

THE CROFT, QUEENS ROAD, MERTHYR TYDFIL

Preliminary Bat Roost Assessment

for

Dougie McCombie

February 2023

THE **Landmark**
PRACTICE

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Landmark Practice Details

The Landmark Practice (TLP) is an award winning multi-disciplinary consultancy offering bespoke and integrated services in ecology, environmental planning, landscape architecture and architectural graphics. We are a CIEEM Registered Practice and are independent and respected, working on a large range of development projects for our clients throughout the UK. Full details of the practice can be found at <http://thelandmarkpractice.com/>.

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**D denotes a Draft version*

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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EXECUTIVE SUMMARY

The Landmark Practice (TLP) was commissioned by Dougie McCombie in February 2023, to undertake a Preliminary Bat Roost Assessment (PBRA) Survey to inform the planning application for the conversion of the garage at The Croft, Queens Road, Twynyrodyn, Merthyr Tydfil CF47 0HE.

The planning application has been submitted to Merthyr Tydfil Council in January 2023 for the conversion of the garage into a coffee shop with the outside seating area (P/23/0017). In order for the local planning authority to fully assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, the Council's ecologist has requested Preliminary Bat Roost Assessment (PBRA) for bats and nesting birds.

A desk study was undertaken to find details of statutory designated sites for bats, and none are present. Preliminary Bat Roost Assessment of garage was conducted on site on 8th February 2023.

The site comprises a single, detached garage with pitched roof. The garage is part of the wider site, The Croft, which comprises two-bedroom Victorian house, detached self-contained annex, private patio and garden.

No evidence of bats was found during the Preliminary Bat Roost Assessment survey, however numerous access points, leading into the internal fabric of the building and a number of potential crevice roosting locations on the external and internal of the building were noted. In addition, there is good connectivity from the garage to better foraging and commuting habitat for bats in the form of parkland surrounding the site. The garage was assessed as having **Low** suitability for roosting bats.

Summary of Further Survey Work Required

In order to fully assess the buildings suitability for roosting bats and in line with best practice (Collins, 2016), **one emergence or re-entry bat survey is required, to be undertaken during the active period (between May to August),** to ascertain whether the building is being used by roosting bats.

No active nests or evidence of birds were noted during the survey; however garage provides potential suitable nesting habitat for a number of bird species.

Summary of Recommendations and Ecological Enhancements

- Works to the garage should ideally take place outside of the nesting bird season (March to August inclusive). If this is not possible, a nesting bird check will need to be performed by a suitably qualified ecologist prior to commencement of works;
- Bat and bird boxes to be installed on converted building on site or buildings/trees within the wider property (The Croft) to compensate and enhance for any losses to nesting bird habitat and enhance the site for bats;

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1.0 INTRODUCTION

Scope of Report

- 1.1 The Landmark Practice (TLP) is an award winning multi-disciplinary consultancy offering bespoke and integrated services in ecology, environmental planning, landscape architecture and architectural graphics. We are an independent and respected consultancy, working on a large range of development projects for our clients throughout the UK. Full details of the Practice can be found at www.thelandmarkpractice.com.
- 1.2 The Landmark Practice (TLP) was commissioned by Dougie McCombie in February 2023, to undertake a Preliminary Bat Roost Assessment (PBRA) and a nesting birds assessment for the conversion of the garage into a coffee shop with the outside seating area at The Croft, Queens Road, Twynnyrodyn, Merthyr Tydfil CF47 0HE, thereafter referred to as the 'site.'

Site Location and Description

- 1.3 The site is located in the central part of Merthyr Tydfil, approximately 0.4km east of the town centre shops and amenities. The main train and bus stations are approximately 0.5km and 0.6km southwest of the site respectively. The approximate central grid reference of the site is SO 05298 06311. The site is set in predominantly urban setting and is surrounded by the extensive areas of parkland with Thomason Park situated directly east and Thomason Recreation Area north of the site. Large, detached and semi-detached dwellings with associated gardens lay beyond parkland. Access to the site is via Queen's Road. The Local Planning Authority (LPA) is Merthyr Tydfil County Borough Council.
- 1.4 The site comprises a single, detached garage with pitched corrugated metal roof. The external structure of the building is predominantly red brick with breeze block replacing brick on the southern elevation of the building. Access to the garage is via metal roller door with mono pitched shingle tiled roof above it. The garage is part of the wider site, The Croft, which comprises two-bedroom Victorian house, detached self-contained annex, private patio and garden.

Development Proposals

- 1.5 The proposed development is for the conversion of the existing garage into coffee shop with outside seating area. The proposed development plan along with elevations and sections is provided in **Appendix A**.

Scope of Assessment

- 1.6 This report sets out the findings of the field-based surveys in relationship to bats and birds of the building on site, undertaken by TLP during 2023. The report considers the potential for ecological impacts to occur and outlines opportunities for avoidance, mitigation and enhancement measures based upon the development proposals in the context of relevant legislation and planning policy.
- 1.7 The aims of this report are to:
- Ascertain the potential for the building to be used by bats and nesting birds;
 - Make an assessment of impacts of the proposed development on bats and nesting birds; and
 - Detail, avoidance, mitigation, and compensation measures where necessary.

2.0 LEGAL AND PLANNING CONTEXT

Bats

- 2.1 All UK bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). They are also included in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations), which defines "European protected species of animals" and are afforded further protection through the Countryside and Rights of Way Act, 2000. The Countryside and Rights of Way Act 2000 (CRoW) (OPSI CROW, 2009) has amended the WCA in England and Wales and this act adds additional enforcement, making offences arrestable, increasing time limits for some prosecutions and increasing penalties. A subset of the British bat assemblages are listed as priority species under the Environment (Wales) Act 2016.
- 2.2 The combined legislation makes it illegal to:
- Intentionally kill, injure or capture bats;
 - Deliberately disturb bats (whether in a roost or not);
 - Damage, destroy or obstruct access to bat roosts;
 - Possess or transport a bat or any part of a bat, unless acquired legally; and
 - Sell, barter or exchange bats, or parts of bats.
- 2.3 As a signatory to the Bonn Convention (Agreement of Bats in Europe, 1991), the UK is also required to protect their habitats, requiring the identification and protection from damage or disturbance of important feeding areas.
- 2.4 In this interpretation, a bat roost is "*any structure or place which any bat uses for shelter or protection*", because bats tend to reuse the same roosts, legal opinion is that the protection of bat roosts are considered to apply regardless of whether bats are present or not. There is currently no guidance on when a roost ceases to be protected if it is not used by bats.
- 2.5 If planned works would constitute an offence, they may only be carried out under licence from Natural Resources Wales. Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker (with a NRW Bat Licence).

