



Wyndrush Wild

PRELIMINARY PROTECTED SPECIES ASSESSMENT

**Land East of Lyte Buildings, Road C,
Wern Industrial Estate, Rogerstone, Newport, NP10 9FQ**

Client – Chris Bryan (Blue Self Storage Ltd)

Survey Date – 6th May 2025

Report Reference – WW/PPSA/060525

Author – Vicky Swann (NRW Licence No. S093543/1)

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Summary

The client is proposing to demolish the existing building and develop the site on the Wern Industrial Estate. An assessment of the likelihood of the building to support protected species was required by the client. A daytime inspection of the building was undertaken on 6th May 2025.

The objective of the survey was to locate evidence of current or past bat roosts (in the form of bats, droppings, staining, feeding signs and/or remains of bats) and to establish whether site redevelopment would have any impact upon bats or their roosts. The building was investigated externally and internally and was found to be unsuitable for roosting bats. No evidence of bats was found. Bats do not appear to form a constraint to redevelopment of this site.



Building proposed to be demolished.

Survey Details

This report has been prepared by Wyndrush Wild on behalf of the client. The report provides the results of an assessment focussing on the brick and concrete building on land east of Lyte Buildings on the Wern Industrial Estate, Rogerstone. An assessment of the building's potential to support bats was required by the client to inform the proposal to demolish it. The objective of the survey was to locate evidence of current or past bat roosts and to establish whether site redevelopment would have any impact upon bats or their roosts.

The external façade and internal spaces of the building was carefully examined on 6th May 2025 by Vicky Swann.

Equipment used included a high-powered torch and a pair of close-focussing binoculars. The surveyor searched for evidence of roosting bats, including live or dead bats, bat droppings, urine staining, grease marks, claw marks, feeding signs and any sound or smell of bats.

Notes were made on the suitability of the roof or other features for bats, including likely entrance points and the degree of cobwebbing across gaps. Photographs were taken of any features of particular interest.

Building Structure

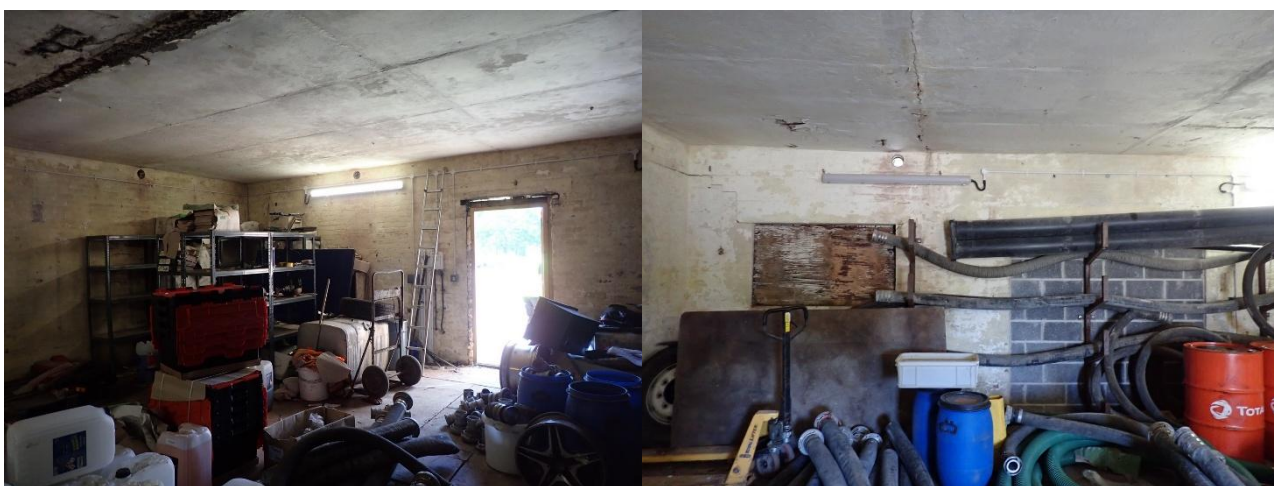
The detached building is comprised of well-rendered concrete blockwork walls with well-mortared exposed brick base and top, and metal box-profile sheet mono-pitch roof. No cracks or crevices are present in the walls. Metal verge coverings are present at the roof edge. Gaps between the verges and wall are wide, with the wall tops well-sealed.

The north-eastern doorway is blocked up. The south-western doorway has a timber door that is tight-fitting. Some narrow gaps are present above the door frame where mortar is missing; these are well-cobwebbed. Light, thin-stemmed ivy cover is present on the north-west, south-west, and south-east elevations.

Internally, the space is open floor to ceiling. Walls are smooth rendered and painted; no cracks or crevices are present. There is no roof void and the ceiling is well-sealed. Ventilation ducts at wall tops have a fine mesh covering. A partially exposed metal frame supports the structure.



External photographs (clockwise from top left): Northern-eastern elevation with blocked doorway; light-thin-stemmed ivy; well-mortared brickwork and ventilation duct; well-sealed wall top.



Internal photographs: Exposed metal frame in ceiling (left) and (right) smooth rendered walls with ventilation duct at wall top.

Survey Results

The daytime inspection found no bat droppings, either fresh or old in the sheds surveyed. No feeding signs or other evidence of bats were found. No bats were visible.

The inspection found the building to have no potential roosting sites externally or internally.

Assessment and Recommendations

Given the lack of suitability the building offers for roosting bats, the lack of potential roost features and complete absence of evidence, the bat roost potential of the structure surveyed is considered 'negligible'. As such, bats do not appear to form a constraint to the development of the site. In the unlikely event that bats are discovered, works should cease immediately and further ecological advice should be sought.

Any lighting scheme should adopt a sympathetic regime to avoid light spill. In particular, any security lighting should be directional and fitted with sensors and timers to ensure light is only created when required and is of limited extent and duration.

Legislation

All species of bat and their roosts are protected under United Kingdom law by the Wildlife and Countryside Act 1981 (as amended), and in addition are classified as Protected Species (EPS) under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill, injure or disturb a bat and to destroy any place used for rest or shelter by a bat.

Development works that affect a bat roost can only be permitted under a licence from Natural Resources Wales (NRW). Licences in respect of Protected Species for this type of development can be granted for "...the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment."

Under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 licences can only be issued for a development if NRW is satisfied that:

- There is no satisfactory alternative to the specified works, and;
- The authorised action will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

The author of this report was Vicky Swann, a partner in Wyndrush Wild, and experienced licenced bat surveyor. She has completed numerous scoping reports, activity surveys and accompanying reports for a variety of schemes.

Reports are valid for two years, or as specified by the Local Authority Planning Department.