



PRELIMINARY ECOLOGICAL APPRAISAL

BRYNTAF GARAGE

For:

JTPlanning

Project: BRYNTAF GARAGE		
Project Number	M050	
Title	Preliminary Ecological Appraisal	
Document Number	J M050- PEA Report-V1.1	
Client	JT Planning	
Issue Date	15/10/21	
Prepared by:	David Price	15/10/21
This report has been prepared by Sylvan Ecology, with all reasonable skill, care, and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client, and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk. Copyright belongs to Sylvan Ecology.		

Contents

1	INTRODUCTION	1
2	METHODOLOGY	2
3	RESULTS	4
4	SITE EVALUATION	11
5	ECOLOGICAL CONSTRAINTS	13
6	RECOMMENDATIONS FOR FURTHER SURVEY	16
7	RECOMMENDATIONS FOR MITIGATION	18
8	ENHANCEMENT OPPORTUNITIES	19
9	CONCLUSION	20



EXECUTIVE SUMMARY

ECOLOGICAL LAND DESIGNATION	
There are no statutory designated sites within 2km of the site. There is a non-statutory designated site, the <i>West of Aberfan SINC</i> , approximately 40m west of site; no adverse impacts are foreseen on this SINC as a result of the proposed development.	
HABITATS	
The application site is considered to be of low ecological value. The habitat on site with the highest ecological value is the scrub.	
PROTECTED SPECIES	
BATS	Potential High Impact – Moderate potential for bats – Recommendation: <i>Further Surveys</i> .
REPTILES	Potential Moderate Impact – good habitat on site – Recommendation: <i>Further Surveys</i> .
BIRDS	Potential low Impact – The area may be used by a small number of commoner birds – Recommendations: <i>impacts negated through mitigation</i>
CONCLUSION	
Providing the recommended mitigation measures and additional surveys are adopted, relevant legislation will not be contravened, and ecological issues will not preclude the development.	



1 INTRODUCTION

Background

- 1.1 Sylvan Ecology were commissioned to carry out a *Preliminary Ecological Appraisal* survey and desk study for a proposed development at Bryntaf Garage, Aberfan, Merthyr Tydfil.

Ecological Context

- 1.2 The application site is in a residential location to the west of Aberfan. All associated land for the development (herein referred to as the application site) is located at:

- central OS grid reference: ST 07026 99820
- nearest post code: CF48 4PJ

- 1.3 The site comprises of 0.7 acres of semi-improved grassland, dense scrub and hard standing. The immediate surrounding area is predominantly residential to the north, south, and east; the site boundary to the west is a large, old quarry, cliff face, with a woodland above it. The greater surrounding area includes sections of woodland (some of which could be ancient) and a relatively intact network of hedgerows. The surrounding landscape has good potential for roosting, foraging, and commuting bats.

Aims of Study

- 1.4 The aims of the study are to:
- determine the types of habitats that are present within the site;
 - assess the likely presence of protected species and species of principal importance for nature conservation within the site;
 - identify any potential ecological constraints to development within the site;
 - identify requirements for any additional ecological surveys needed to determine potential ecological impacts; and
 - describe measures to mitigate or compensate for any impacts on the ecological interest of the site.



2 METHODOLOGY

Desk Study

2.1 Existing ecological and nature conservation data relevant to the site were collated from various sources:

- Information relating to protected and notable species within 2km of the site was provided by South East Wales Biodiversity Records Centre (SEWBRc) who also provided information relating to statutory designated sites;
- The Magic website (<http://www.magic.gov.uk/>) was reviewed to determine whether there are any internationally important statutory designated sites for nature conservation, and for other statutory designated sites for nature conservation, within 5km from site; and
- Google Earth was used to review aerial photographs of the site and surrounding area in order to better understand the setting and ecological context of the site.

Field Survey

2.2 An ecology walkover was undertaken in accordance with the methodology set out in JNCC, 2010¹ by David Price MCIEEM in May 2021. The survey was carried out under optimal weather conditions, so the ground was soft enough to identify species specific prints.

2.3 The survey involved a site walkover of the area falling within site boundary shown on the map in Appendix A, in order to map the main habitat types present. Detailed target notes were made in relation to any notable features considered important to the ecology of the site: these are referred to by the prefix TN in order to assist cross-reference to the habitat map provided in Appendix A.

