



BAT SURVEY REPORT

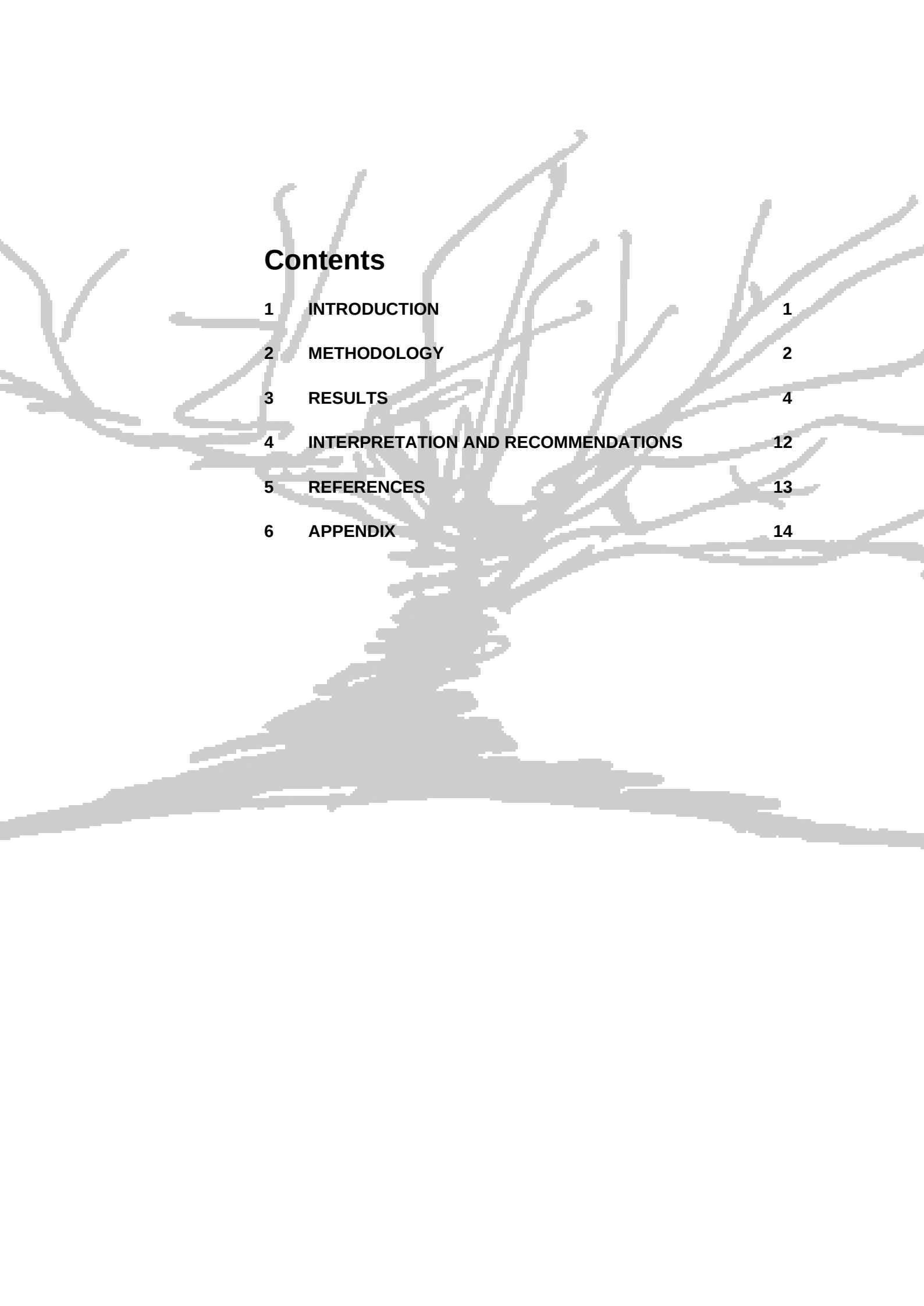
ADDRESS

FORMER PUBLIC
CONVENIENCE

CLIENT

Z AL-IBRAHIM
MS PROPERTY MAINTENANCE

Project: Former Public Convenience		
Project Number		
Title	Bat Survey Report	
Document Number		
Client		
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Prepared by:	Kate Wickens - Consulting Ecologist 22-Dec-23	
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Executive summary		
Site	A survey was conducted on a former Public Convenience building. The proposal is to develop the building into a coffee shop. The immediate surroundings are residential and commercial properties on a busy main road leading to Newport City Centre. The area has low potential for roosting, foraging, and commuting bats.	
Protected Spp (Bats)	An internal and external inspection of the building was carried out and subsequently, <i>no evidence of bats was found</i> – Negligible Impact	
Conclusion	Given the results of the survey, that it's a single storey property in a built-up area with high levels of light, deduces the potential for bat access opportunities. Also, the building is likely to fluctuate in temperature due to the large open, chimney stacks built into the concrete roof. Therefore, it is considered that the redevelopment of the site is unlikely to result in any impact on bats. It is considered that an EPS Licence will not be required.	



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1 INTRODUCTION

Background

- 1.1 Sylvan Ecology were commissioned to complete an initial inspection and where necessary, additional works to detail mitigation in relation to bats, for the proposed works at the former public convenience building, Caerleon Road, Newport.

Ecological Context

- 1.2 The application site was an old disused public toilet that closed in March 2018. Set between a public house and a burger takeaway on a busy road leading towards the city centre. It is surrounded by residential homes and commercial properties in Newport. All associated land for the development (herein referred to as the application site) is located at:
- central OS grid reference: ST 32066 89119
 - nearest postcode: NP19 7FX

- 1.3 The surrounding landscape is predominantly residential and commercial units. The immediate and surrounding area has low potential for roosting, foraging, and commuting bats.

Aims of the study

- 1.4 The aims of the study are to:
- estimate the size and status of any existing bat roost;
 - determine the potential impact on any bat roosts from the proposed works; and
 - outline the mitigation strategy which will be required to minimise impact on bats within the site and to comply with any legal requirements.



2 METHODOLOGY

Desk Study

2.1 Existing ecological and nature conservation data relevant to the application site were collated from various sources:

- The *Magic* website (<http://www.magic.gov.uk/>) was reviewed to determine whether there are any internationally important statutory designated sites for nature conservation, and for other statutory designated sites for nature conservation, within 2 km of the application site; and