Birds

- 2.6 In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. Legal protection makes it an offence to intentionally kill, injure, take or have in possession any wild bird or egg. It is also an offence to intentionally damage or destroy the nest of any wild bird whilst it is being built or in use. Birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are subject to special penalties and are also protected from disturbance while nesting including the disturbance of dependent young.

Planning Policy

National Planning Policy Framework (NPPF)

- 2.7 The NPPF (MHCLG, updated June 2021) emphasises that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value (in a manner commensurate with their statutory status or

identified quality in the development plan) and “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*”(paragraph 170 refers).

- 2.8 The NPPF advises that when determining planning applications, local planning authorities should aim to protect and enhance biodiversity by applying the following principles (paragraph 175 refers):

a) “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity”.

- 2.9 In addition, Planning Policy Wales 1.4.3. requires:

“The planning system to promote approaches to development which create new opportunities to enhance biodiversity. The local authority also has a statutory duty under the NERC Act (2006) to conserve biodiversity through restoration and site enhancement. One of the primary ways the Council can achieve this duty is through encouraging action by others. There is an assumption that enhancement will be required for the majority of planning applications. Enhancement is additional to any mitigation/compensation measures required as a result of the impact of the development. The ways in which enhancement can be achieved will vary from site to site and in scale. As such it will be considered on a case by case basis by the local planning authority. Examples of how enhancement could be achieved are:

- bird boxes for protected or priority species such as barn owls, swifts or house sparrows;*
- provision for bats, such as open soffit boxes or access to loft spaces;*
- a reptile and amphibian hibernaculum;*
- planting of a native species hedgerow;*
- creation of a wildlife pond and scrapes;*
- establishment of a meadow area;*
- improving a waterways and its banks;*
- planting a native woodland area or copse;*
- creation of connecting wildlife corridors/linear features for wildlife movement;*
- creation of otter holts;*

- *creation of buffer zones along watercourses planted with native species of local provenance;*
- *naturalising/restoring watercourses opening up culverts”.*

National Planning Policy Guidance (NPPG)

- 2.10 NPPG (DCLG, 2014) will be updated in due course, where necessary, to reflect the NPPF. Current NPPG advises that information on biodiversity impacts and opportunities should inform all stages of development, from site selection and design, to include any pre-application consultation as well as the application itself. The guidance notes that:

“An ecological survey will be necessary in advance of a planning application if the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate. Pre-application discussion can help scope whether this is the case and, if so, the survey work required” (Paragraph 016).

- 2.11 The guidance also notes that:

“Local planning authorities should only require ecological surveys where clearly justified, for example if they consider there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity” (Paragraph 16).

Local Planning Policy

- 2.12 Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031) (adopted January 2020) includes two policies relevant to ecology:

Policies EnW1: Nature Conservation and Ecosystem Resilience states that:

“Development proposals will be required to promote the resilience of ecosystems. In particular, proposals will be required to maintain and enhance biodiversity interests unless it can be demonstrated that:

- 1. The need for the development clearly outweighs the biodiversity value of the site; and*
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through future management regimes”.*

Policy EnW2: Internationally and Nationally Protected Sites and Species- states that:

“Development proposals likely to affect protected species will only be permitted where it is demonstrated that:

- 1. The population size, range, distribution and long-term prospects of the species will not be significantly adversely impacted;*
- 2. There is no suitable alternative to the proposed development;*
- 3. The benefits of the development clearly outweigh the adverse impacts on the protected species; and*
- 4. Appropriate, avoidance, minimisation, mitigation, compensation and enhancement measures are provided”.*

3.0 METHODS

Desk Study

- 3.1 Statutory designated sites for bats were searched for within a search area of 10 km using the Multi-Agency Geographical Information for the Countryside (MAGIC) website (accessed on 9th of February 2023).
- 3.2 In light of the scope of the project, the above-mentioned search is considered to be sufficient to cover the potential zone of influence of the project in relation to designated sites, habitats and species and data search from SEWBRc was not deemed to be necessary due to the small scale of the development and in line with comments received from Merthyr Tydfil County Borough Council (P/23/0017).

Preliminary Roost Assessment

- 3.3 A Preliminary Bat Roost Assessment (PBRA) was conducted on 8th February 2023, in compliance with the Bat Conservation Trust's Good Practice Guidelines (Collins, 2016) by suitably experienced ecologists. This involved a detailed inspection of the building externally and internally.
- 3.4 The weather conditions during survey were 30% cloud cover, dry, 4°C, Wind 0 (Beaufort).
- 3.5 The method involves a detailed external and internal inspection of the structure to compile information on potential and actual bat entry/exit points; potential and actual bat roosting features; any evidence of bats found (see **Section 3.6-3.13** for details).

External Survey

- 3.6 The external inspection was undertaken during daylight hours from ground level using binoculars and a high-powered torch. A systematic search of the exterior of the structure was undertaken.
- 3.7 The following evidence was sought:
- The presence of potential access and egress points for bats into the building;
 - The presence of potential crevice roosting location on the external of the building;
 - Evidence of the use of such potential access points or crevice roosts by bats such as scattered droppings, fur-oil staining, urine staining and squeaking noises; and
 - Any other signs of use by bats including the presence of bats themselves.
- 3.8 The search included particularly focusing on looking for evidence of bats:
- Windowsills, walls;
 - Windowpanes;
 - Peeling paint;
 - Lifted render;
 - Hanging tiles;
 - Weatherboarding/wooden sarking;
 - Eaves;
 - Soffit boxes;
 - Facias;
 - Under tiles and slates;
 - Lead flashing; and
 - Gaps in brickwork and stonework.

