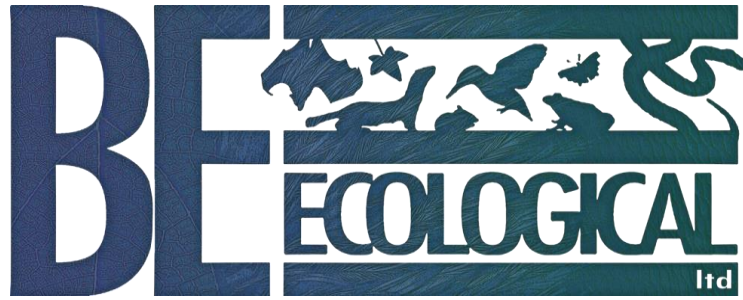




**THE GRIFFIN (CWMBRIAN HOUSE) , GEORGETOWN,
MERTHYR TYDFIL**

INITIAL BAT INSPECTION SURVEY

ISSUE 1, VERSION A

APRIL 2025

Bat Survey Report

Document control

Issue	Author	Checked	Approved	Date
1	BE	BE	BE	10/04/25

Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Approved by	Date
1	A	Minor amendments	BE	10/04/25

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EXECUTIVE SUMMARY

It is proposed to extend refurbish The Griffin, Merthyr Tydfil.

An initial bat inspection survey of the site was undertaken on 17th March 2025. No bats or evidence of bats was seen on the exterior or in the interior of the building.

Due to a number of factors justified within this report, it is considered that the building is of negligible potential for roosting bats.

In the unlikely event that any bats or evidence of bats are found, all works will cease, Natural Resources Wales consulted. Works will not recommence until such a time that Natural Resources Wales have provided written confirmation to do so. This may involve further survey effort and/or a European Protected Species Licence being issued.

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).

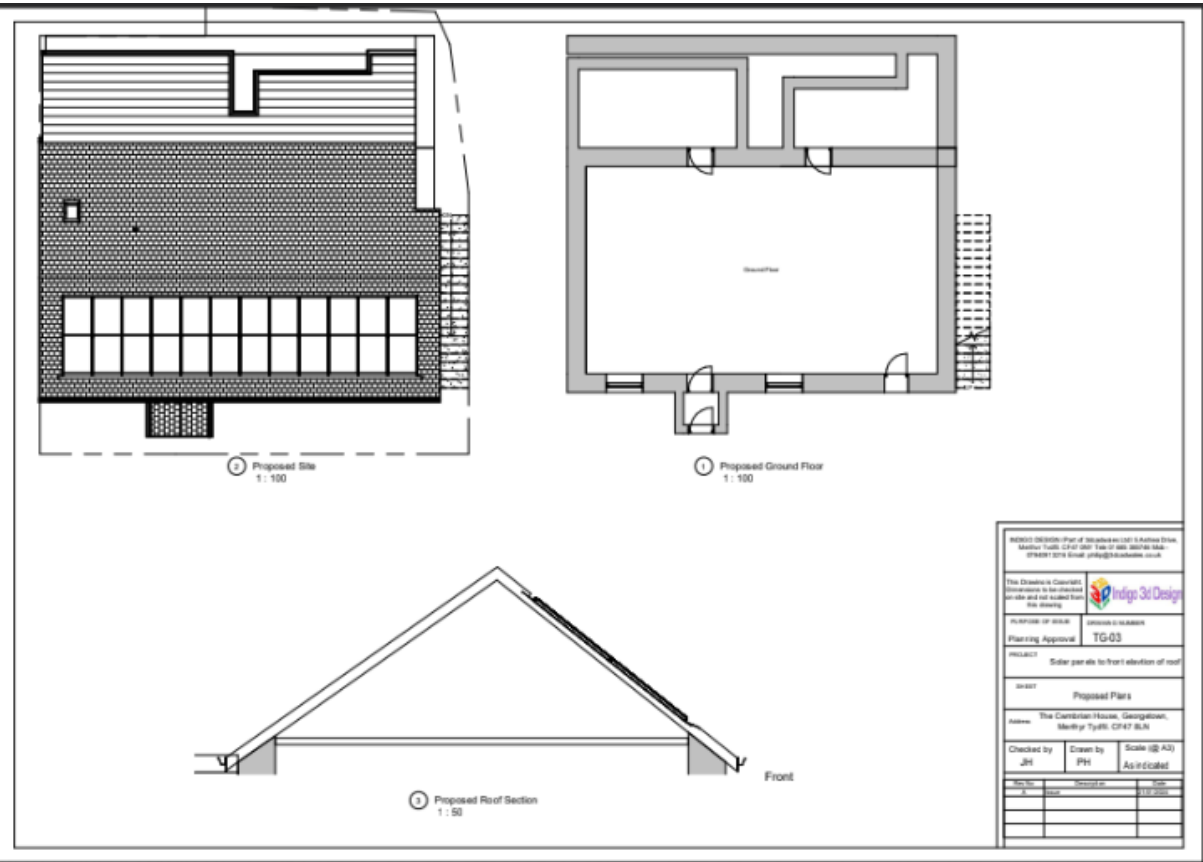
1.2 Site description

The building is a stone built, two storey semi-detached property under a slate roof. The ridge of the property generally runs from south east to north west. Barge boards and fascias where present are of uPVC. Generally the property appears to be in extremely good order and is well maintained.

