



**12 GLYNCOED TERRACE, TRAMROADSIDE SOUTH,
TWYNYRODYN**

INITIAL BAT INSPECTION SURVEY (INCLUDING BIRDS)

ISSUE 1, VERSION A

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Bat Survey Report

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EXECUTIVE SUMMARY

It is proposed to extend 12 Glyncoed Terrace, Tramroad Side South, Merthyr Tydfil.

An initial bat inspection survey of the site was undertaken on 28th January 2025. No bats or evidence of bats was seen on the exterior of the building.

Due to a number of factors justified within this report, it is considered that the building is of low potential for roosting bats. As such, at least one dusk emergence survey (including the use of NVAs) is recommended. Surveys must be undertaken between May and September. This report will need to be updated on completion of the further surveys.

No evidence of breeding birds were found throughout the buildings at the time of survey.

1 INTRODUCTION

1.1 Background

BE ECOLOGICAL LTD was commissioned by the client to undertake an initial bat inspection survey of a building for the potential presence of birds and bats in order to support a planning application to extend the property.

The surveys were undertaken in line with the current guidance on standards for bat surveys (Bat Conservation Trust, 2023).

1.2 Site description

The building is a brick and block built rendered terraced property beneath a clay tile roof. The ridge of the property generally runs from north east to south west.

Those areas able to be viewed, appear to be in relatively good condition. Barge boards, fascias and soffits are a combination of timber and uPVC.

There is a small single storey extension to the rear of the property that comprises of rendered brick beneath a mono-pitched slate roof.

The site is located in a relatively urban area, however there is connectivity to the wider landscape via lines of trees that act as stepping stones. The wider landscape comprises of patches of broad-leaved woodland and fields.

1.3 Proposed development

It is proposed to extend the property.



2 LEGISLATION & POLICIES

BATS

2.1 Conservation of Habitats & Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations (2017) provides safeguards for European Protected Species (those listed under Annex IV Habitats Directive). With regards to bats, this makes it an offence to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- Damage or destroy a roost (this is an 'absolute' offence)
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

2.2 Wildlife & Countryside Act 1981

The Wildlife & Countryside Act 1981 (as amended) is the legislation for England and Wales for nature conservation, making it an offence to:

- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost

2.3 The Environment (Wales) Act 2016

The Environment (Wales) Act 2016 requires that all public authorities, when carrying out their functions in Wales, seek to "maintain and enhance biodiversity" where it is within the proper exercise of their functions. In doing so, public authorities must also seek to "promote the resilience of ecosystems". This ensures that biodiversity is an integral part of the decisions that public authorities take in relation to Wales. It also links biodiversity with the long term health and functioning of our ecosystems, therefore helping to align the biodiversity duty with the framework for sustainable natural resource management provided in the Act. In Wales, this legislation replaces and enhances the Natural Environment and Rural Communities Act (2006) which sought to raise the profile of biodiversity and to make sure that it is considered in all local authority decisions by ensuring that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.". Other elements of NERC 2006 may still apply.

BIRDS

In Britain, all naturally occurring species (including hawfinches) are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). The legislation protects all birds, their nests and eggs, and it is an offence to:

- intentionally kill, injure or take a wild bird;
- intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

In addition, birds listed on Schedule 1 of the above legislation, such as the red kite (*Milvus milvus*), are afforded further protection, and it is an offence to:

- Intentionally or recklessly disturb the bird whilst nest building or while at (or near) a nest with eggs or young; and
- Disturb the dependant young of such a bird.

Some birds however are exempt from this protection for certain purposes.

3 METHODOLOGY

3.1 Survey Objectives

- To carry out an initial bat inspection survey the building
- To present the above details and if necessary further surveys, recommendations for mitigation, future research and compensation within this report.
- To carry out a scoping survey for breeding birds

3.2 Survey Summary

The bat survey comprised of one part:

- Initial bat inspection survey of building (including birds)

3.3 Data Search

A data search was not undertaken due to the low impact and small size of the development. It is very unlikely that the development will have any impact outside the footprint of the works.

3.4 Surveyor Information

The inspection survey was undertaken by Beth Evans. Beth is the owner of BE ECOLOGICAL LTD and has a postgraduate degree in Environmental Biology: Conservation & Resource Management, specialising in British bats. Beth has 11 years' experience of ecological surveys, both in a small scale and large multi-disciplinary context. Beth also holds Natural Resources Wales and Natural England bat licences to disturb and handle bats.

