period for any common pipistrelle bats that may be displaced as a result of the works.
The proposed location of the bat boxes are outlined in Plan 6, but their precise location will be determined on-site by a suitably qualified ecologist. The bat boxes will be retained on site after completion of works in perpetuity as a biodiversity enhancement.

6.3.4. Sensitive Lighting Strategy
The lighting design for the site will be of a bat-friendly specification complying with the Institute for Lighting Professionals and Bat Conservation Trust's guidance (2023) and kept to the minimum level which meets the needs of security and health and safety.7. The unnecessary lighting of habitats which could potentially be used by foraging bats such as nearby trees, hedgerows etc. will be avoided. External lighting will be minimised and installed at low-level only (ie. no higher eaves level and lower than 2.4m) and directed downwards (ie. below the horizontal plane and upward 110°). Fully shielded lights with front and side hoods/shields or cowls will be installed to prevent upwards and horizontal light spill.
Any security lights used will operate on a passive infrared (PIR) motion sensor sensitive to large objects only, to avoid constant triggers by bat passes and with timers set on a short duration (ie. a maximum 'on' time of one minute) to reduce the amount of 'it' time. The lights will either have an integrated LED light source, or use LED bulbs. They will be low intensity (ie. circa 1 watt) and have a warm white colour temperature of 3000K or less (ideally 2700K if commercially available). White, blue and green lighting sources including mercury or metal halide, CPO and CDO (Ceramic discharge metal-halide) bulbs which have a significant effect on bats will be avoided. Examples of suitable light fittings are provided within Appendix I.

6.2.2. Timing of Works
Work will commence either during the spring months (ie. March to early April inclusive) or preferably the autumn months (ie. 15th September to 31st October inclusive), thus reducing the probability of encountering either summer roosting bats or winter hibernating bats.6. This latter time-frame will also minimise the risk of encountering nesting birds. Alternatively, works could proceed over the winter period, after working methods have been agreed with NRW detailed within the licence method statement.

6.3.5. Post-Development Monitoring
On completion of work, confirmation of the works carried out and photographs of the works including retained access points and the bat mitigation features will be recorded by a licensed ecologist and submitted to NRW. The bat mitigation features will be checked by a bat worker to ensure that they are not obstructed or illuminated, and that they provide the intended access points.
Post-development monitoring of the works will be undertaken for one year, following implementation of the mitigation measures and will consist of: an internal and external inspection and one dusk-emergence survey undertaken between May and September by suitably qualified ecologists. A report will be submitted to the Local Planning Authority and NRW following completion of the monitoring surveys. The report will detail any remedial measures required.



6 3D View

Materials Schedule

Walls: Smooth White Render, Wetherby 760 - Hilton Waterstruck.
Plinths: Wetherby 200Y40R Render.
Doors: White PVC-u.
Windows: White PVC-u.
Roofs: Brown Concrete Tiles.
RWG: Black PVC-u.
Fascias: White PVC-u.
Cills: Wetherby 500 - Brown Smooth.

Examples of Acceptable Lighting Fixtures (Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night)	
Full Cutoff Fixtures	
Fully Shilded Wallpack & Wall mount Fixtures	
Fully Shilded Fixtures	
Full Cutoff Streetlight	
Fully Shilded Barn Light	
Fully Shilded Walkway Bollards	
Fully Shilded Decorative Fixtures	
Fully Shilded 'Pendant' Style Fixtures	
Flush Mounted or Side Shilded Under Canopy Fixtures	

EXAMPLE OF ACCEPTABLE LIGHTING FIXTURES



1-41 Brynseion, Dowlais, Merthyr Tydfil, CF48 3SR.
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