2.4 The survey was extended to include assessment of the potential of the site to support protected or notable species. Although this approach supports an initial analysis of the likely presence of protected or notable species, a comprehensive assessment may require specialist expertise and/or season-critical survey techniques, which fall beyond the scope of

¹ JNCC (2010) *Handbook for Phase 1 habitat survey - a technique for environmental audit*, Revised reprint 2010, JNCC. Peterborough



this study. The presence of protected species was noted where possible, but walkthrough surveys cannot usually confirm species presence or absence; only the likelihood of presence can be assessed.

2.5 This is a standard technique for obtaining baseline ecological information for areas of land, including proposed development sites.

2.6 The dominant and readily identifiable higher plant species identified in each of the various habitat parcels were recorded and their abundance was assessed on the DAFOR scale:

- D: Dominant
- A: Abundant
- F: Frequent
- O: Occasional
- R: Rare
- L: Locally, appended to any of the above five categories to reflect local distribution within the site.

2.7 (These scores represent the abundance within the defined area only and do not reflect national or regional abundances).

2.8 Additionally, incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected species and other species of conservation concern, including Biodiversity Action Plan Priority species.

Limitations

2.9 The field survey was conducted at a suboptimal time of year for botanical recording. However, it cannot be discounted that further species may be present later in the year, that were not apparent at the time of survey. Nonetheless, the purpose of this report is not to compile a comprehensive species list but to establish habitat type and potential ecological constraints. Due to the nature of the site, it is considered that sufficient information was gathered for the purposes of this assessment.

2.10 The garage is an active mechanics yard, audible detection of species was difficult because of noise from angle grinders, pneumatic tools and other noises typically associated with a garage.



3 RESULTS

Desk Study

- 3.1 Information relating to protected and notable species within 2km of the site was provided by South East Wales Biodiversity Records Centre (SEWBrEC) who also provided information relating to statutory designated sites; LERC Reference: 0212-405.

Desk Study - Habitats

Statutory Designated Sites for Nature Conservation.

- 3.2 There are no statutory designated sites within 2km of the proposed development.

Non-Statutory Designated Sites for Nature Conservation.

- 3.3 There is twelve *Sites Important for Nature Conservation* (SINC) within 2km of the proposed development; the closest being West of Aberfan SINC which is 40m to the west of the application site.

NRW priority area

- 3.4 There are areas of woodland within 2km of the application site that has been designated an NRW priority area.

Desk Study - Species

Bats

- 3.5 SEWBrEC provided thirty-seven records for at least seven species of bat within 2km of the site. These are twenty-eight common and soprano pipistrelle bats (*Pipistrellus pipistrellus* & *Pipistrellus pygmaeus*), one whiskered/brandts (*Myotis mystacinus/brandtii*), one Natterer's bat (*Myotis nattereri*), four noctule bats (*Nyctalus noctule*), one Daubenton's bat (*Myotis daubentonii*), and two brown long-eared bat (*Plecotus auratus*). In addition, SEWBrEC hold records for unidentified pipistrelle bats (*Pipistrellus spp*), unidentified *Myotis* and unidentified *Chiroptera*. The nearest records provided by SEWBrEC fall 165m from site, near the Afon Taf footbridge, for noctule, natterers and unidentified *Myotis* (all dated 2005).

Reptiles

- 3.6 SEWBrEC provided twelve records for slow worm (*Anguis fragilis*), common Lizard (*Zootoca vivipara*) and grass snake (*Natrix helvetica*). The



nearest record provided by SEWBRc falls 742m from the site boundary, is for a slow worm (*Anguis fragilis*) (dated 2007).

Badgers

- 3.7 SEWBRc provided four badger records within 2km of the site; the nearest was located approximately 1.1km north of the site in 2020.

Other EPS

- 3.8 The record check found no evidence of great crested newts or dormouse within 2km of site.

Invertebrates

- 3.9 SEWBRc provided forty-seven records for fourteen priority, and species of conservation concern within 2km of the application site. These were: *Apamea remissa*, *Boloria Euphrosyne*, *Ceramica pisi*, *Coenonympha pamphilus*, *Diarsia rubi*, *Ecliptopera silaceata*, *Erynnis tages*, *Hipparchia Semele*, *Lasiommata megera*, *Leucania comma*, *Spilosoma lutea*, *Tyria jacobaeae*, *Xanthorhoe ferrugata*, and *Gyrinus natator*. The nearest record provided by SEWBRc with a grid ref of over six figures falls 819m from the application site, it is for a *Boloria selene* (dated 2007).

Habitat assessment

- 3.10 A map showing the habitats present within the proposed development site is given in Appendix A. Photographs depicting the main ecological features may be found below.

