



JON SLOAN ECOLOGICAL CONSULTANTS

BATS – Preliminary/Scoping Survey

**Winwood
Aberbechan
Newtown
Powys
SY16 3AY**

Preliminary/scoping survey for development at the above property

Report compiled by:

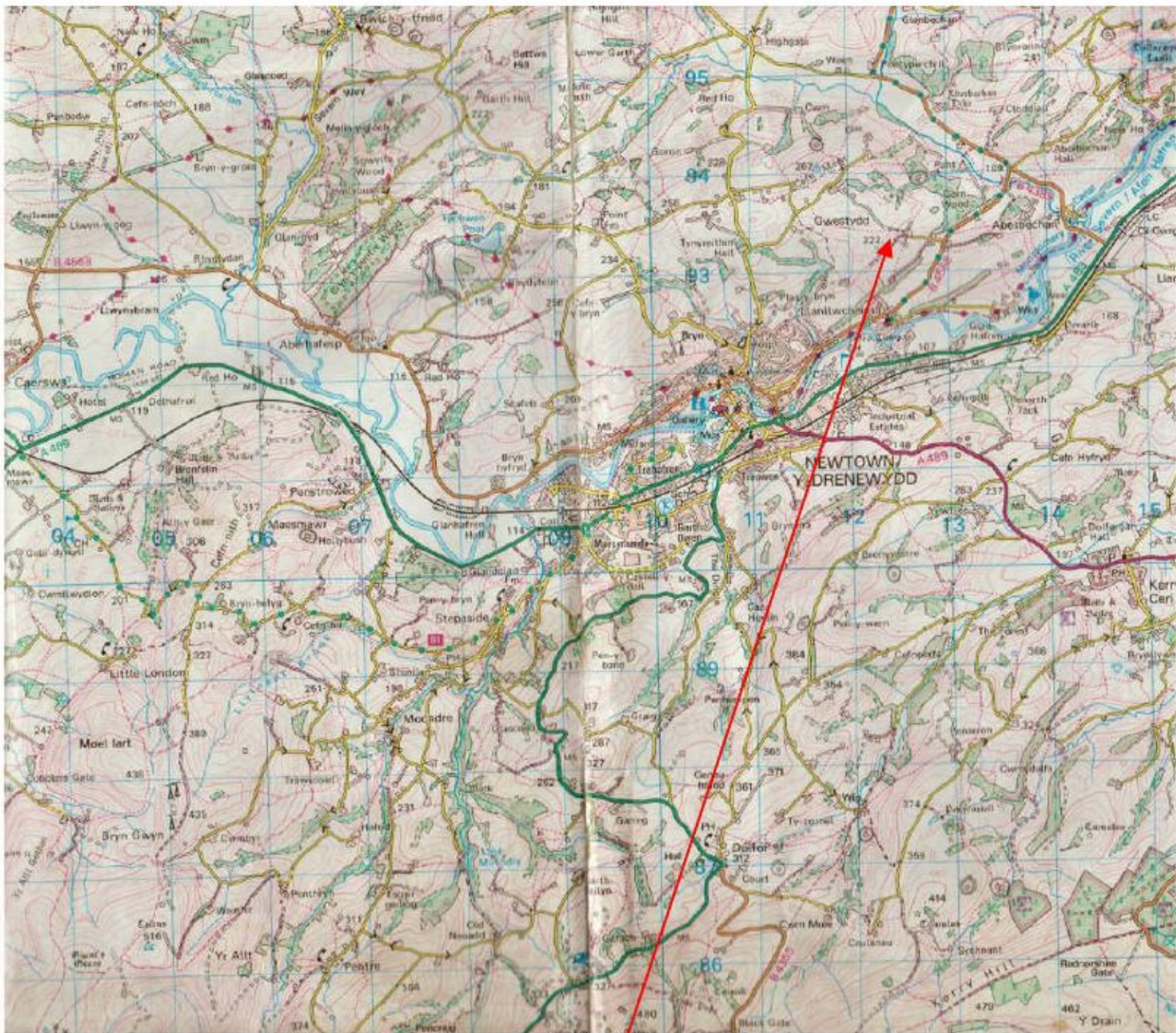
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Client:

Mr R. Bennett

5th June 2021

1. A preliminary/scoping survey was carried out on the property of Winwood, Aberbechan, Newtown on Friday 28th May 2021 prior to the owners applying for planning to create an extension to the south-western aspect. On inspection of the property there was little/no potential to support a bat roost, i.e. there was no defective pointing within the brick work (all areas were sound), all lead-work, fascias, soffits & gable end verges were tight fitting/sealed & roof tiles/ridge tiles were also tight fitting. The roof voids were accessed from ceiling hatches in the kitchen, lounge & bedroom and none showed any evidence of bat use/roosts. The exterior areas of the bungalow were inspected thoroughly; there was no evidence of bat presence/roosts in any areas at this time.
2. Winwood is located at GR SO 1278 9327 approximately 2km north-east of the centre of Newtown & is accessed via a track off Lower Gwestydd Lane, this off the B4568 Aberhafesp - Aberbechan road (see map & aerial views).