3.9 This list is not exhaustive, and any areas deemed suitable for roosting bats were inspected.

Internal Survey

3.10 The internal inspection was undertaken during daylight hours and was aided by the use of a high-powered torch. The building was searched for evidence of bats in the form of bats themselves, droppings and feeding remains. Internal signs of roost access and egress points were also identified, for example light shining into internal building spaces from the exterior of the building.

3.11 Evidence of the use of the internal building by bats were search for in the form of:

- Bats;
- Bat droppings;
- Urine splashes;
- Feeding remains;
- Squeaking noises; and
- Fur-oil staining.

3.12 Bats regularly utilise specific areas within roofs (see below), which were searched as a priority for any bat fields signs;

- Mortise and tenon joints;
- The top of gable end or dividing walls;
- The top of chimney breasts
- Ridge and hip beams and other roof beams;
- Between tiles and roof lining;
- Behind purlins;
- The junction of roof timbers, especially where the ridge and hip beams meet;
- All beams (free hanging bats); and
- Under flat felt roofs.

3.13 Other areas within buildings that bats can roost include (this is not an exhaustive list);

- In lintels above windows and doors;
- Behind wooden panelling;
- Furniture (inside cupboards, under staircases);
- Behind window shutters, board up windows or curtains;
- Inside chimneys accessible from fireplaces;
- Behind lifted paint, peeling wallpaper, lifted plaster etc;
- Basements; and
- Plant rooms.

3.14 Roosting bats and signs of their presence are not always visible, so any potential bat roosting locations were also noted during the survey.

3.15 Nesting birds check was conducted concurrently with the Preliminary Bat Roost Assessment.

Categorisation of bat roosting potential of the building

3.16 Following the external and internal inspections, the building on site were then categorised as having either negligible, low, medium or high suitability or were confirmed as a bat

roost. The categories are based on the observations and information set out in **Table 1** which is based on current best practice guidelines (Collins, J. 2016).

Table 1: Categorisation of bat roosting potential of buildings*

Level of bat roost suitability	Rationale
Negligible	Building with no or very limited roosting opportunities for bats, no evidence of use by bats and where the structure is isolated from foraging habitat.
Low	Building with a low number of roosting opportunities and with limited connectivity to foraging habitat. Building has no evidence of current use by bats. Examples of features include gaps under fascia boards, under lifted roof tiles, or under lifted lead flashing in an urban setting.
Moderate	Building with features present that are suitable for roosting bats and with connectivity to foraging habitat. Building has no evidence of current use by bats. Examples of features include cracks in walls and presence of a wooden soffit box with access points in a suburban/rural setting.
High	Building with features that are highly suitable for roosting bats and with good connectivity to quality foraging habitat such as woodland or lakes. Building has no evidence of current use by bats. Examples include large uncluttered, draft-free loft spaces with access points or gaps under hanging tiles in a rural setting.
Confirmed Roost	Presence of bats or evidence of use by bats.

*Adapted from Collins J, 2016 Table 4.1 page 35

Notes and Limitations

Preliminary Roost Inspection

- 3.17 There were no limitations to preliminary bat roost inspection. External and internal building inspections for bats can be undertaken at any time of year and the survey was conducted using the recommended equipment. The garage was accessed both internally and externally with no access restrictions.
- 3.18 The survey was carried out outside of the nesting bird season (March to August) inclusive. Mitigation (see section 5) has been recommended below to address this limitation.

Longevity of Baseline Data

- 3.19 The evidence set out in this report describes the characteristics of the site at the time at which the survey was undertaken. Bats are highly mobile by nature and will routinely take advantage of new opportunities, which arise within their home ranges (CIEEM, 2019). Over time this will alter the baseline conditions present at the site. Should there be delays in the delivery of this project, it is possible that the baseline ecology will change. In the event of a significant delay (24 months) between the baseline survey and commencement of works at the site, advice on the implications of potential changes at the site should be sought from a suitably experienced ecologist.

Nomenclature

- 3.20 Mammal nomenclature follows Mammals of the British Isles: Handbook 4th Edition (Harris and Yalden, 2008).

4.0 RESULTS

Statutory Designated Sites for Bats

- 4.1 No statutory designated sites for bats within 10 km search radius are present.

Preliminary Bat Roost Assessment

- 4.2 A Preliminary Bat Roost Assessment of the building on site was carried out by experienced ecologists on the 8th of February 2023 and comprised external and internal inspection of the building.

Building Description

- 4.3 The garage is a single, detached building, rectangular in shape with pitched roof covered with corrugated metal roofing sheets. Lead flashing is present along the ridge and wooden fascia boards are present on all but the western elevation. The external structure of the building is predominantly red brick, with breeze block replacing brick on the southern aspect of the building. Wooden bargeboards are present at the gable end on the eastern elevation while lead flashing is present on the western elevation. Access to the garage is via metal roller door, with mono pitched shingle tiled roof above it. Externally the structure is in a reasonable state of repair, though there are a number of gaps in the brickwork due to missing mortar on all aspects of the building. Internally, the garage is very cluttered and there is no roof void. The roof is lined with wooden sarking, wooden ridge and purling is exposed. The assessment of the building is presented in **Table 2** below as well as relevant photographs.

Table 2: Preliminary Bat Roost Assessment

Signs of Bats and Birds	None found
External Survey Results	Photo 1: Northern elevation Showing gap along the fascia board allowing bats access internally (red circle refers). 

Photo 2: Northern elevation

Showing gap along the fascia board allowing bats access internally (**red circle** refers) with some cobwebs present indicating inactivity.

**Photo 3:** Northern elevation

Showing gaps between the corrugated metal roof and ceiling allowing (**red arrows** refer).

