



Bat Scoping Survey: Wesley Methodist Church, South Street, Dowlais,
Merthyr Tydfil, CF48 3DS



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Guidance Note

1.0 Background and Purpose

1.1 Wesley Methodist Church is a detached, former church situated within a residential area in the village of Dowlais in Merthyr Tydfil. The property is not currently in use and planning permission is sought to subdivide and extend the property to provide self contained flats across three floors. This report will investigate if there is potential to disturb bats and will be used to assist in the planning process.

1.2 The report is prepared and undertaken by Mr. Richard Watkins BSc., an experienced bat ecologist with 13 years experience, and Aislinn Harris, a Natural Resources Wales licensed bat ecologist, license number S085699-1.

1.3 A data search did not identify any historic records of bats being present in the property. The nearest recorded day roost is 1551m from the property which is a record for a Brown Long Eared Bat (*Plecotus auritus*) and a Common Pipistrelle (*Pipistrellus pipistrellus*) day roost from 2011. There are various non-roosting records for bats, the nearest being 703m from the property which is a record for a foraging unidentified bat species; 800m from the property which is a record for a foraging Common Pipistrelle (*Pipistrellus pipistrellus*) and 915m from the property which is a record for foraging Common Pipistrelles (*Pipistrellus pipistrellus*). There are records 1533m from the property for hibernating Brown Long Eared Bats (*Plecotus auritus*); a Daubenton's Bat (*Myotis daubentonii*) and a Lesser Horseshoe Bat (*Rhinolophus hipposideros*) from 2020. The property is not within 10km of a designated SAC or SSSI for bats.

2.0 Site Description

2.1 Wesley Methodist Church is a detached, single storey, brick building with a multiple tiled apex roof. There is a dry verge and plastic fasciae and soffits present and there is likely to be a cavity wall. There is a single brick built roof dormer present with a tiled lean-to roof and plastic fasciae and soffits.

2.2 The property dates back around 50 years and is located in a semi-urban environment. There is likely to be minimal ambient lighting within the vicinity of the property.

2.3 The nearest significant watercourse is the River Taff, approximately 2.5km to the south west of the property and there is a smaller watercourse, Nant Morlais, approximately 892m to the north west of the property. Additionally, there are two reservoirs approximately 877m and 1km to the north east of the property.

2.4 Wesley Methodist Church is situated in a semi-urban environment immediately within a residential area in the village of Dowlais in Merthyr Tydfil. There are several green spaces immediately surrounding the property and there are large copses of trees approximately 98m to the east and 229m to the north of the property. There is a large open space approximately 364m to the north of the property and Ifor Park lies approximately 684m to the north west of the property. There are open fields and farmland starting approximately 450m to the south east and 1.2km to the north east of the property. There is excellent ecological connectivity for bats to the wider environment.

2.5 The National Grid Reference of the site is: **SO 0654 0764.**

3.0 Report Constraints

3.1 Bats use different roosts throughout the year. Bats hibernate in torpor for weeks at a time throughout the cold months, mainly underground in caves and in deep rot holes at the centre of large mature trees. Bats are habitual and can

live upwards of twenty years. During the summer months they will normally return annually to the same roost, usually in attics of buildings to form maternity colonies. Outside the maternity season, a scoping survey can be limited as the majority of any bats using the structure as a summer roost may not be present. External evidence such as droppings and staining which can identify bat use may have been removed by the rain. Therefore this survey will evaluate potential for bat use, in addition to searching for evidence of bats.

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

3.3 Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year; migration patterns and behaviour. 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.

3.4 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 and will be valid for two years from date of issue. 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. Natural Resources Wales will only consider reports up to two years old.

3.5 Due to the Covid-19 pandemic no internal inspection was undertaken, however, it is suggested that this did not significantly alter the reports conclusions.

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 8th April, 2022 in conditions of good natural light. All external aspects of the building were comprehensively evaluated for roost potential. Evidence was also sought for any staining or droppings which could suggest bat occupation. Binoculars and an endoscope were used when required.

6.2 The building was 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 condition of the building, there were several opportunities for bats to access and use the building and those that were available were deemed as having low-moderate potential. There were areas of slipped tiles and raised ridge tiles; apertures around the roof line and the roof dormer and an aperture along the entire length of fascia on the northern elevation of the building.

6.4 Examples of apertures allowing access to cavities in the building:



7.0 Internal Scoping Survey

7.1 Due to the Covid-19 pandemic no internal inspection was undertaken, however, it is suggested that this did not significantly alter the reports conclusions.