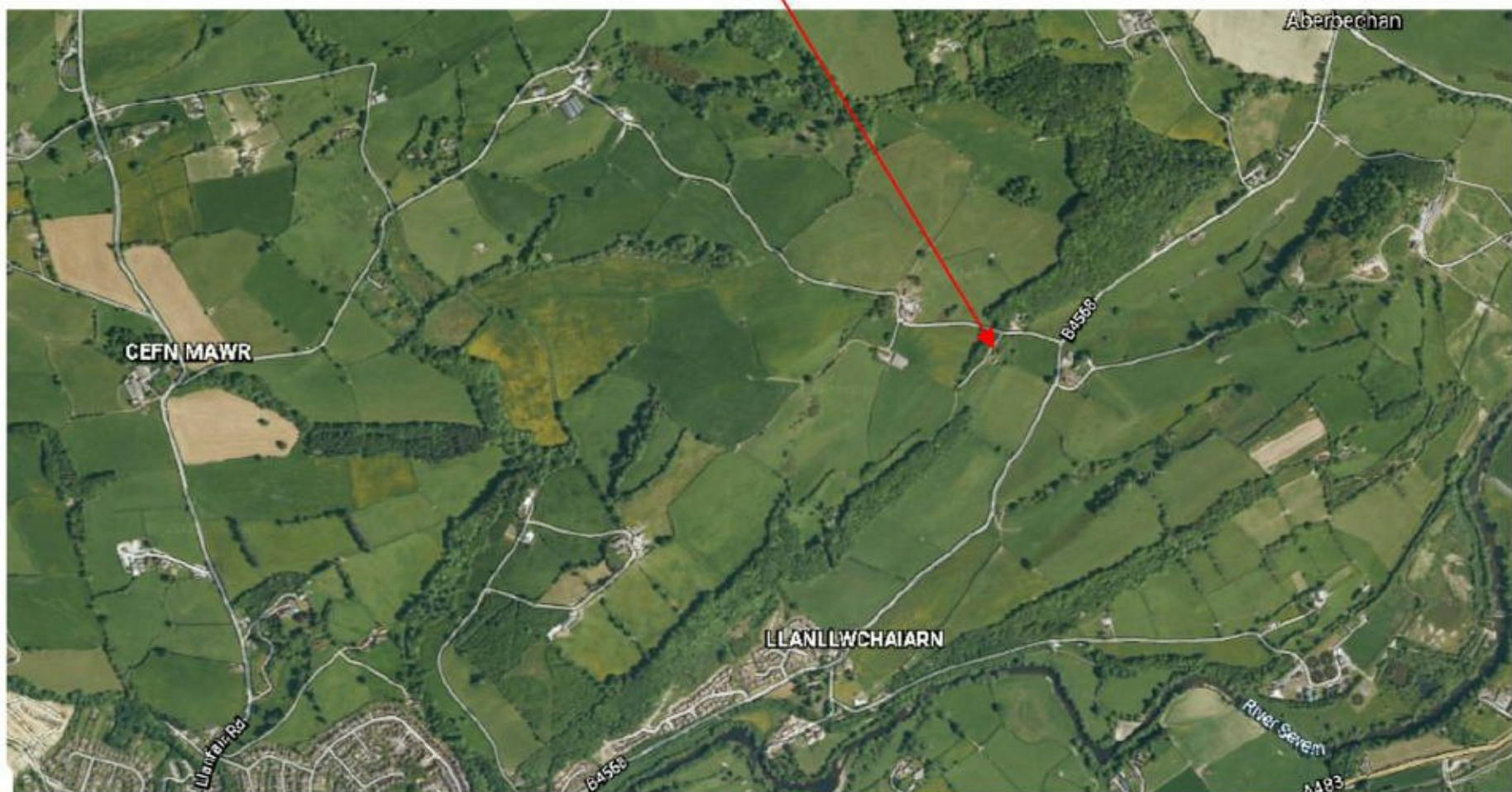


Position of Winwood

AERIAL VIEWS



Position of Winwood



3. The surveyors carrying out this survey were:

Jonathan Sloan – Ecological Consultant

- NRW bat licence: S087730-1
- NRW barn owl licence: S089206-1
- BTO ringing permit with a training endorsement
- NRW newt licence: S087152-1
- BCT qualified “Surveying Barns, Buildings, Bridges, Trees & Bat Identification.
- Member of Montgomeryshire Bat Group & BTO.
- Founder of Species Habitat Protection Group Powys (this is a charity dedicated to preserving habitats for wildlife _ Charity No: 1129929). The Group staged “Llandinam Lives” which included presentations & walks for bats, barn owls, otters, badgers etc. in which the general public were given the opportunity to learn about survey methods in the field encompassing bat detectors, Anabat detection with a SD1 detector and downloading data onto computer for analysis. Recently the group was awarded winners of the WCVA Third Sector Environmental award. Jon has worked tirelessly over the past 25+ years striving to maintain bat/barn owl habitats. He is a member of Montgomeryshire Bat Group & BTO & liaises closely with NRW, SNPA & BBNPA. Jon has also worked in the building & restoration/renovation business for over 35 years and has devised and implemented appropriate mitigation into many developments. Jon also has several years experience with undertaking Phase 1 surveys both within Wales & England.