**Photo 4:** Western elevation

Showing gaps from missing mortar and bricks (**red circles** refer) and gaps along barge flashing and brick wall (**red arrows** refer)

**Photo 5:** Western elevation

Showing gaps from missing mortar and bricks (**red circles** refer)

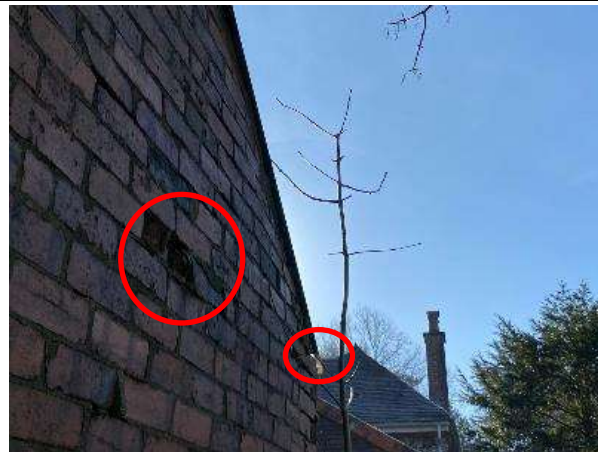


Photo 6: Eastern elevation

Showing gap between the fascia board and shingle tiles (**red circle** refers)



Photo 7: Eastern elevation

Showing gap above the roller door (**red arrow** refers).



Photo 8: Eastern elevation

Showing gaps between wall and shingle tiles (**red arrows** refer)



Photo 9: Southern and eastern elevation
Showing gaps between ridge flashing and corrugated metal roof (**red circles** refer) and gaps at barge board at the gable end (**blue arrow** refers)



External Roost Potential :

Several points of ingress leading into the inside of the garage or providing crevice roosting locations were noted in form of:

- Gap behind the fascia board on all but western elevation of the garage;
- Gaps between the corrugated metal roof and ceiling on northern and southern elevation of the garage;
- Gaps from missing mortar and bricks on all but eastern elevation;
- Gaps along bargeboard and brick wall western elevation;
- Gaps between the fascia board and the corrugated metal roof on south-eastern and north-eastern corner;
- Gaps between wall and corrugated roof on south-eastern and north-eastern corner;
- Gap above the roller door on eastern elevation;
- Gaps between ridge flashing and corrugated metal roof on northern and southern elevation;
- Gaps along barge board at the gable end on eastern elevation.

Internal

Internally, garage is very cluttered and well-lit when in use by two fluorescent lights, which makes it less suitable for bats (**Photo 10** refers).

Photo 10:

Showing gap at the north-western corner of the garage allowing bats assess internally (**red circle** refers) and gap between eaves and wall providing roosting locations (**red arrows** refer).

**Photo 11:**

Showing gap at the north-western corner of the garage up close which at the time of the survey was covered with intact cobwebs, which indicates inactivity (**red circle** refers). Suitable bird nesting location are indicated with blue arrow.

**Photo 12:**

Showing gap at the south-western corner of the garage allowing bats assess internally (**red circle** refers), gap between wall and purlin (**blue arrow** refers) and gaps from missing mortar all along the back brick wall (western elevation) providing roosting locations.

**Photo 13:**

Showing crevices between wall and ceiling (**red arrow** refers). Suitable bird nesting location are indicated with **blue arrows**.

**Photo 14:**

Showing crevices between wall, ceiling and purlin of which some were covered with intact cobwebs at the time of the survey indicating inactivity.



Photo 15:

Showing gaps from missing mortar (**red arrows** refer).

**Photo 16:**

Showing gap above roller door allowing bats access internally.



Internal crevice roosting locations were noted in the form of:

- Gaps between wall and the roof
- Gaps from missing mortar
- Crevices between walls and ceiling

Birds – no nests were observed associated with the garage, although suitable nesting habitat was present.

PRA

Garage is considered to offer Low Potential for roosting bats.

Garage provides potential suitable nesting habitat, although no nests were observed.

5.0 DISCUSSION AND RECOMMENDATIONS

- 5.1 The following discussion and recommendations are made in consideration of the proposed conversion of the existing garage into coffee shop with outside seating area. The proposed development plan along with elevations and sections is provided in **Appendix A**.

Discussion

Roosting Bats

- 5.2 No evidence of bats such as droppings, urine stains or feeding remains were recorded during the survey.
- 5.3 Several access points into the internal of the building for bats, and number of crevice roosting locations on the external and internal of the building were noted during the Preliminary Bat Roost Assessment. The Garage contained crevice roosting potential for bats. Although bats could access the internal if bats were using the internal of the garage evidence of bats would be observed.
- 5.4 At the time of the survey, some of the features were covered in intact cobwebs showing inactivity and garage is lit when in use which makes it less suitable for bats. The garage shares good connectivity to Thomastown Park located directly east and Thomastown Recreation Ground directly north of the garage. Minimal light pollution and trees and scrub associated with the parkland provide high quality foraging and commuting habitat for bats. The garage was assessed as offering **Low** suitability for roosting bats.
- 5.5 In order to fully assess the buildings potential for roosting bats and in line with best practice (Collins, 2016) one emergence or re-entry bat survey (to be undertaken between May to August) is required to ascertain whether the building is being used by roosting bats.

Nesting Birds

- 5.6 The garage offers potential opportunities to nesting birds. Although no evidence was observed, the survey was undertaken outside of the bird nesting season (March-August inclusive) so, given the protection afforded to all breeding birds, their nests, eggs and young, it is recommended any building conversion works should be timed outside of the breeding bird season. If this is not practicable, building work should be preceded by a check for nesting birds by a suitably experienced ecologist to confirm that no active nests are present. If evidence of nesting is recorded, works within that particular area should not proceed until the chicks have fledged, with a buffer zone around the active nest of 10 m minimum.