- 3.11 Six habitat types were identified within, or on the boundary of the site, as follows:

- Semi-improved neutral grassland;
- Spp poor hedgerow;
- Mixed semi-natural woodland;
- Dense scrub;
- Cliff face and;
- Buildings.

Habitats

Semi-improved neutral grassland (SNG)

- 3.12 The majority of the site is dominated by semi-improved neutral grassland. The vegetation is divided into two types which are described below:

- SNG1: Small areas of species poor semi-improved grassland. The grassland has been used as a dumping ground for various construction material and offers good potential for herptiles. Composition is dominated by cocks' foot (*Dactylis glomerata*) and perennial rye grass (*Lolium perenne*) with frequent Yorkshire fog



(*Holcus lanatus*), white clover (*Trifolium pratense*) and occasional red fescue (*Festuca rubra*). The herb species within the sward included occasional Creeping buttercup (*Ranunculus repens*) with rare Selfheal (*Prunella vulgaris*) and daisy (*Bellis perennis*).

- SNG2: Area of rank grassland along the northern boundary. The grassland was up a large cliff face and was inaccessible from the site. Looking at the site from distance, it is believed spp composition is similar to SNG1.

Photo 1: Overview of SNG1



Hedgerows

3.13

There is a small, well managed hedge along the boundary of the residential property bordering the site to the north. The hedge is a single species cypress spp hedge, with negligible ecological value. The hedge is in the neighbouring property and will not be impacted by the development.



Photo 2: Overview of the hedge and SNG2



3.14

Mixed woodland

Mixed woodland atop of the old quarry face. Full access to the woodland wasn't possible so a comprehensive species list wasn't obtainable, however, observations from the ground indicate the woodland canopy is dominated by mature to semi-mature birch and ash trees with frequent pine spp, and pedunculate oak. The understorey is composed of frequent young ash, willow, hazel and birch trees; with occasional cherry.

3.15

Quarry face

The old quarry has been disused for some time and the quarry face has been heavily colonised by vegetation. Many of the old crevices that may have once supported protected species were now filled with vegetation. At the time of the survey, there was water percolating through and over the rock throughout of the quarry face. There was however a more significant amount of water coming from the northern section of the quarry face that required drainage. Due to the high and inaccessibility of the quarry face, a comprehensive species list was not obtainable, however large amounts of ivy, brambles, grasses, ferns and young to semi mature trees were noted. The composition of the tree species was similar to the understory of the woodland, frequent young ash, willow, hazel, and birch trees.



Photos 3 & 4: Overview of the mixed woodland and quarry face



Dense scrub

3.16

Areas of scrub around the site boundaries. Species composition is dominated by bramble (*Rubus fruticosus*), willow and hawthorn; with young ash, oak trees / saplings. There are also locally occasional Rosebay



Willowherb (*Chamerion angustifolium*), bracken, and stinging nettle (*Urtica dioica*).