- *Google Earth* was used to review aerial photographs of the application site and surrounding area in order to better understand the setting and ecological context.

Building survey

2.2 Surveys were carried out in accordance with the standards set in *Bat Conservation Trust's Bat Surveys – Good Practice Guidelines (2023)*. The survey was conducted under optimal condition by a suitably experienced ecologist. The site was inspected by licenced bat worker David Price MCIEEM. Mr Price has 19 yrs. professional consultancy experience and has worked on a large variety of bat related projects throughout the UK.

2.3 Bright torches, mirrors and ladders were used to search for bats and evidence of bats. The following signs were searched for:

- live bats;
- dead bats, as either complete or partial skeletons;
- insect remains (mainly wings & legs) below feeding perches;
- droppings;
- urine beneath roosting positions, or discolouring of entrance holes;
- scratch-marks on roofs & ceilings;
- grease or rub-marks on roofs or ceilings; and
- evidence of wear on potential access points.

2.4 Where possible, cavities, cracks and crevices were thoroughly inspected for bat evidence using a *Ridgid 40613* and/or *FLIR C2* where appropriate.

2.5 The buildings were assessed for bat suitability taking into account the following general criteria:

- surrounding habitat;
- temperature regime;
- light levels;
- protection from the elements;



- construction detail;
- potential roosting locations; and
- potential bat-access points.

2.6

A description of the buildings was made, with particular attention to the factors listed above. Where possible, voids, cracks and crevices were noted. Information including the type of building, number and size of potential bat-roosting locations and bat-access points allows it to be categorised according to a scheme published in Bat Conservation Trust's *Bat Surveys – Good Practice Guidelines* (2023) as follows:

- **High** - Buildings or structures with numerous or extensive locations that are suitable for roosting. Generally, they have sheltered roosting places, with a stable temperature regime, low light levels and suitable bat-access points. They could be suitable for maternity roosts or hibernation sites.
- **Moderate** - Buildings or structures with few or individual, small-sized areas that are suitable for roosting. They could be used by small numbers of bats for roosting and may be suitable for a maternity roost or a hibernation roost.
- **Low** - Buildings or structures that have limited potential roosting locations, are subject to wide temperature regimes, higher light levels and/or restricted bat-access points. They might be used as occasional, transient, or night roosts, by small numbers or individual bats, but are unsuitable for larger colonies.
- **Negligible** - Buildings or structures with no bat roosting potential that are unsuitable for roosting bats.