6.0 ECOLOGICAL ENHANCEMENTS

- 6.1 Policy for the conservation and enhancement of the natural environment at all levels aims to “*minimise impacts on and provide net gains for biodiversity*” (National Planning Policy Framework, para.174), furthermore Environment (Wales) Act 2016 places a duty on public bodies to maintain and enhance biodiversity in the exercise of their functions, and in so doing, to promote the resilience of ecosystems. In addition, Merthyr Tydfil Council Policy EnW1 states that: “*Biodiversity enhancement on development sites can be achieved by incorporating green infrastructure features into development proposals. As a minimum,*

the levels of enhancement should be commensurate with the level of adverse impact and proportionate to the scale of development although opportunities for greater enhancement should be considered wherever possible” (County Borough Council Replacement Local Development Plan, para.6.6.14). The following ecological enhancements are, therefore, recommended:

- The roosting opportunities for bats on site could be enhanced by the provision of bat boxes (2F or 1FF Schwegler Bat Box or a suitable equivalent) on converted building on site or buildings/trees within the wider property (The Croft). Bat boxes should preferably be sited facing towards adjacent/retained vegetation, ideally at least 4 m above the ground, on an aspect that is sheltered from strong winds and receives some sunlight (usually south or southwest);
- Nesting opportunities for birds can be enhanced by the provision of artificial bird boxes (2GR, 1B Schwegler Nest Box or a suitable equivalent) on converted building on site or buildings/trees within the wider property (The Croft). Bird boxes should be installed at least 4 m above the ground, out of the reach of predators, avoiding direct sunlight and heavy rain (between north and east).

7.0 CONCLUSION

- 7.1 This report details the Preliminary Bat Roost Assessment that was carried out to inform a planning application for the proposed conversion of the existing garage into coffee shop with outside seating area. Further survey is required in the form of a bat emergence survey of the garage (May to August inclusive) and a nesting bird check prior to conversion works if the work is to take place within the breeding bird season (March to August inclusive).
- 7.2 Appropriate enhancement measures have been included in this assessment in accordance with national and local development planning policies.

8.0 REFERENCES

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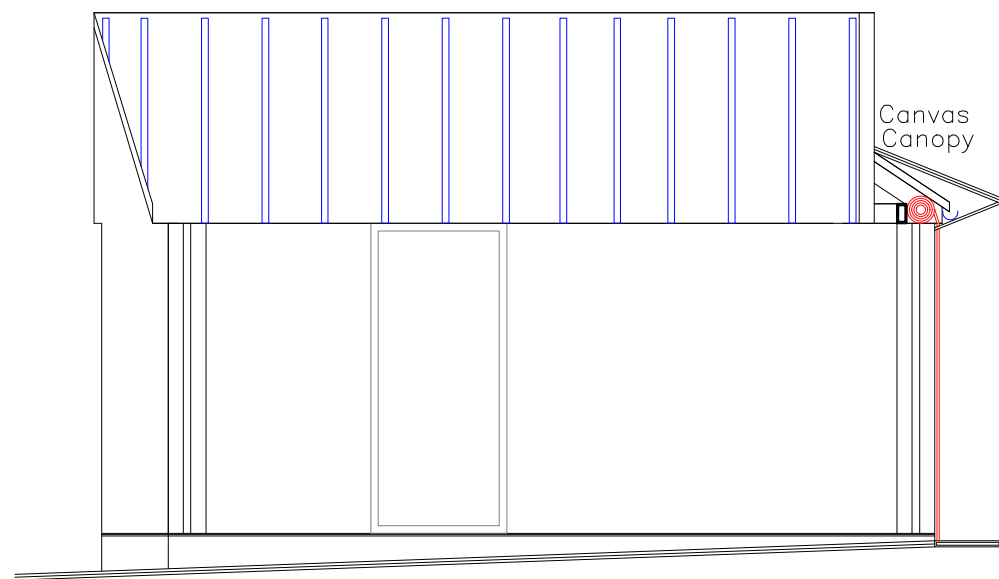
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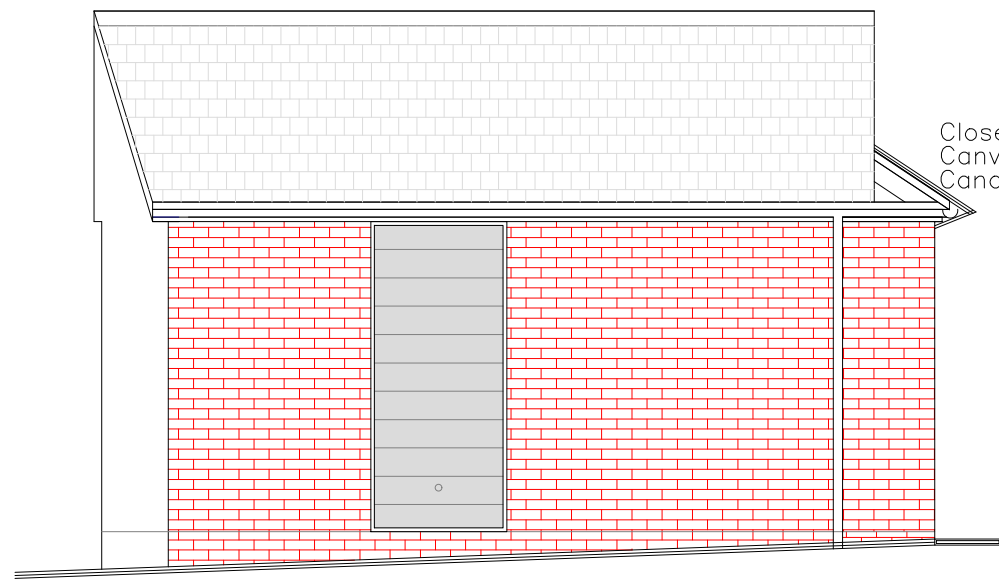
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(Accessed: February 2023)