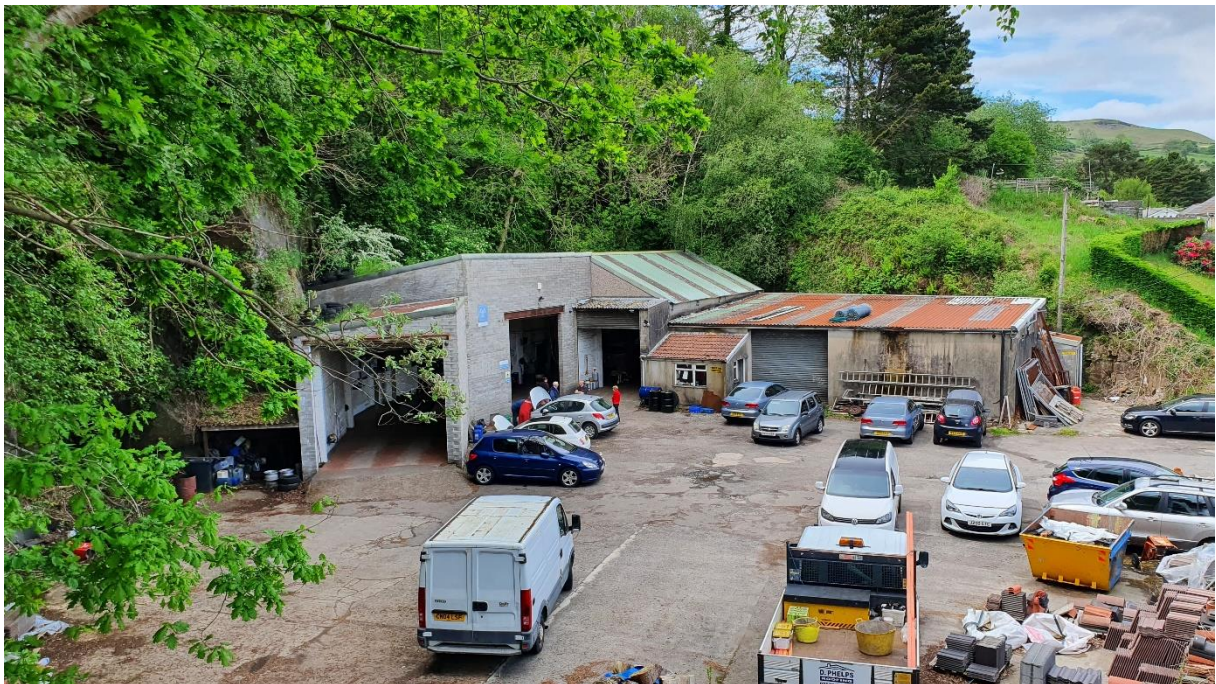
Invasive Weed Species

- 3.17 No schedule 9 species were found on site, however the survey was done outside the optimal time for assessment for invasive spp.

Buildings

- 3.18 The building on site consists of two workshops, and a storeroom, with a small lean-to office room. The external walls are partially rendered breezeblocks; the roofs are corrugated steel and plastic which are partially lined probably asbestos boards. The small lean-to office has a clay tile roof, there is no accessible loft space. The breezeblock/rendered walls allow no opportunities for crevice dwelling bats. The roof is in good condition and allows negligible access to the building. No evidence of nesting birds was found within the building. The building has moderate potential for roosting bats.

Photo 4: Overview of the building and site



Fauna

- 3.19 No fauna was noted on site.

Target Notes



3.20

The following target notes were noted on site:

- TN1: Large pile of brash (from cleared scrub), and building rubble, provide excellent herptile refugia.

Photo 5: Example of brash and rubble pile on sit (TN2)



- TN2: Another large pile of brash (from cleared scrub), and building rubble, provide excellent herptile refugia.
- TN3: Building with moderate bat potential, no sign of nesting birds.
- TN4: Area of rank grassland and scrub. This area was up a small cliff face and was inaccessible for survey. It is believed however that the area will not be directly impacted by works and enough information has been gathered to make an appropriate assessment on the sites ecological value.



4 SITE EVALUATION

Baseline Evaluation Criteria

- 4.1 Based on the desk study and site survey results, an ecological evaluation of the site was undertaken using a combination of evaluation criteria for habitats and species, although the general framework follows that provided by CIEEM (IEEM, 2006) (see Table 1 below).
- 4.2 Where relevant the evaluation was made with reference to the statutory protection afforded to species and habitats.
- 4.3 Legal protection does not always correspond to conservation value. Some species (e.g. badgers) are protected for reasons of animal welfare rather than conservation. Others are of national conservation value but are not protected by law (e.g. some Red Data Book species and UK BAP species).

Table 1: Determination of ecological value.

Ecological Value	Description and examples
High	Habitats or features that have high importance for nature conservation, such as statutory designated nature conservation sites of international or national importance or sites maintaining viable populations of species of international or national importance
Medium	Sites designated at a county or district level, e.g. Local Wildlife Site (LWS), ancient woodland site, ecologically 'important' hedgerows or ecological features that are notable within the context of a region, county, or district
Low	Sites of nature conservation value within the context of a parish or neighbourhood, low-grade common habitats, such as arable fields and improved grasslands and sites supporting common, widespread species

- 4.4 The ecological evaluation of the habitats on site is summarised in Table 2 below. The habitats recorded on the site are relatively common and considered to be of medium ecological value.

Table 2. Summary of Ecological Evaluation of the Habitats on the Site.

Habitat	Reason for Valuation
Low Value	
Semi improved neutral grassland	Relatively common habitat type, low quality, botanically species-poor, limited in extent



Dense scrub	Common habitat type, potential nesting bird habitat, potential herptile refugia.
Hedgerows	The hedgerow is of low quality, botanically species-poor, provides limited potential for fauna, does meet the UK Biodiversity Action Plan Priority Habitat Description of a hedgerow, and will not be classed as a priority habitat. This hedgerow is not covered by the <i>Hedgerow Regulations 1997</i> .
Moderate Value	
Mixed woodland	Relatively common habitat type, high grade trees, ample in extent, good potential habitat for fauna.