The site is located within a wholly urban area, the only immediate vegetated areas are back gardens and short tree lines, however, vegetation is sparse. There are lines of trees further afield. The River Taff is found to the south of the property. There is connectivity to the wider landscape.

1.3 Proposed development

It is proposed to refurbish the property and install solar panels



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 in this instance. The works are minor and there are no obvious access points into the property. The works are limited to the confines of the site.

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 17th March 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.

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 and failed to find any suitable, obvious access points for roosting bats.

The majority of weather boarding is not raised enough to allow bats into the building. The weather boarding is tight to the render.

The slates on the property appear to be flush with no missing or lifted areas. The ridge does not appear to be lifted to allow ingress at this location. There appeared to be a gap beneath the apex of the south eastern gable, however, on closer inspection this appeared to be blocked, including from the inside.

No evidence of nesting birds was seen on the exterior.

Please see appended plates for photographs of the building exterior.

4.1.2 Internal survey results

Internally there is a medium sized roof space above the property. The area is lined with bitumen felt and some breathable membrane and insulated at joist level with fiberglass insulation. The area is relatively clean. There is one light ingress into the roof, however, this is from the roof light. No bats or evidence of bats was observed in the roofspace.

Please see appended plates for photographs of building exterior.

4.2 Identified Roosts

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

4.3 Conclusion & Recommendations

It is considered that due to the buildings lack of access points, the building is likely of negligible ecological value to and for bats.

The building appears to be entirely sealed with no obvious access points and roosting locations identified.

As there are works to the roof and there is a slight but extremely unlikely chance that access points have not been identified, it is considered necessary that the demolition is undertaken in line with an ecological method statement and supervision.

In the unlikely event that any bats or evidence of bats are found, all works will cease, BE Ecological Ltd and Natural Resources Wales consulted. Works will not recommence until such a time that Natural Resources Wales have provided written confirmation to do so. This may involve further survey effort and/or a Protected Species Licence being issued.

4.4 Breeding Birds

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

The property has not been identified as a bat roost.

5.2 Hibernation Season Usage

It is extremely unlikely that bats will use the building for hibernation due to a lack of access points.

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 not been identified as a bat roost and as such impacts on roosting bats are unlikely to be present. However, the works will be undertaken in line with a method statement and ecological supervision to safeguard the unlikely presence of bats and birds.

No mitigation is required.

6 ENHANCEMENT

6.1 Bats

The following bat box or similar will be attached into the south eastern elevation of the new extension https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box?bkfno=252139&ca_id=1495&adlocale=uk&gad_source=1&gclid=CjwKCAiA8Lu9BhA8EiwAag16b5aLB5eUMqbzXTpJk8DDfL6sfjLmx57hED81FYrDpbtWSN00pL41OhoCzHwQAvD_BwE

6.2 Birds

A Schwegler 1SP Sparrow Terrace or the following <https://www.nhbs.com/sparrow-terrace-nest-box> will be attached to the south eastern gable in addition to the bat box above.

7 RECOMMENDATIONS

7.1.1 Timing

It is considered that the building is not a bat roost, as such, the work can be undertaken at any time of year.

7.1.2 Timber/roofing materials

It is considered that the building is not a bat roost, as such, restrictions on roofing materials are not required.

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

A European Protected Species Licence obtained from Natural Resources Wales will not be required before any works commence. If at any point bats or evidence of bat is found, all works must cease and NRW consulted. Further surveys and/or a licence may be required prior to works recommencing

7.1.5 Supervision

Supervision of the removing of tiles/installation of solar panels will be required.

7.1.6 Compliance

Following completion of the project, the ecologist will visit the site to verify the correct installation of the enhancement measures (see below). E-mail confirmation will be issued to the LPA.

