

RE: 25/0120



Harris, Matthew (Ecology Officer)

To Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 01/04/2032



14:55

Hi Marnie, due to the urban location of this building I would not normally ask for a bat survey. It is too far away from any suitable foraging habitat, and the species of bat which would live in an urban area with lots of light disturbance tend to roost close by to where they can feed. However we can never totally rule out the presence of bats so we should attach our Bat Advisory Note as below, if consent is granted.

If the application were for demolition then I may take a more precautionary approach because if a bat roost were present then disturbance would be inevitable, but in this instance with an internal conversion, the risk of harm is lower, so a bat survey is not justified.

The site may support nesting birds, so the Applicant should be reminded that nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Matt

### **Bat Advisory Note**

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result in a fine and/or imprisonment.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228