Site evaluation

4.5

The site is considered to be, of low ecological value. The key ecological feature assessed is the woodland, however this habitat is just off site and will not be impacted by works.



5 ECOLOGICAL CONSTRAINTS

Bats

Building

- 5.1 As part of the habitat survey, an external examination of the on-site buildings was undertaken with binoculars to assess likely suitability for roosting bats. Although no direct evidence was identified, the buildings were determined to possess at least some features (access points and roosting sites) which could be exploited by bats.

Quarry face

- 5.2 As vegetation has colonised much of the quarry face, and water was percolating through the stone and down the face (particularly at the northern section), much of the quarry face is considered unsuitable for roosting bats. That being said, it is a large area, and it cannot be discounted that a crevice or other feature suitable for bats exists. It is believed the quarry face has low, to moderate suitability for roosting bats.

Foraging and commuting habitats

- 5.3 Suitable bat foraging / commuting habitat (e.g. hedgerows, woodland, and tall grassland) occurs on the northern, southern, and particularly on the western site boundary.

Legislation

- 5.4 All bat species are fully protected under *The Conservation of Habitats, & Species Regulations (amendment) (EU exit) 2019*. Taken together, this makes it an offence to intentionally or deliberately capture, kill or injure or disturb bats (whether in a roost or not), and intentionally or recklessly damage, destroy or obstruct access to their roosts

Birds

Habitat

- 5.5 Birds' nests were not noted during the site visit; however the hedgerow, denser areas of scrub, the vegetation on the quarry face and the woodland above the site offer nesting opportunities for birds. To reduce the likely impact on birds, mitigation measures will be introduced to ensure the conservation of nesting birds. Assuming that the recommended precautionary mitigation measures will be adopted (See section 7: *Mitigation*), it is not anticipated birds will preclude the sites development.

Legislation



Birds, their eggs and active nests are protected under the *Wildlife and Countryside Act 1981*, as amended, with the exception of a number of species considered as pests. This protection includes the birds themselves. Their nests are also protected from damage or destruction, both whilst the birds are constructing and using them.

Reptiles

Habitat

- 5.6 Reptiles prefer to reside in areas with a network of longer vegetation (for cover) adjacent to suitable basking habitat such as shorter vegetation and hard standing. In addition, reptiles like to hibernate in complex structures such as hedge banks, which are sheltered from the elements and less susceptible to fluctuations in weather conditions. Suitable reptile habitat occurs throughout the rough grassland and hedgerow habitat.

- 5.7 Based upon the desk study records, reptiles have been recorded within 2km of site. Given that suitable reptile habitat has been identified within the site, it would be necessary to determine whether reptile species occur in the vicinity of proposed re-development areas, to inform the need for any mitigation and so avoid harming or injuring reptiles during any re-development works.

Legislation

- 5.8 All British reptiles are protected under the *Wildlife & Countryside Act 1981*, as amended, from killing and injury. Following the revision of the UKBAP priority species list in 2007, all native reptile species are now listed as UK priority species.

Wild mammals

- 5.9 No mammal signs were noted during the survey, however, the site may be used by wild mammals such as hedgehog, which, as of 2007, has been added to the UK BAP priority species list, on account of its rapid decline. Based upon the desk study records, other notable species which have been recorded include, weasel and polecat.

- 5.10 Wild mammal species are currently given limited protection under *the Wild Mammals (Protection) Act 1996*. This makes it an offence to intentionally cause this species unnecessary suffering by certain methods, including crushing and asphyxiation.

Invertebrates

- 5.11 Various species of moths and butterflies capable of utilising a variety of habitats were identified from the desk study. Though invertebrate species



whose caterpillars utilise the grass species found on site (such as *Leucania comma* and cocks foot) were noted, the habitats scheduled to be lost are limited in extent and common, so alternative habitats will be readily available within and outside the application site.

- 5.12 Based upon the desk study records and the habitats present on site, invertebrates are not anticipated to preclude the sites development.

Designated sites evaluation

Non-statutory Sites

- 5.13 There are twelve non-statutory sites within 2km of the application site, the closest being West of Aberfan SINC, given the nature of the proposed development, impacts are expected to be limited to the site and the footprint of the works. No direct or indirect impacts are foreseen on the designated sites.