2.7

Evidence of bats and features of particular interest were noted and described in Section 3.



3 RESULTS

Background data

- 3.1 Information relating to statutory designated sites was obtained within a 2 km radius from *Magic.gov*. There is one statutory designated site within 2 km of the application site. River Usk SAC/SSSI (0.3 km from site). Due to the scale of the work being undertaken, no direct or indirect impact on the designated site is anticipated.

Building Description

- 3.2 The application site was subject to an internal and external inspection (where access was viable) for evidence of bats on the 19th of December 2023. The detached building is a single storey, disused toilet block of red brick over concrete block with a small, front forecourt area. It is situated on Caerleon Road, in Newport, offset from the main thoroughfare which leads to the city centre. The road comprises commercial, as well as residential properties in a built-up area with high footfall passing.

- 3.3 **Photo 1:** Front view. Buildings 1 and 2, are constructed from red brick and are in excellent condition with minimal deterioration for crevice-dwelling bats. The roof of Building 1 is covered in rubber membrane, building 2 has a concrete slab roof, and Building 3, has corrugated sheeting over what was originally an open alleyway. Gaps and crevices were checked using a ladder and torch along the ridge edge of all three entrances. The main body entrance body has three wooden doors with steel side and kick plates. No evidence of bats was found.



Building One - Rubber membrane



Building Two - Concrete roof



Building Three - Corrugated steel roof



Red brick building

3.4

Photo 2: Building one: The entrance door and guttering were the only areas with gaps and crevices.

1. The image shows gaps along the length of the door and the roof edge.
2. The image shows a small crevice in the roof covering.
3. The image shows a small crevice in the cement work around the guttering.

3.5

All these gaps and crevices were checked with a ladder and torch, and no signs of any bats were found.



3.6

Photo 3: Upon entering, a clean red brick wall frames the ceiling which has been fitted with temporary chipboard.





3.7

Photo 4: Most of the ceiling paint has peeled away along the back ceiling area. The very end of the corridor still has the original ceramic tiles.



3.8

Photo 5: The entrance into the main area from the middle door. The paint is peeling off all along the concrete ceiling with three wooden frames firmly fitted. No evidence of bats being found.





3.9

Photo 6 –There was a small crevice between the concrete blocks and ceiling above the main door into the building. The entrance surrounds and inside wall still had the original ceramic tiles attached. This space was inspected along the full width of the wall and was clear of any evidence of bats.



3.10

Photo 7 : The structural edge of the red brick wall separating the front and back room had a small number of crevices within them. Each one was carefully inspected and no evidence of bats were found.



3.11

Photo 8: The back room: A double layer of red bricks has created a gap between the interior opening and the exterior north facing wall. A torch was used to make all areas visible. No evidence of bats was found.



3.12

Photo 9: Chimney stacks: Built into the concrete roof of the main building were two chimney stacks. The stacks are built with the same red bricks as the exterior of the building and are covered with a hollow concrete inlay and metal grid. This makes the main building open to the elements. No evidence of bats was found.





3.13

Photo 10: Building 3. The North and West walls are not part of the original building. Older images show this as an open access alleyway. A wooden timber frame has been constructed above the north facing wall so that a corrugated roof could be fitted on top.



