

Dave Rogerson
Ecologist and licensed consultant, MICEEM
Broncastell, Ponterwyd, Aberystwyth, SY23 3LA
01970 890 683, 07855386872
License No.: 49458:OTH:CSAB:2013

D. Thomas
Ffynnon Dderw
Llanbadarn Fawr

6/11/14

Dear D. Thomas

Re: Bat scoping survey- Out Building at Ffynnon Dderw

Description of the property:

The out building found at Ffynnon Dderw is located away from the farm yard, approximately 500 meters to the northeast. The building is in an improved field margin, and partially in the neighboring garden. Ffynnon Dderw is found on the outskirts of the small historic village of Llanbadarn Fawr, SN 60280, 80731. The building is a brick built structure, with a corrugated concrete roof, surrounded by vegetative growth. The building is has open fields, hedgerows and scattered woodland to the north, and an urban setting to the south.

The purpose of the survey was to ascertain whether the outbuilding has any bat interest as the clients wish to renovate it under the Welsh Governments agri-environment scheme, Glastir Advance.



Fig. 1: The front elevation

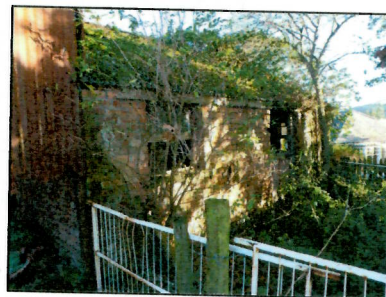


Fig.2: The side elevation

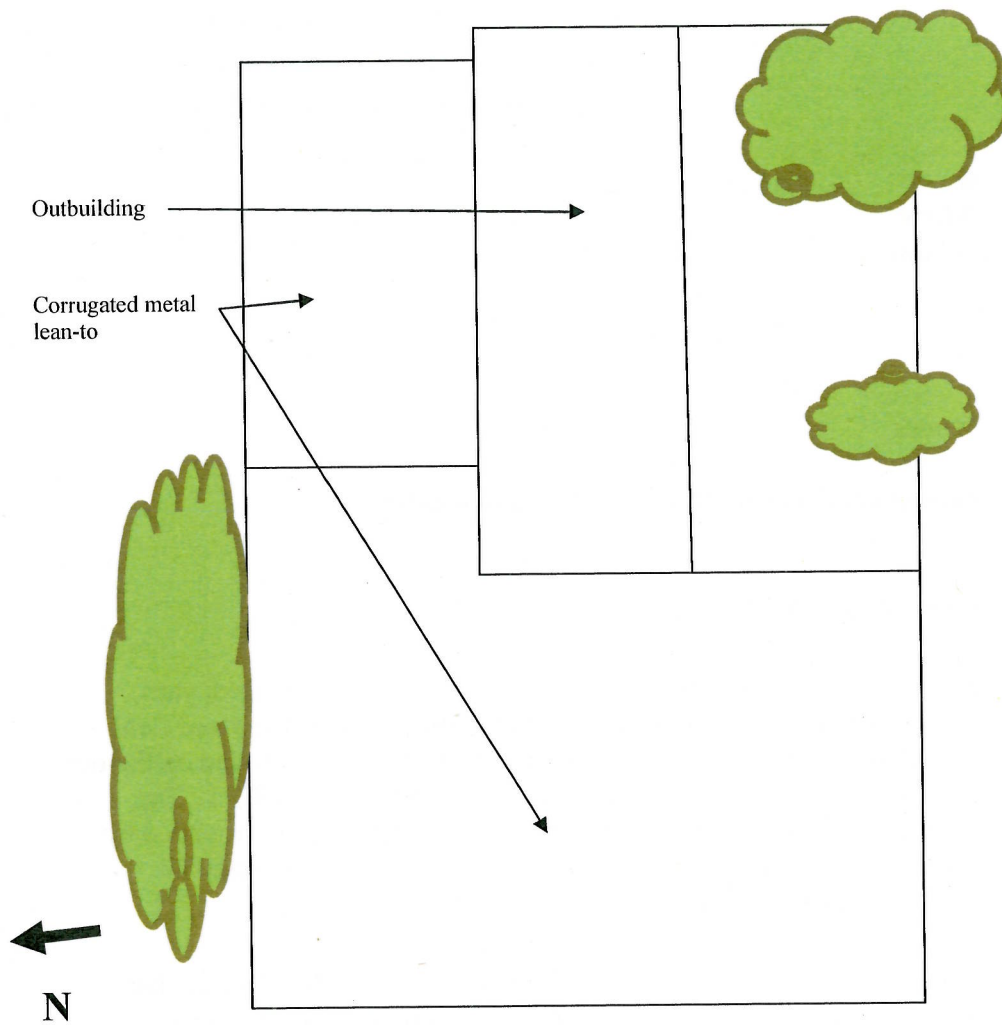


Fig.3: Plan of Out building (not to scale)