Priority Habitats

- 5.14 One priority habitat occurs within the search area of the site; lowland mixed woodland; it is not anticipated that works will have any impact on this habitat.



6 RECOMMENDATIONS FOR FURTHER SURVEY

Bats

- 6.1 Bat emergence surveys will be undertaken to determine if bats are using the potential roosting features on site; the nature of the potential use and the species of bat. The survey methodology will be in accordance with Bat Conservation Trust's *Bat Surveys – Good Practice Guidelines* (2016).²
- 6.2 Should bats be identified on site, the survey findings (i.e. species present, abundance and distribution across the site) would be used to devise a suitable mitigation strategy

Reptiles

- 6.3 Reptile presence / absence surveys will be undertaken. Habitats suitable for reptiles that will be impacted upon by the development will be subject to presence / absence surveys. The methodology will be based upon guidance provided by Natural England³, NARRs Survey protocols for the British herpetofauna⁴ and Froglife^{5 6}.
- 6.4 Two survey methods will be used:
- a visual search for basking reptiles;
 - checking of artificial refugia (placed at a minimum density of 50 refugia per hectare of suitable habitat).
- 6.5 Typically, the artificial refugia should be laid out for, if possible, a minimum of 2 weeks, prior to starting the reptile survey. The purpose of the reptile survey is to determine the presence or likely absence of reptiles at the site in order to avoid intentional killing or injury of individual reptiles (during the course of site clearance and site development), which is unlawful.

² Bat Conservation Trust, 2016. *Bat Surveys: Good Practice Guidelines*. Bat Conservation Trust, London.

³ Natural England, Reptile Mitigation Guidelines (Technical Information Note No. 102), September 2011

⁴ Sewell et al (2013) Survey protocols for the British herpetofauna Amphibian and Reptile Conservation, Bournemouth.

⁵ Froglife (1999) Reptile survey. An introduction to planning, conducting, and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10. Froglife, Halesworth.

⁶ Froglife (2015) Surveying for Reptiles, Tips, techniques, and skills to help you survey for reptiles. Froglife, Halesworth



- 6.6 Should reptiles be identified on-site, the survey findings (i.e. species present, abundance and distribution across the site) would be used to devise a suitable mitigation strategy.



7

RECOMMENDATIONS FOR MITIGATION

Breeding bird habitat

7.1 Although it is recommended that every effort be made to design existing habitats into the new development, wherever practicable, the loss of some nesting bird habitat may occur to accommodate the development.

7.2 Currently the only areas on site where a loss of nesting bird habitat is anticipated is the scrub. It is recommended that clearance of nesting bird habitat should be undertaken in the period August to February inclusive. Should it prove necessary to remove any breeding bird habitat during the breeding season, the area should be checked in advance for the presence of birds' nests. Once checked, if there is no evidence of breeding birds, clearance work should be completed within 48 hours of inspection. If any active nests are found in this area, then vegetation clearance must cease, and an appropriate buffer zone should be established. This buffer must be left intact until it has been confirmed that the young have fledged, and the nest is no longer in use.

Wild Mammals

7.3 It is recommended that good building practices are adopted during the construction phase to safeguard any individual animals which venture onto the proposed development area. Such practices would include covering of all deep holes and trenches overnight and/or the provision of planked escape routes for any trapped wildlife.



8 ENHANCEMENT OPPORTUNITIES

- 8.1 Measures to enhance the ecological value of the new development include the following:
- 8.2 Six integrated bat boxes (*2FR Schwegler Bat Tubes* or similar) should be installed at the top of the northern and southern walls (twelve in total) where no external windows are present. The location is illustrated below.
- 8.3 Six integrated birdboxes (*Schwegler Brick Nest Boxes* or similar) should be installed on the western aspect of the property, the proposed location is illustrated below.
- 8.4 The provision of gaps into all ridged boundaries (13cm x 13cm) to allow free passage of hedgehogs across the site. The gaps should be marked with *Hedgehog Hole Fence Plates* to prevent repair.



9 CONCLUSION

- 9.1 Providing the recommended mitigation measures and surveys are adopted, relevant nature conservation legislation will not be contravened, ecological impacts of the development will be reduced to a minimum and ecological issues are not, based upon the available information, anticipated to preclude the sites development.

