



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE



PRELIMINARY BAT ROOST ASSESSMENT

COED LLYS

Project name: Coed Llys, Llanfyllin, SY22 5HT

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1 INTRODUCTION

1.1 BACKGROUND TO DEVELOPMENT

Planning permission will be sought for a replacement dwelling at Coed Llys near Llanfyllin.

1.2 SCOPE OF SURVEY

Arbor Vitae were commissioned by Roger Parry and Partners to undertake a Preliminary Bat Roost Assessment (PBRA) to establish the potential of the buildings to be used by roosting bats.

Bats and their roosting sites are legally protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981.

The survey was also designed to assess the presence of any breeding birds using the buildings.

All wild nesting birds, their nests and eggs are legally protected under The Wildlife and Countryside Act 1981.

1.3 KEY PRINCIPLES

All ecological surveys conducted by Arbor Vitae Environment Ltd are underpinned by the following key principles, as outlined by CIEEM (2018):

Avoidance - Seek options that avoid harm to ecological features (for example, by locating on an alternative site).

Mitigation - Adverse effects should be avoided or minimized through mitigation measures, either through the design of the project or subsequent measures that can be guaranteed – for example, through a condition or planning obligation.

Compensation - Where there are significant residual adverse ecological effects despite the mitigation proposed, these should be offset by appropriate compensatory measures.

Enhancements - Seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation.

2 SITE DESCRIPTION

2.1 LOCATION, LANDSCAPE, AND BACKGROUND

Coed Llys is located just off the B4391 approximately 1km north west of Llanfyllin (Figure 1). The property sits between agricultural grassland fields with some areas of mixed woodland and the River Fyllon present in the wider landscape (Figure 2).

The proposals will include the demolition of the existing property and construction of a replacement dwelling on the site.

2.2 BUILDING DESCRIPTION

The property on site is a single storey bungalow with a large enclosed loft space above. The structure sits on a brick base with timber tongue and groove cladding covering the outside. Wooden shingle covers the gable ends at east and west. The roof is covered by concrete tiles with clay ridge tiles cemented in place. The verges of the roof are cemented entirely and a single chimney flu rises from the roof. This is sealed in place with lead flashing.

The eaves of the property are boxed in with timber soffits and fascia boards with UPVC gutters and down pipes fixed around the property. There is a single storey brick extension at the north elevation with a flat, felted roof.

Internally the loft space is approximately 2m in height with a trussed roof structure. The loft is insulated throughout and lined beneath the tiles. The ridge beam is secured along the length of the structure and the top of the wall plate is sealed along its entirety.

Amenity grassland surrounds the property to the south with planted shrubs and borders in place. Species include: camellia, box, cotoneaster, beech, Leylandii, silver birch and beech.

There is a small mixed plantation at the east boundary of the property which includes oak, ash, cherry and various pine species.

There is also a concrete garage structure with tin roof covering to the east of the property.

There is a small garden room to the west of the structure which is timber clad with a pitched and felted roof covering.

3 SURVEY METHODOLOGY

3.1 DESKTOP STUDY

An initial desk study was composed to gain background information regarding any protected species or designations within the area. The main sources of information were MagicMap, Lle Geoportal and NBN Atlas.

3.2 PRELIMINARY BAT ROOST ASSESSMENT

One visit was made to survey the property on 19/04/2022.

The objective of the survey was to find and record any signs of use by bats, for example:

- Droppings, sometimes in concentrations below roost sites,
- Feeding signs such as butterfly and moth wings,
- Staining of timber, brickwork around access points.

The general structure of the building was assessed for its potential to provide bats with roosting opportunities.

The surrounding landscape and links to other nearby habitats were also taken into consideration during the assessment.

3.3 BREEDING BIRDS

The building was assessed for its potential to provide birds with nest sites, and to record any existing evidence of previous nesting.

3.4 PERSONNEL

One surveyor was used: Phillipa Stirling MSc ACIEEM, Ecologist. Natural Resources Wales bat licence no.: S091037-1.

3.5 CONSTRAINTS

There were no constraints to the survey being carried out successfully.

4 SURVEY RESULTS

4.1 DESKTOP STUDY

Name	Designation	Distance
Coed yr Allt	SSSI	0.8km
Search included: SSSI, SAC, SPA, Ramsar, AONB, LNR and NNR.		