3.14

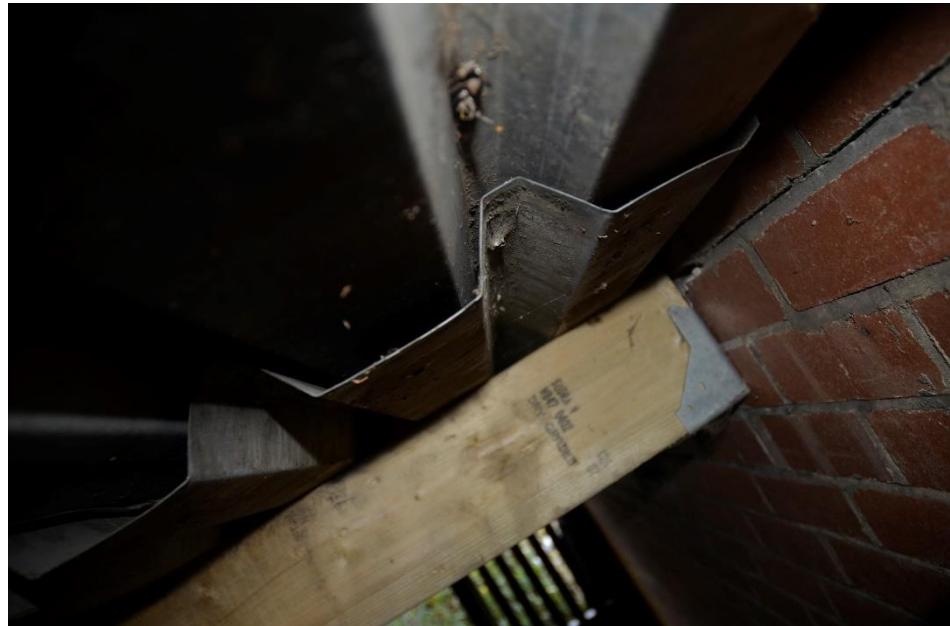
Photo 11: The back west-facing wall allows light in through the gap adjacent to the original building. Timber supports are used midway and at the back of the building to support the corrugated roof. The floor is soil and plants.





3.15

Photo 12: Corrugated roof: Two corrugated sheets have been used to cover the ceiling area. There is an overlap of 20cm between sheets. Each space of the overlap was checked with a torch and no evidence of bats were found.



3.16

Bat Potential of Building

The limited number of potential roosting locations, the fact no evidence of bats was found within the building, and the location of the building means the application site has negligible potential to support roosting bats.

3.17

The urban nature, and limited vegetation in the immediate vicinity means invertebrate numbers in the area will be low, reducing the likelihood that bats would be present.

3.18

Nesting Birds

No evidence of nesting birds was noted on site.



4 INTERPRETATION AND RECOMMENDATIONS

Interpretation

- 4.1 Given the results of the survey, it is considered that the redevelopment of the site is unlikely to result in any impacts on bats and it is considered that an EPS Licence will not be required. Based on the conclusion that bats are unlikely to be using the structures as a roost site, according to the "Bat Mitigation Guidelines" the impact on bats is likely to be low.
- 4.2 The site is considered generally unsuitable for hibernation, however little is known about pipistrelle hibernation roosts, so the fact that bats may hibernate in the structures cannot be discounted. Though no evidence of bats was found within the building, due to the transient nature of many species, it is recommended that contractors be made aware of the potential presence for bats in the area. Should a bat be found, advice should be sought from a suitable experienced ecologist.

Ecological Enhancement

- 4.3 Local Authorities have a duty (known as the 'Biodiversity and resilience of ecosystems duty') under the *Environment (Wales) Act 2016* to seek to maintain and enhance biodiversity in the exercise of their functions. It is recommended that one bat box (1FR Schwegler or similar) be integrated into the apex of the new construction.
- 4.4 Considering the location of the site and its surrounding habitat, the future development of the site also offers little opportunities to enhance the application sites ecological value. It is recommended that two bat boxes (*2F Schwegler Bat Box*) or similar be donated to the local wildlife trust to enhance biodiversity off site.



5

REFERENCES

Altringham, J.D. (2003) *British Bats*. Harper Collins, London.

Bat Conservation Trust, 2023. *Bat Surveys: Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell, A.J., 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough.