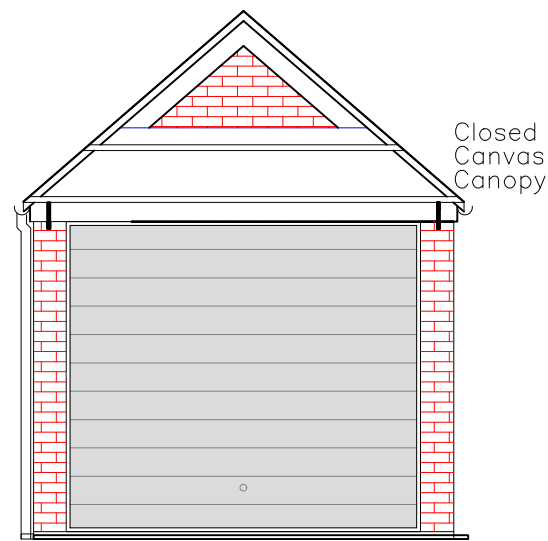
APPENDIX A: PROPOSED DEVELOPMENT PLAN, ELEVATIONS AND SECTIONS



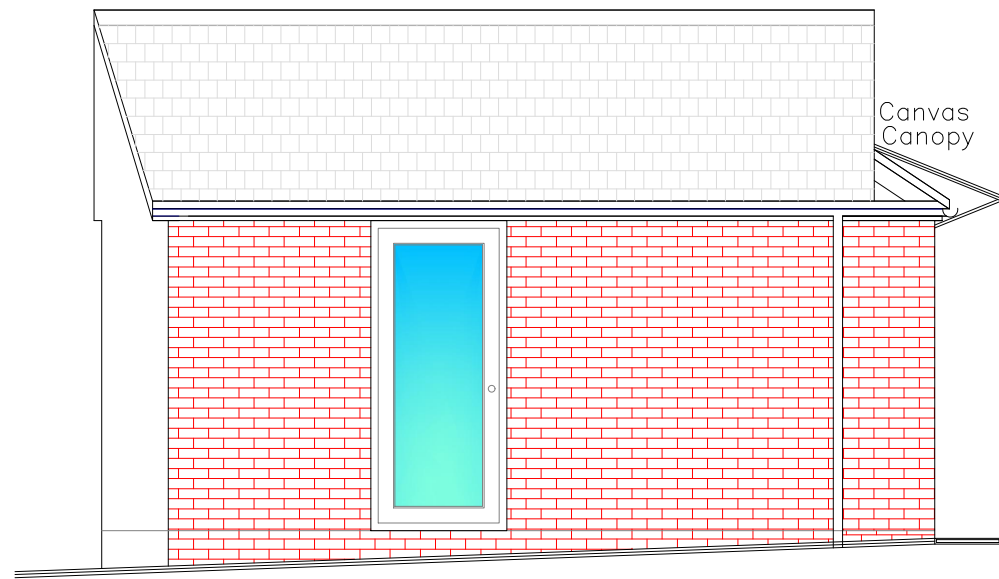
Proposed Section
1:50



Proposed Side Elevation
1:50
[Closed Shutters]



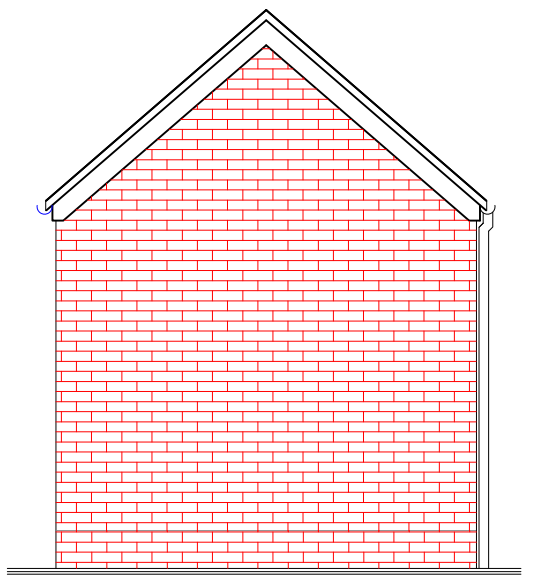
Proposed Front Elevation
1:50
[Closed Shutters]