The proposals will have no impact upon designated sites within 1km.

4.2 PRELIMINARY BAT ROOST ASSESSMENT

Externally the building is in excellent condition. There are no gaps in the eaves, cladding or shingle and the concrete roof tiles sit flush with each other. No potential roosting features were identified on the exterior of the property.

Internally the loft space is very well sealed and the roof lining is in good condition. There is no evidence within the loft space to suggest that bats have ever used it and no potential access points could be found during the survey.

Overall, the structure provides 'negligible' potential as a bat roost.

4.3 BREEDING BIRDS

No previous or current nest structures were identified during the survey.

5 EVALUATION OF RESULTS AND IMPACT

5.1 BATS

The structure on site provides 'negligible' potential as a bat roost and no further survey work is required.

The proposals will have no impact on nearby habitat features nor will it result in any inadvertent consequences for bats in the landscape.

The proposals will have no impact on bat species, no further survey work is needed and therefore a European Protected Species Mitigation Licence will not be needed for works to proceed.

5.2 BREEDING BIRDS

There are no nesting structures associated with the property and the proposals are unlikely to have any impact upon breeding birds.

6 MITIGATION AND ENHANCEMENT

6.1 BATS

The proposed development will have no impact on bat species and mitigation will not be required.

6.2 BREEDING BIRDS

The proposals will have no impact upon existing or potential nesting sites and mitigation will not be required.

6.3 ENHANCEMENT

In order to provide opportunities for protected species on site, the following is recommended:

- Two general purpose Woodcrete bat boxes will be installed into a nearby mature tree. These should be positioned at least 3m from the ground and face south west.
- Two Woodcrete bird boxes with 28mm entrance will be installed into a nearby mature tree. The boxes will be at least 2.5m from the ground with the entrance facing away from the prevailing wind.

7 SUMMARY

Planning permission will be sought for a replacement dwelling at Coed Llys near Llanfyllin. Arbor Vitae were commissioned by Roger Parry and Partners to undertake a Preliminary Bat Roost Assessment (PBRA) to establish the potential of the buildings to be used by roosting bats. The survey was also designed to assess the presence of any breeding birds using the buildings.

The structure on site provides 'negligible' potential as a bat roost and no further survey work is required. The proposals will have no impact on nearby habitat features nor will it result in any inadvertent consequences for bats in the landscape.

The proposals will have no impact on bat species, no further survey work is needed and therefore a European Protected Species Mitigation Licence will not be needed for works to proceed.

The proposals will have no impact upon existing or potential nesting sites and mitigation will not be required.

In order to provide opportunities for protected species on site, the following is recommended:

- Two general purpose Woodcrete bat boxes
- Two Woodcrete bird boxes with 28mm entrance

8 REFERENCES

Bat Conservation Trust (2018) Bats and artificial lighting in the UK. Bats and the Built Environment series, Guidance Note 08/18. Institution of Lighting Professionals.

Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust.

Mitchell-Jones, T., 2004. Bat mitigation guidelines. External Relations Team, English Nature.