Fig. 4: Location map



Fig.5: Aerial image

Survey

The initial survey of the building took place on 5th November 2014, to identify any potential access points which could be utilised by bats, and to assess the structure as a bat roost. A thorough search of the buildings was carried out using a high power torch, looking for evidence of bats, i.e. droppings, grease staining on the walls, etc... This was followed by an examination of the external structures, particularly of the areas where the walls meet the roof, and the roof itself.

Results:

- The external survey found that the walls are made from brick, and are well pointed, although some of the brick are deteriorating. All crevices and flat surfaces were checked for bat sign, none was found. The northern elevation of the out building has a tin shed attached, this could not be inspected as the entrance was from the next door neighbors garden. The southern elevation was checked and found to be well pointed, with excessive ivy growth on the south eastern corner. The rear gable is covered in ivy, this could not be checked as it is in the neighbors garden, however that amount of ivy growth would stop any bats using the area.
- The eave of the front gable are relatively sealed, with a few possible access points. The side walls eaves have ample access opportunities as the roof is corrugated. However there is much cobwebbing, suggesting a lack of use.
- The roof seems water tight, and is made from a corrugated concrete compound. This is not a type of roof which bats would find desirable.
- The woodwork of the roof is wooden and the joints of the beams flush, providing little in the way of suitable niches for bats. Bird nests were observed on the beams of the building
- All windows, doors and lintels were checked for bat sign, none was found. Note that the windows are broken providing ample access into the building
- The internal walls are white washed, and there still remains four stalls for cattle, all flat surfaces within the buildings were checked for bat sign, none was found. There are no access points into the walls.
- Due to the time of year no dusk survey was done, this will be undertaken next active season.

Conclusion

The out building at Ffynnon Dderw, Llanbadarn Fawr is found on the outskirts of the small, but active village of Llanbadarn Fawr. There are open fields, hedgerows, and scattered woodland to the northern, and a small housing estate immediately to the south.

The potential of the buildings needs to be gauged in that whilst there is no evidence bats were found to be using the buildings presently, bats are a highly motile and could occupy the buildings after the surveys had taken place. The location is prime for bats, the building itself does not lend itself to bat use, with the corrugated roof, and the well pointed walls, therefore the potential of the building is thought to be medium potential.

A follow up dusk survey will be carried out in the next activity season to complete the bat survey for this building.