3.5 Internal & External Inspection

An initial inspection survey was carried out on 8th January 2025 by Beth Evans to search the building, both internally and externally to identify potential bat roosting areas and signs of bat use including; live bats, dead bats, droppings, urine staining, grease marks and discarded prey items. The buildings and all areas/items of interest were recorded and photographed. Extension ladders/steps were used to safely access areas where no safe access was available the survey was conducted using, close focus binoculars and/or a high powered lamp.

3.6 Survey limitations

Any survey for bat species can only be a series of snapshots in time. Bats are highly mobile, long lived creatures (capable of living up to 30 years, sometimes longer) with complex social structures and utilising multiple roost sites within a year. The implications of this are that surveys and surveyors have to make informed assumptions based on observations, recorded data, local information and a detailed knowledge of the species.

The roof of the property is complex an it was impossible to view all areas from the ground.

4 RESULTS

4.1 Inspection survey

4.1.1 External survey results

The survey carried out by BE Ecological Ltd revealed no droppings or evidence of bats on the exterior of the buildings. Despite this, there is a small amount of potential present within both the house and the extension, namely;

- Small gaps beneath fascias

Generally the tiles of the house and the slates of the extension appear to be generally tight fitting.

No evidence of nesting birds was seen on the exterior.

It is considered that given the small number of access points present, it is necessary to class the building as being at least of low potential for roosting bats.

Please see appended plates for photographs of the building exterior.

4.1.2 Internal survey results

Internally, the roof space is of a typical rafter and perlin construction. The roof is lined with bitumen felt and insulated at joist level with fiberglass insulation. The roof is currently used for storage. No obvious light ingress' were noted from the interior, however, a number of rat droppings were identified within the loft space.

No bats or evidence of bats were noted. Please see appended plates for photographs of the roof space interior.

4.2 Identified Roosts

The building was not identified as a bat roost on this date.

4.3 Conclusion & Recommendations

Given the low number of access points identified, it is likely to be of low potential for roosting bats only.

As the works have the potential to disturb roosting bats should they be present, at least one activity survey will be required to be undertaken between May and August.

Please note, that the results of the single activity survey may result in survey effort needing to increase.

4.4 Breeding Birds

No evidence of breeding birds was found on the exterior of the buildings. If a birds nest is identified within the building, it will be left until such a time that the birds have left the nest of their own accord.

5 INTERPRETATION & IMPACT ASSESSMENT

5.1 Active Season Usage

TBC on completion of further surveys

5.2 Hibernation Season Usage

TBC on completion of further surveys

5.3 Ecological Impacts of development

The impacts of the development have been assessed using the current information of the proposed works. Should any changes be made to the proposed works, the assessment will need to be reviewed and amended as necessary.

The building has been identified as being of low potential for roosting bats. As such, at least one emergence survey has been recommended. The impacts of the development can only be fully assessed on completion of any required further surveys.

6 ENHANCEMENT

6.1 Bats

TBC on completion of further surveys

6.2 Birds

TBC on completion of further surveys

7 RECOMMENDATIONS

7.1.1 Timing

TBC on completion of the further surveys.

7.1.2 Timber/roofing materials

TBC on completion of the further surveys.

7.1.3 Lighting

Bat boxes will not be directly illuminated. All external lighting will face downwards and be set on timers to ensure that bats can use the area should they wish. – In addition to this, any onsite lighting will conform to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

7.1.4 Bat Licensing

TBC on completion of the further surveys.

7.1.5 Supervision

TBC on completion of the further surveys.

8 REFERENCES

Bat Conservation Trust. (2023) *Bat Surveys - Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell-Jones, A.J. & McLeish, A.P. (2004) *The bat workers' manual (3rd Edition)*. Joint Nature Conservation Committee.

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. Natural England

The Conservation of Habitats and Species Regulations 2017 (HMSO).

The Natural Environment and Rural Communities Act (2006) (as amended) (HMSO).

The Wildlife and Countryside Act 1981 (as amended) (HMSO).

APPENDIX A- PHOTOGRAPHS

Plate 1- photograph of extension



Plate 2- rat droppings in loft



Plate 3- photograph of roof void



Plate 4- Photograph of front elevation



Plate 5- photograph of extension roof



Plate 6- Photograph of gap beneath rear fascia board



Plate 7- photograph of gap beneath fascia board of extension



Plate 8- photograph of rear roof