FIGURE 1 LOCATION. 1:50,000

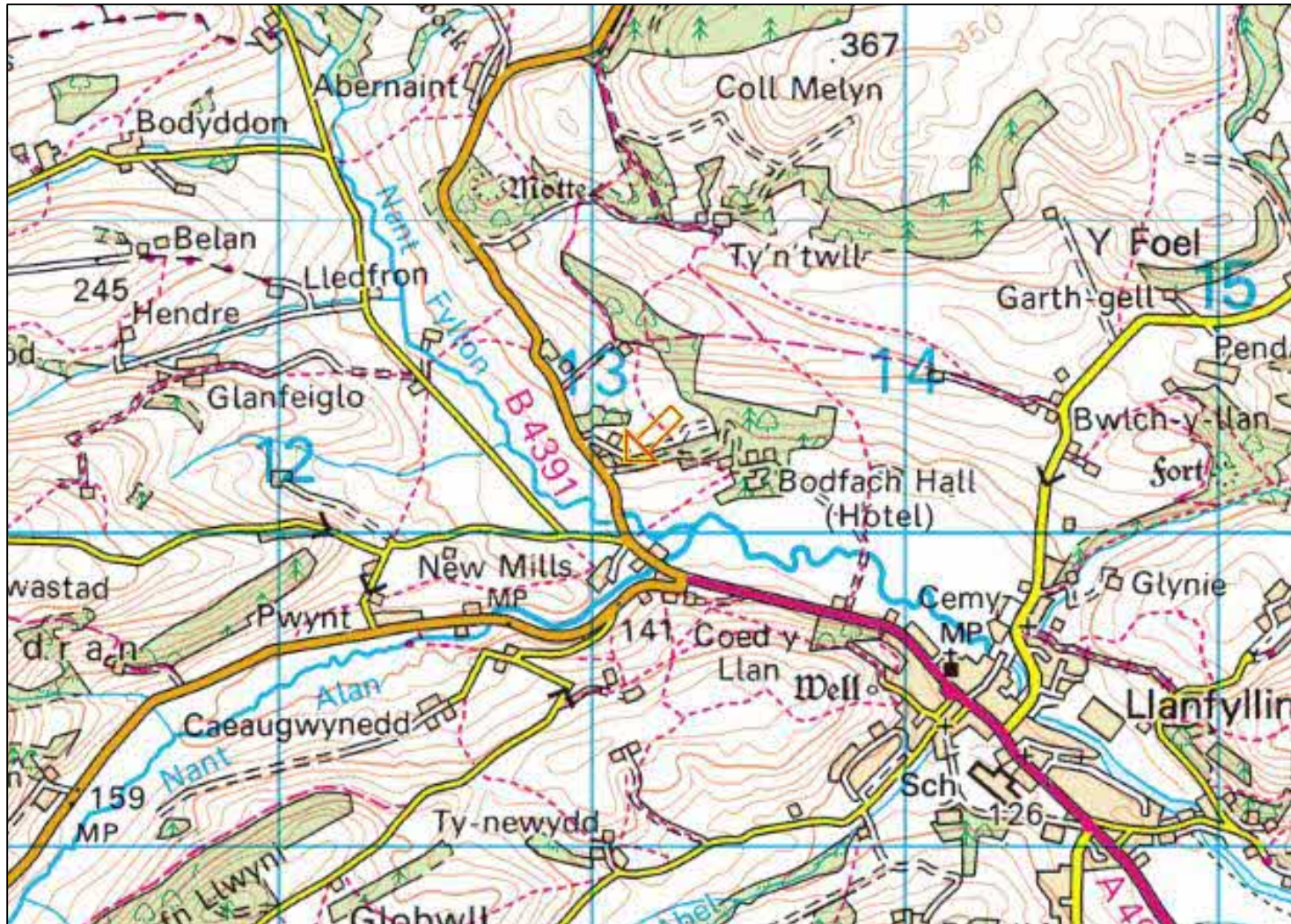


FIGURE 2 AERIAL PHOTOGRAPH



APPENDIX 1 PHOTOGRAPHS



West gable.



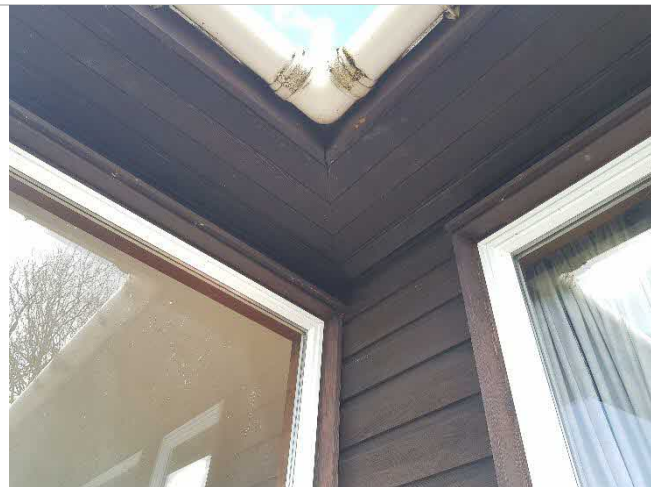
East gable.



Roof at north elevation.



Eaves and shingle detail.



Eaves detail.



Brick extension.



Internal loft space.



Internal loft space.



Adjacent plantation woodland.