Proposed Side Elevation
1:50



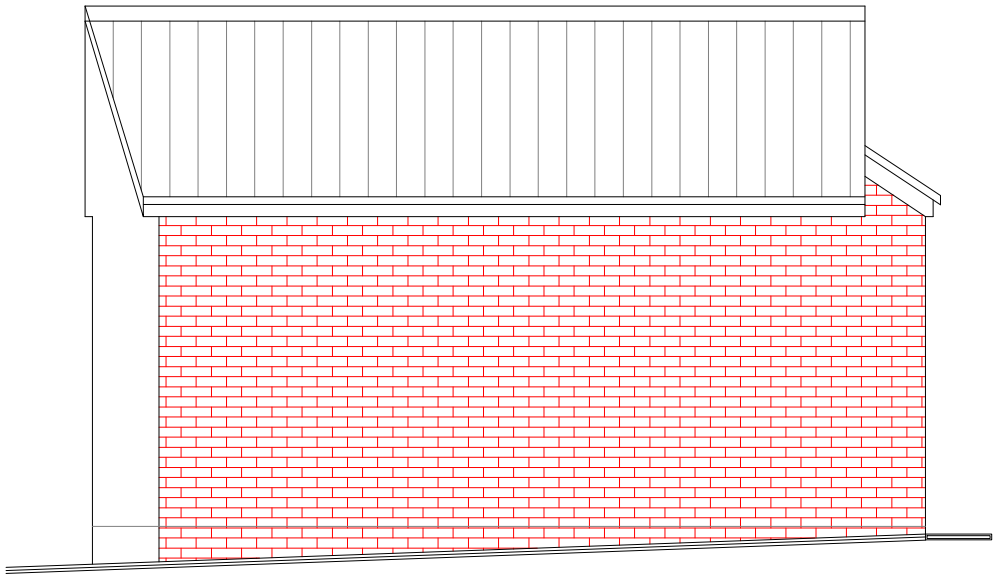
Proposed Front Elevation
1:50



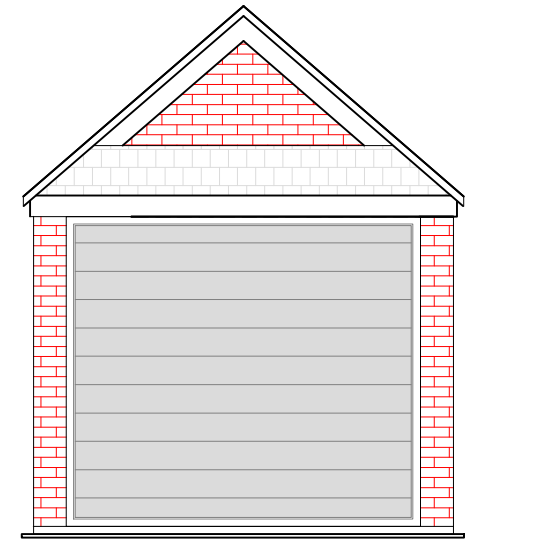
Proposed Rear Elevation
1:50



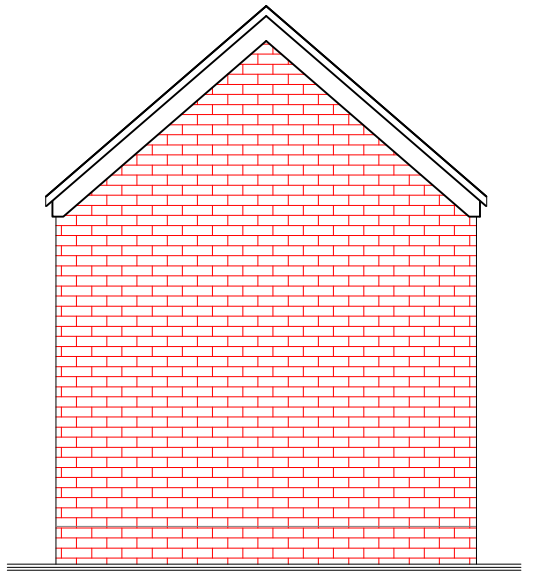
Proposed Side Elevation
1:50



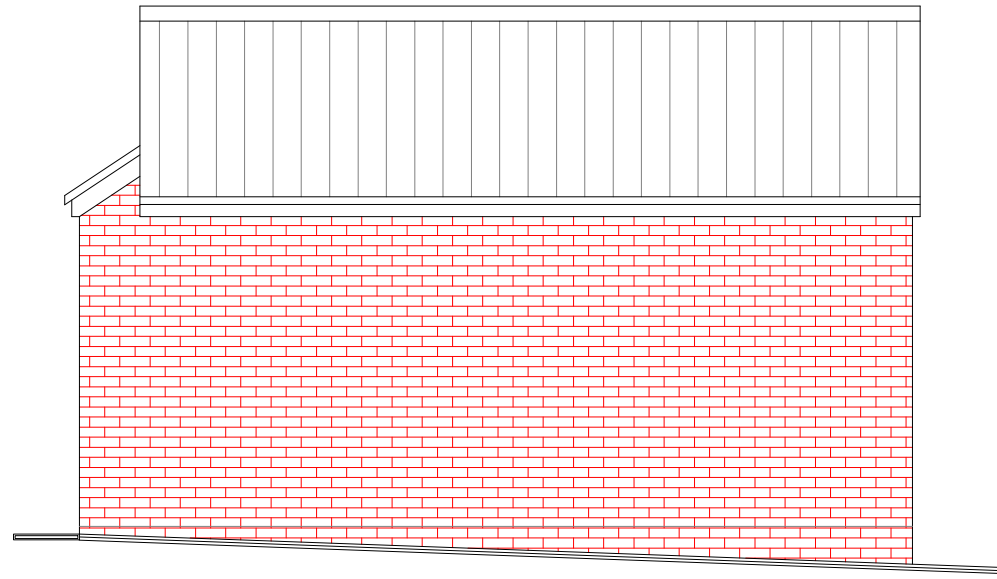
Existing Side Elevation
1:50



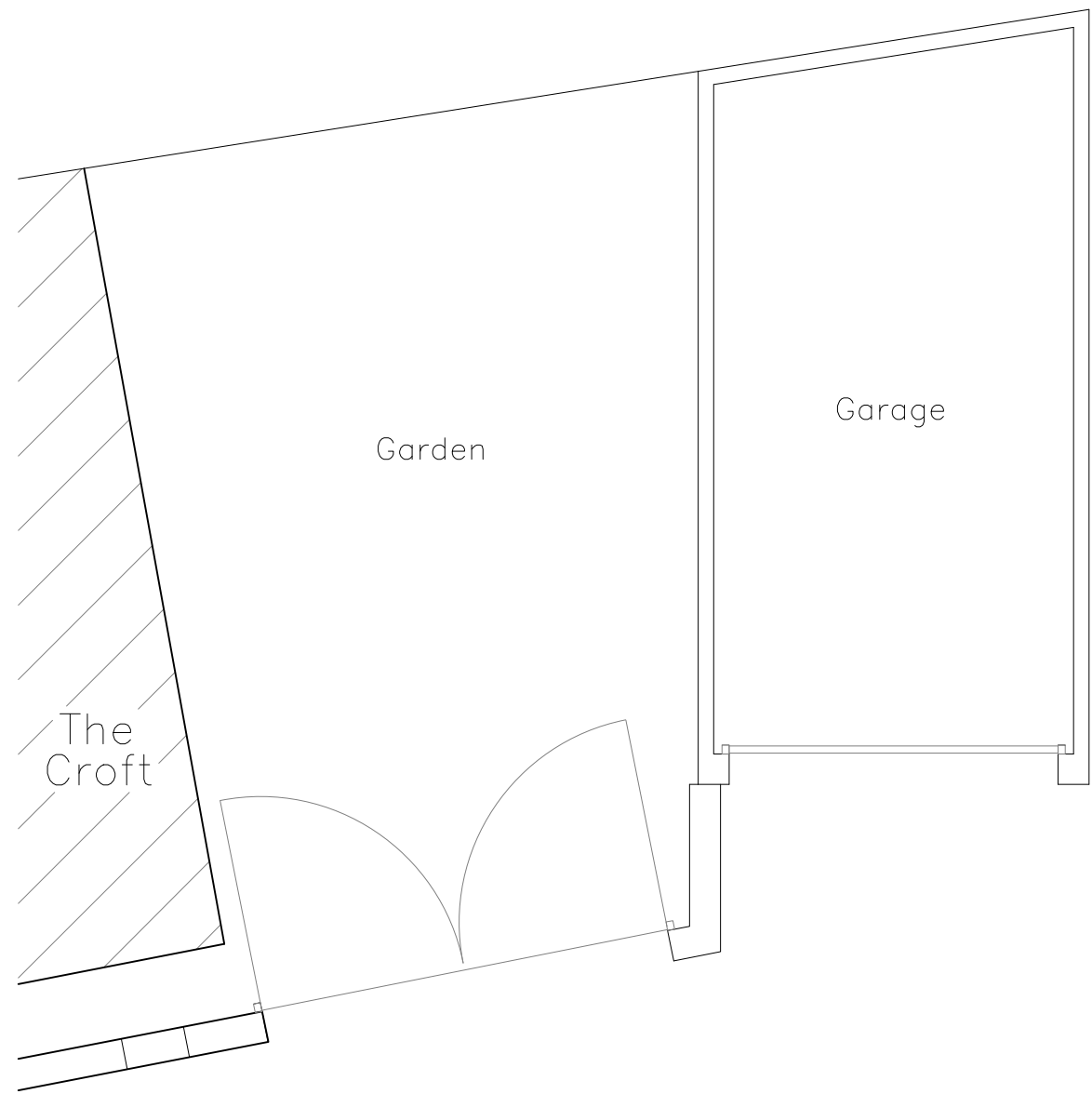
Existing Front Elevation
1:50



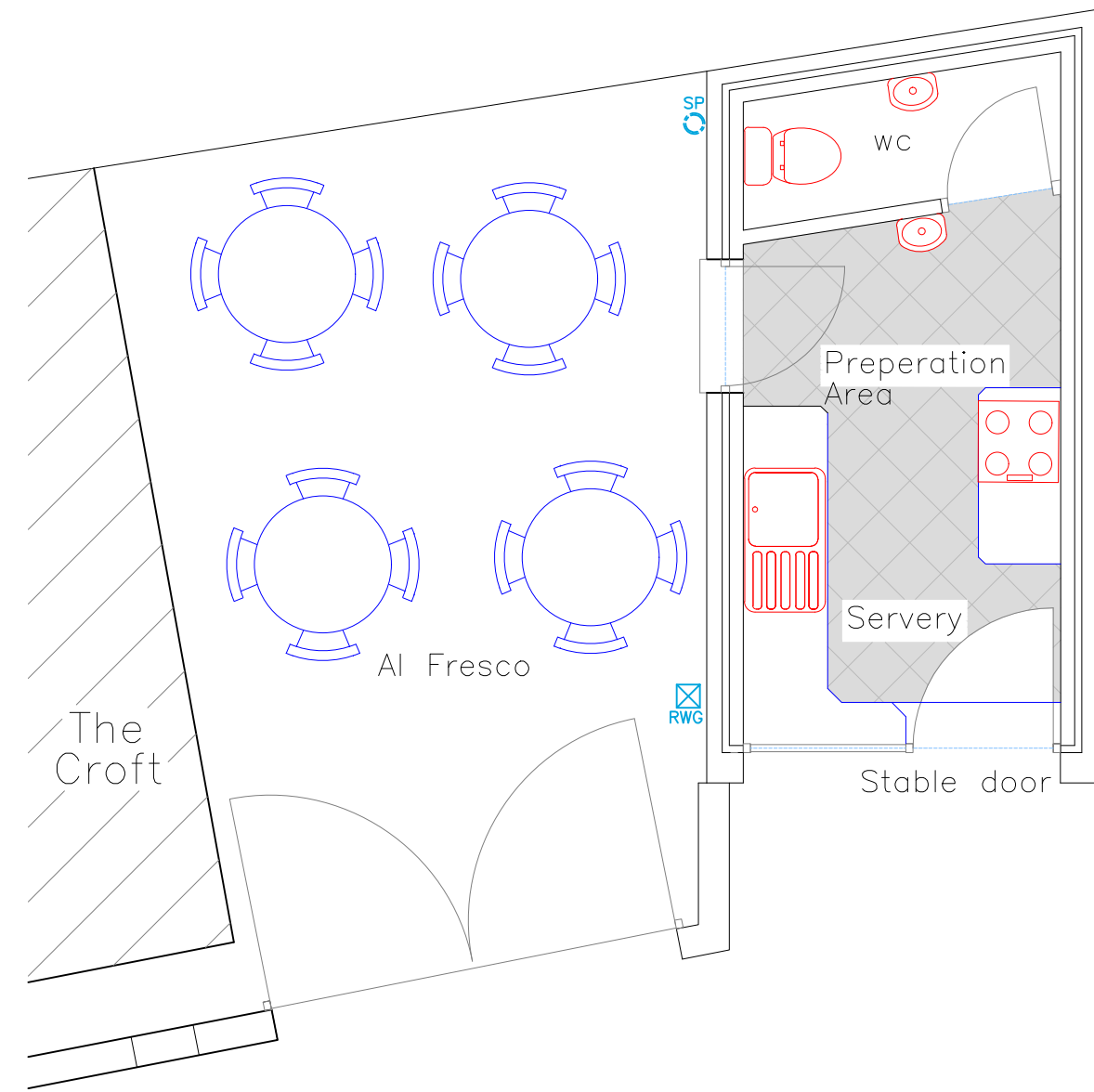
Existing Rear Elevation
1:50



Existing Side Elevation
1:50



Existing Floor Plan
1:50



Proposed Floor Plan
1:50

Finishes	
Roof:	Pan tiles matching existing
External walls:	Face brick no change
Windows/Doors:	Grey uPVC
Fascia:	Grey uPVC
RWG's:	Black uPVC
Shutters:	Steel in red finish

		
Issued Only for Purpose Indicated		
Drawing Status: FOR PLANNING/B CON PURPOSES ONLY		
Address Park Shop The Croft Thomastown Merthyr Tydfil CF47 0HE		
Project Proposed Change of Use of Garage to New Cafe/Shop		
Drawn by PT	Date JAN 23	Scale 1:50
Title Proposed Plans, Elevations & Sections		Paper A2 Drwg No PARK SHOP 01