6

APPENDIX

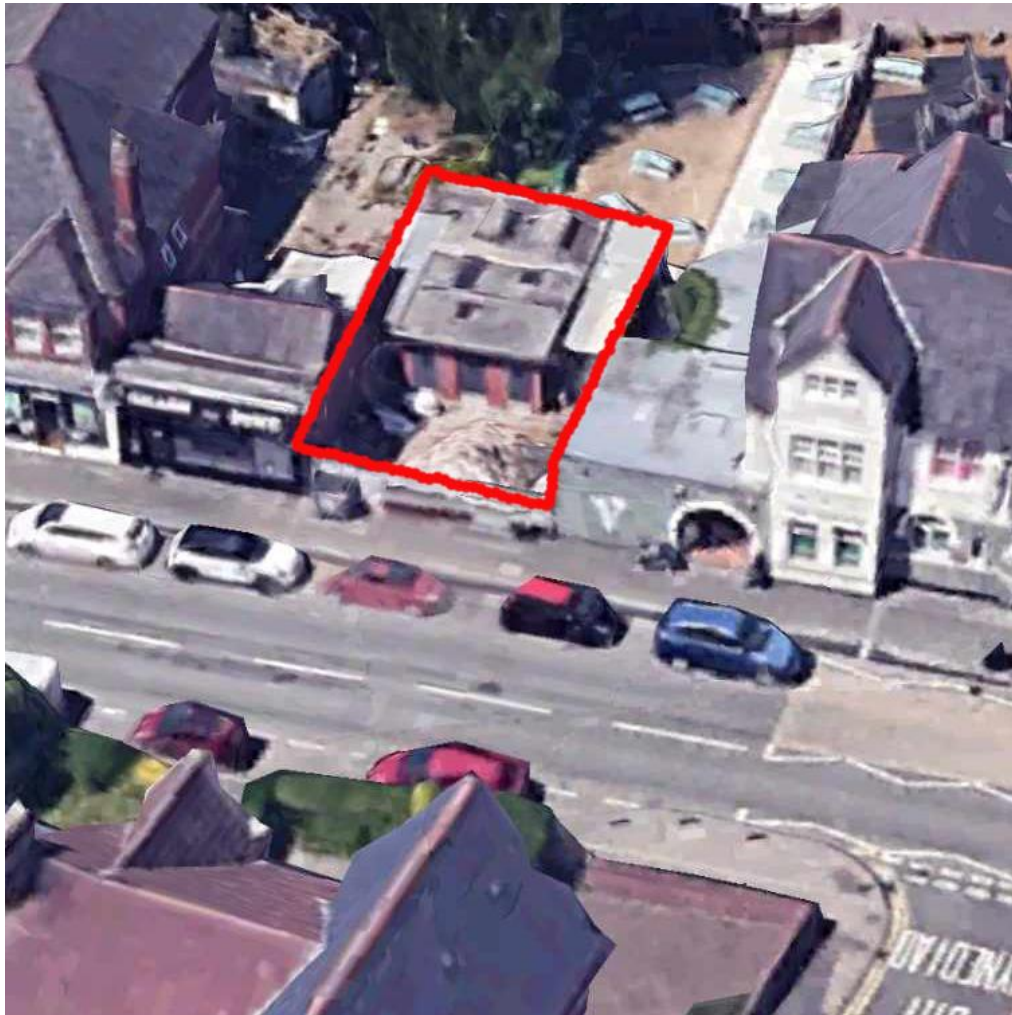
Legislation pertaining to bats

- 6.1 All species of British bat are European Protected Species protected under *The Conservation of Habitats and Species (Amendment) (Eu Exit) Regulations 2019*. It is therefore an offence to:
- recklessly, intentionally, or deliberately kill, injure or capture (take) 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 a bat.
- 6.2 Developments that compromise the protection afforded to bats or roosts under the provisions of the *Conservation of Habitats and Species (Amendment) (Eu Exit) Regulations 2019* will require a European Protected Species (EPS) licence from NRW. Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:
- 6.3 Regulation 44(2)(e) states that licences may be granted to “*preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.*”
- 6.4 Regulation 44(3)(a) states that a licence may not be granted unless “*there is no satisfactory alternative*”.
- 6.5 Regulation 44(3)(b) states that a licence cannot be issued unless the action proposed “*will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*”.

Legislation pertaining to biodiversity

- 6.6 *Environment (Wales) Act 2016* Section 6 of the Act places a duty on public authorities to ‘*seek to maintain and enhance biodiversity*’ so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to ‘*promote the resilience of ecosystems*’. The duty replaces the section 40 duty in the *Natural Environment and Rural Communities Act 2006* (NERC Act 2006), in relation to Wales, and applies to those authorities that fell within the previous duty.

Figure One – Application site





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