8.0 Concluding Remarks and Recommendations

8.1 No direct evidence of bat use was identified during the scoping survey and the building was classed as having low-moderate potential for roosting bats. The building is located in an area with excellent ecological connectivity for bats to the wider environment and the surrounding environment does offer potential for bat use. There is likely to be minimal ambient lighting within the vicinity of the property.

8.2 There is roosting potential for bats in the building and the building was deemed to offer low-moderate potential for bat use. At least two bat activity surveys are recommended to establish the presence of bats within the building. A minimum of **five** experienced bat surveyors will be used to adequately cover the building during the emergence surveys. The surveys will conform to the *“Bat Surveys for Professional Ecologists, Good Practice Guidelines 2016”* and will be undertaken in the core maternity season for bats of May to August inclusive. The surveys will be undertaken in weather conditions conducive for bat activity. Suitable bat monitoring equipment will be used to acoustically analyse any bat calls which are present to allow for accurate species identification. **Once the further surveys are completed, detailed mitigation and enhancement measures can be designed into the development.**

8.3 If bats are found to be resident within the building, a development licence from Natural Resources Wales may be required for any works which affect the structure. This process is separate to planning consent and can only be applied for once planning consent has been granted.

Signed: *R Watkins* Date: April, 2022

9.0 Appendix

Aerial Site Photos

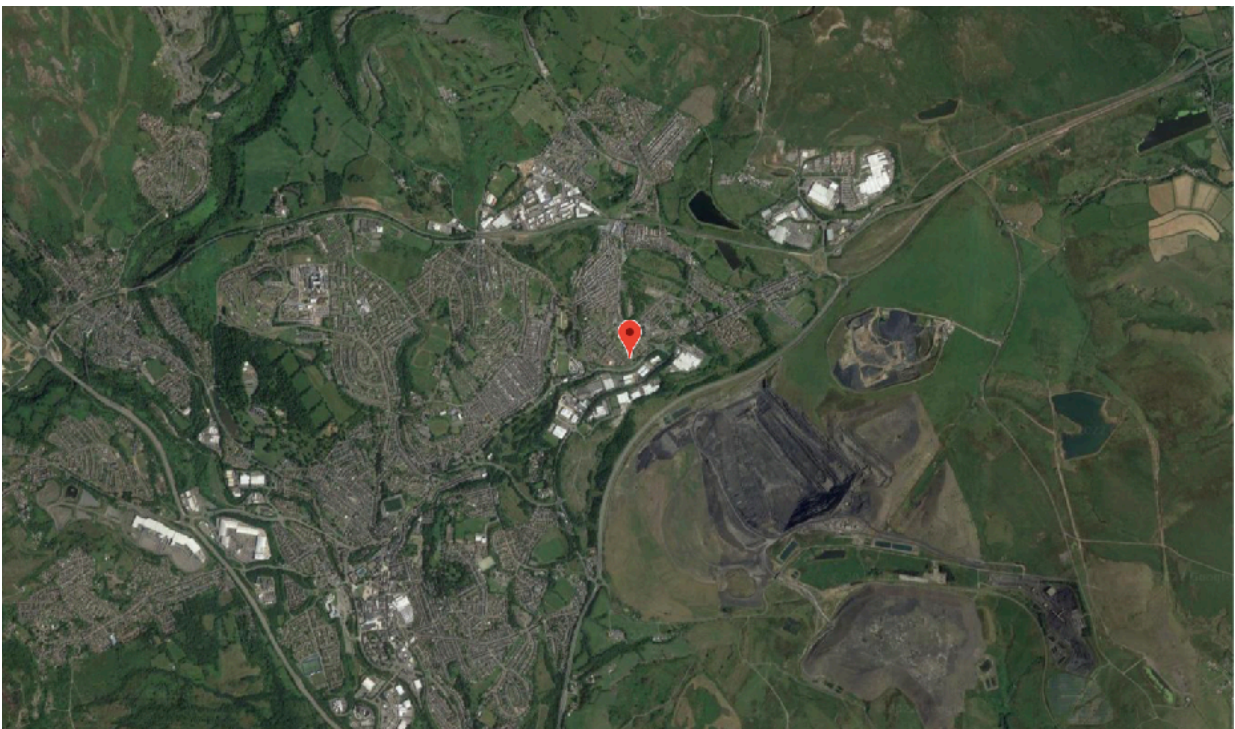
OS Map

Guidance Note

9.1 Aerial Site Photos



The site in its immediate environment.



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

9.2 OS Map National Grid Reference SO 0654 0764



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.