Dave Rogerson
Ecologist

Images



Fig 6: Rear gable note ivy growth

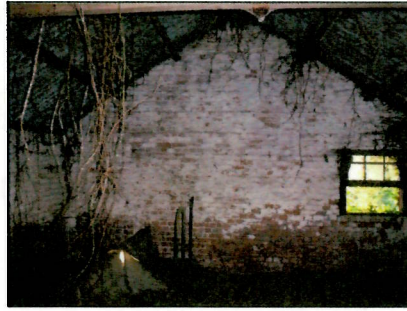


Fig 7: Internal walls



Fig. 8: Southern elevation

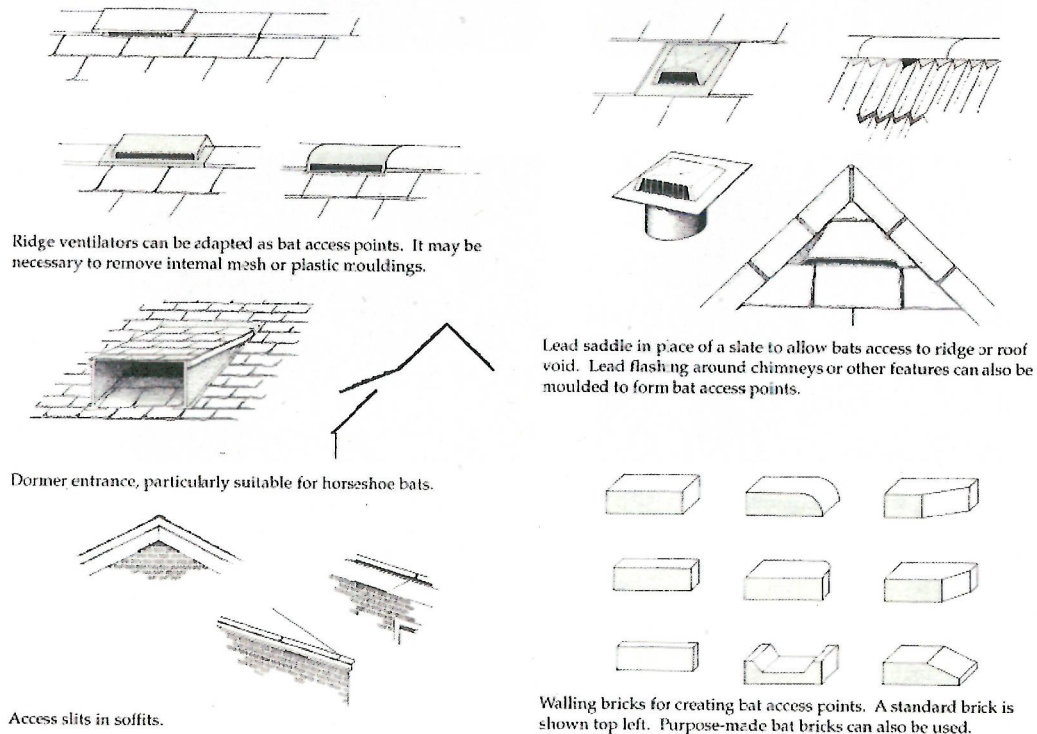


Fig.9: Internal area

Appendix 1: Measures to provide for bats in new constructions

There are a number of ways that construction can be carried out so that bats are taken into consideration by increasing the accessibility for the bat into the roof void, a cavity wall, or into a purpose made bat-box. There is no need to spend money creating access for bat; many of the provisions can be done without any extra costs, for instance the leaving of small apertures in soffits, or in the pointing of a cavity wall, or the lifting of some strategically located roofing tiles.

Below are examples of how bats can be provided for:



Taken from Bat Works Manual JNCC '99

The following are web addresses to suppliers of purpose made bat bricks, and bat boxes:

www.schwegler-natur.de

www.forticrete.co.uk/products/184/bat-boxes.html

www.tuforrooftiels.co.uk

www.ibstock.com/sustainability-ecozine.asp

Further information can be found at:

www.bats.org.uk/

Appendix 2: Relevant legislation and policy guidance

Bats and their resting places (roosts) are legally protected under the Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species Regulations 2010.

In Wales, it is a criminal offense to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- Damage or destroy a bat roost (this is an absolute offense)
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

It is a criminal offense under the Wildlife and Countryside Act 1981 (as amended) to:

- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost

‘Deliberately’ in this context may mean someone who, although not intending to capture/injure or kill a bat, took action that resulted in such an offense even though they were aware of the likely consequences of taking that action.

A bat roost is understood to mean ‘any structure or place which any wild {bat}....uses for shelter or protection’. Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not bats are present at the time.

At present, a breach of the legislation protecting bats could result in either, a £5000 fine per incident or per bat, or a 6 month custodial sentence.

Planning Policy Wales (PPW) 2002 is supplemented by a series of Technical Advice Notes: TANS Nature Conservation Planning 2009 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

‘When considering policies and proposals in local development plans and when deciding planning applications that may affect nature conservation, local planning authorities should:

- pay particular attention to the principles of sustainable development, including respect for environmental limits, applying the precautionary principle, using scientific knowledge to aid decision making and taking into account of the full range of costs and benefits in a long term perspective (PPW 2.2.1);
- Contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment (PPW 2.3.2);
- Promote the conservation and enhancement of statutorily designated areas and undeveloped coast (PPW 2.3.2);
- Ensure that appropriate weight is attached to designated sites of international, national and local importance (PPW 5.3.2)
- Protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans (PPW 5.2):
- Ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on

nature conservation (PPW paragraphs 5.5.1 and 5.5.2);

- Ensure that the range and population of protected species is sustained (PPW 5.2.3, 5.5.11 and 5.5.12);
- Adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered (PPW 5.2.2, 5.2.7 and 5.5.2).'