APPENDIX A: Proposed development



Tel: 07897558390

www.SylvanEcology.com

E-mail:
david.price@SylvanEcology.com

LEGEND

-  Semi improved grassland
-  Dense scrub
-  Mixed woodland
-  Spp poor hedge
-  Cliff face
-  Buildings
-  Hard standing
-  Target note

PHASE 1 HABITAT MAP

Bryntaf Garage,

Date: Aug 2021

Drawn by: D.P.
© Google Earth Data

Scale:

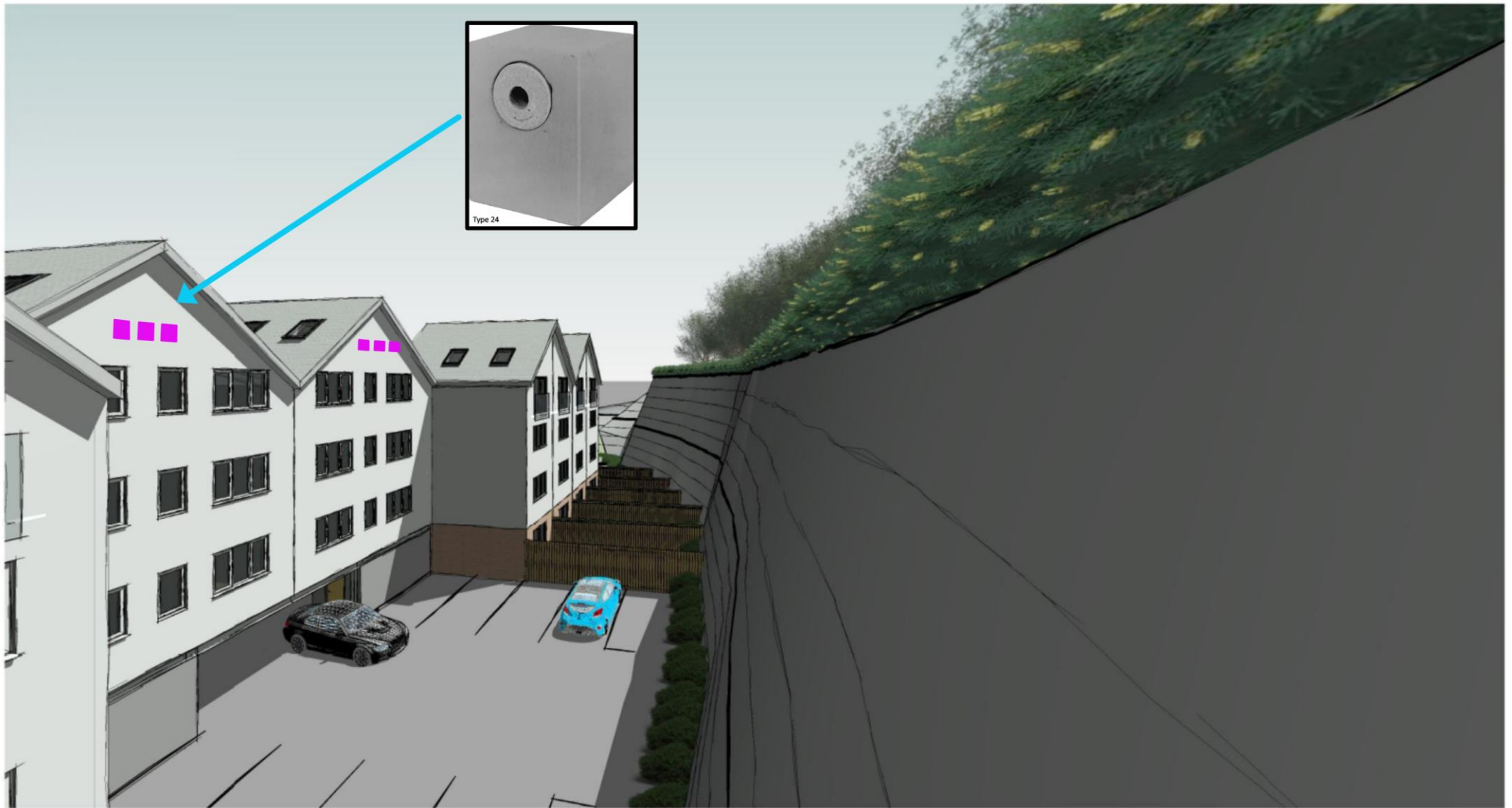
Drawing N°: v1.1

APPENDIX A: Proposed development



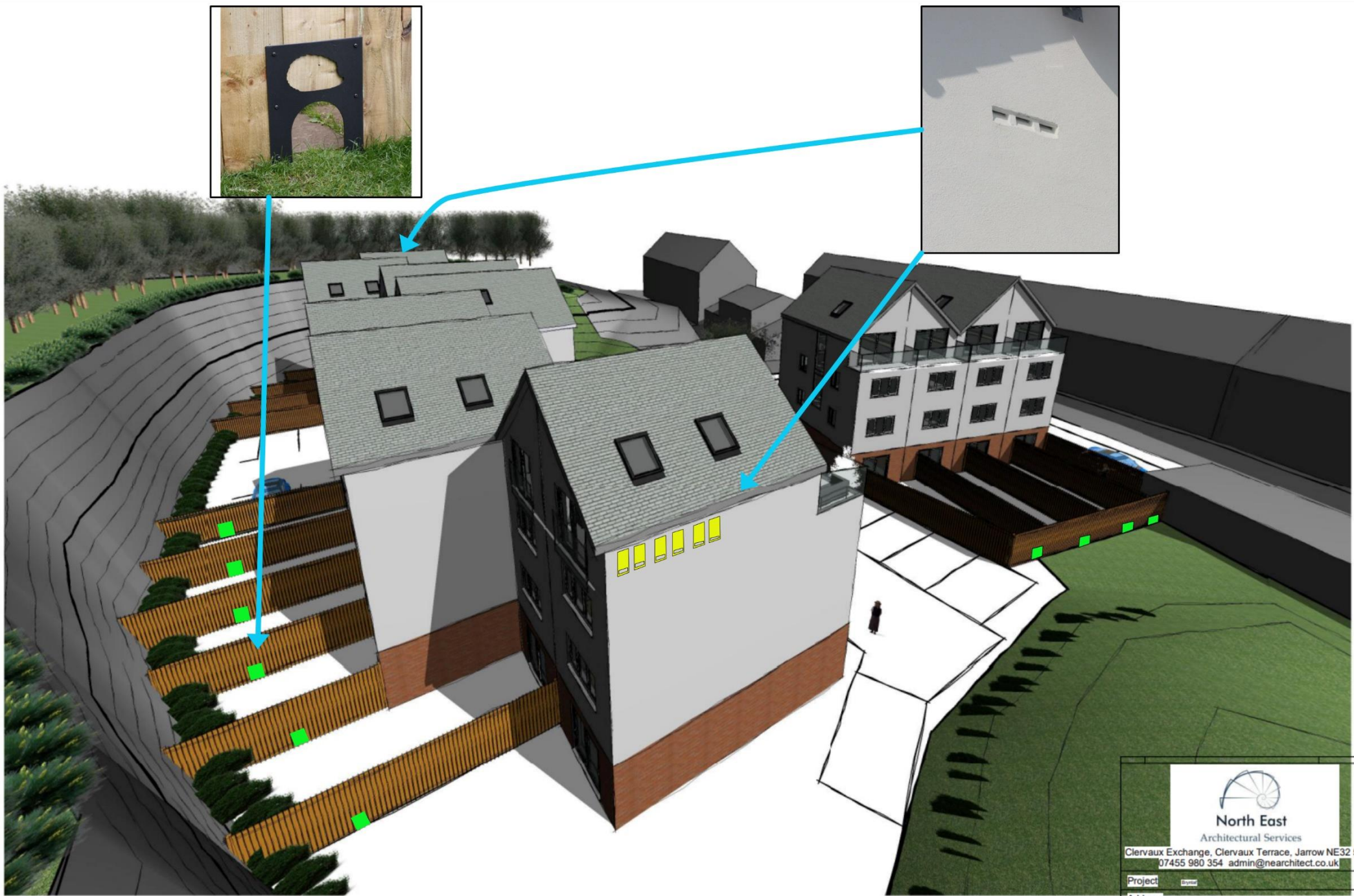
Site
1 : 500

No.	Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project		Bryntal
Address		Bryntal
Client		Andrew Lockley
Sheet		Site Layout
Project No.		2020-03-14
Date		2020-04-10
Scale (@ A3)		1 : 500
Drawing No.		A100
Rev		



3D View 5

No.	Revised	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project	Brynol	
Address	Brynol	
Client	Andrew Lockley	
Sheet	3D 5	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A105	Rev



3D View 3



North East
Architectural Services

Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP
07455 980 354 admin@nearchitect.co.uk

Project		Jarrow	
Address			
Client			
Sheet		Project No.	
Date		Scale (@ A3)	
Drawing No.		Rev	



Ecology & Arboriculture

www.SylvanEcology.com