8 METHOD STATEMENT

1. A suitably licenced and experienced ecologist will be on site/call for the duration of the works.
2. Before any work begins on site, a briefing for contractors and other site-staff 'toolbox talk' will be given by an ecologist. The briefing will cover the issues in respect of protected species they may encounter on site, where they might find them, methods of working, and what they need to know to avoid committing an offence. Every briefing attendee will be provided with a copy of a Method Statement and the contact details of an ecologist and Natural Resources Wales.
3. All suitable bat roosting features (slates for tying in) will need to be removed by hand (metal sheets) and inspected by the onsite bat ecologist.
4. The sheets will also need to be removed manually, one at a time, with the bed and underside inspected for bats/sign of bats by the onsite ecologist before moving onto the next.
5. Only when the onsite bat ecologist is happy that there is no further potential for bats, may he/she leave and the works continue with no supervision. A licensed bat ecologist will be on call for the remainder of the works. In the unlikely event that bats are found during a period that the licensed bat ecologist is not present on site, all works must cease and the licenced bat ecologist engaged.
6. If bats or their signs are found, a EPS licence may be required before works can legally resume.

9 REFERENCES

Bat Conservation Trust. (2016) *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 roof space



Plate 2- photograph of tight fitting slates on front elevation



Plate 3- photograph of tight fitting leadwork



Plate 4- photograph of tight fitting rear elevation

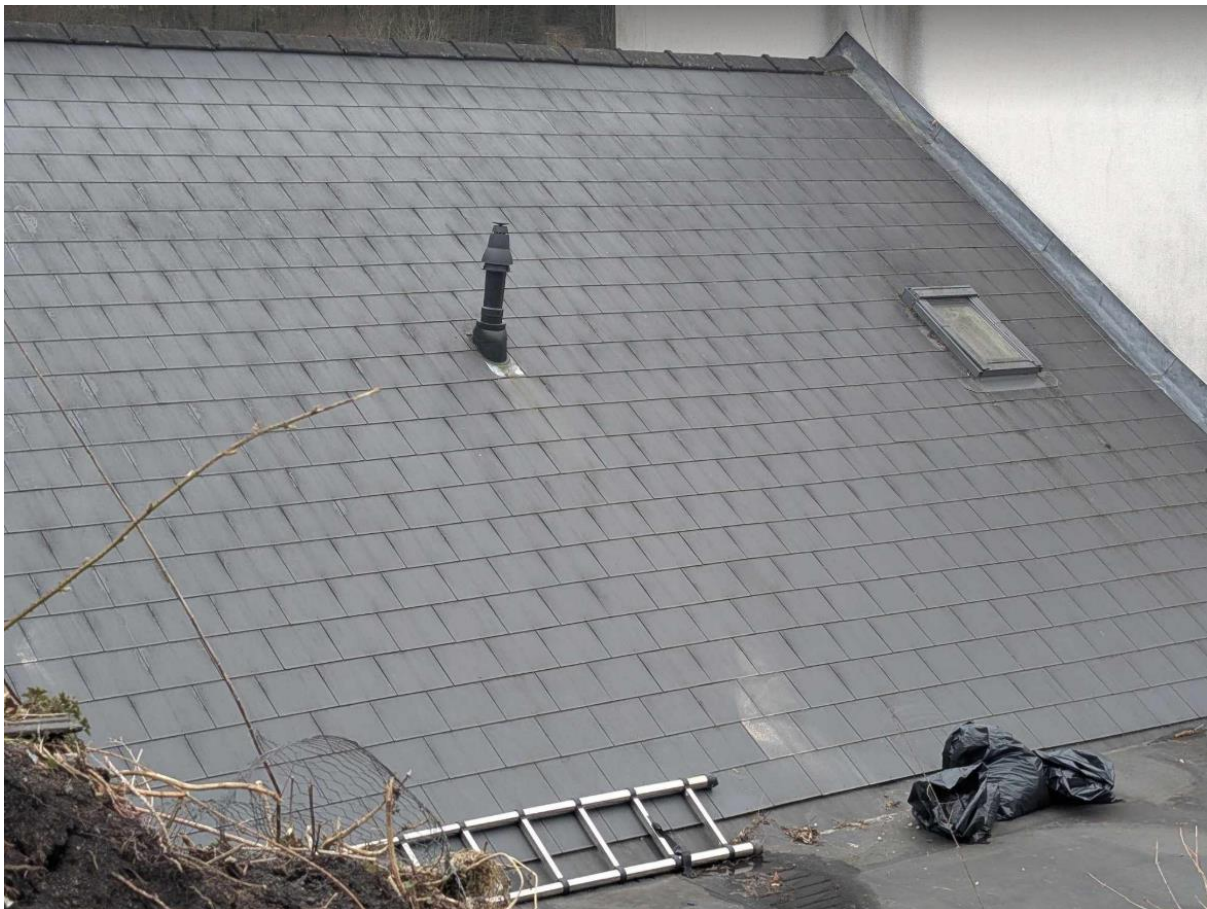


Plate 5- photograph of south eastern gable (appears to be a hole, on further inspection it does not lead anywhere and it is foamed up on the inside)



Plate 6- tight fitting soffits



Plate 7- foamed gable end