Janet Jones – Licensed Ecologist

- Accredited agent on above bat & newt licences
- NRW barn owl licence: S088313-1
- BCT qualified “Bat identification”
- Many years experience in the field of both bats & Barn owls.
- Co-founder & chairman of the Species Habitat Protection Group Powys.
- Member of Montgomeryshire Bat Group & BTO.
- Past experience of undertaking Phase 1 surveys in Wales & England.

4. Winwood is a stone built bungalow, finished in white painted render with the roof clad in concrete roof tiles & ridge tiles & a single brick chimney. All rainwater goods, fascias, soffits, windows & doors are of UPVC. The proposed development is to create an extension to the south-western aspect. The construction of the existing bungalow is in sound condition & has been well maintained with little/no areas of potential for bats to exploit/utilise, i.e. no defective pointing (all areas were sound), all soffits, fascias, roof tiles & ridge tiles were sound & tight fitting & sealed. The concrete bedding to the gable end tiling was all intact & sealed. All areas of the bungalow were inspected thoroughly with the aid of high powered torches & endoscopes where necessary (crevices blocked with no bat access) & all areas were very cobwebby with no potential for bats to roost/access. There was no evidence of bat presence/roosts in these areas or any other parts of the building i.e. droppings, insect remains/wings, fur oil staining or actual bats.

Example of sealed areas





5. The interior of the roof voids were inspected with access made with the aid of a surveyor's ladder via the loft hatches in the kitchen, lounge & south-western bedroom. The structure of the roof was constructed of a softwood timber pre-formed truss system with the floors covered in 2 layers of fibreglass insulation & the underside of the roof tiles above the kitchen also covered with insulation. The undersides of the tiles to the other roof void areas were covered in the old bitumastic felt. The roof void floor areas were only partially boarded out therefore inspections were undertaken with care. The insulation was lifted to inspect for any bat evidence. There was no evidence of any bat presence within the roof voids at this time & no potential for bats to access the void. There was some evidence of mice in the form of several mouse droppings, in particular in the area above the kitchen to the north-eastern aspect.

Roof void areas



Access hatch out of kitchen



Insulated roof & floors



Roof void above kitchen



Example of mouse droppings

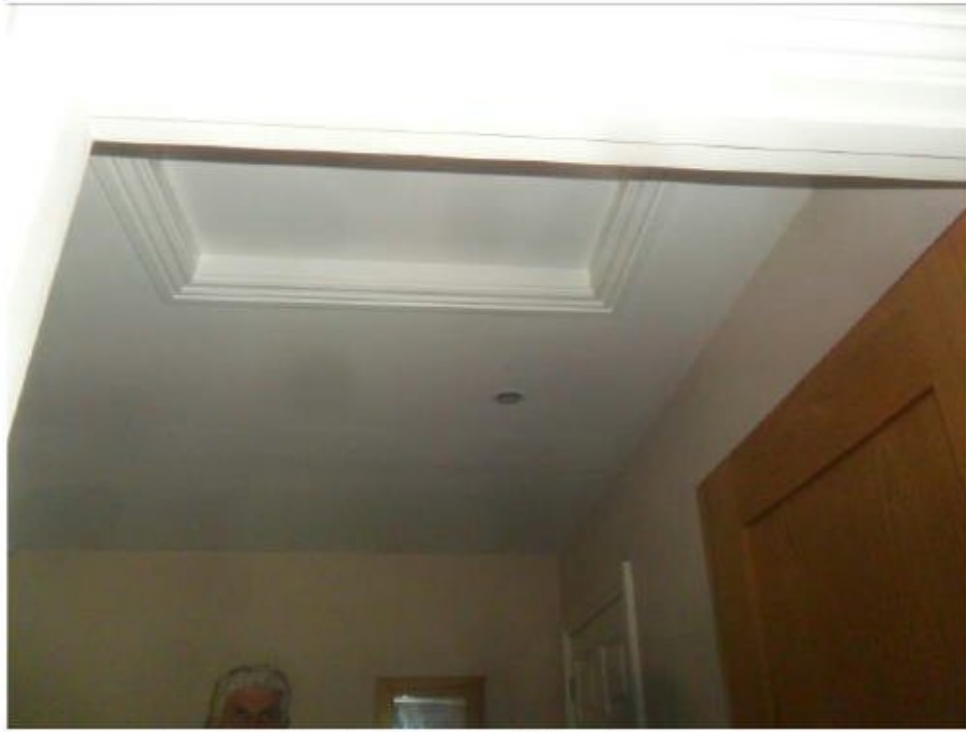


Access hatch out of lounge



Roof void above lounge





Access hatch out of bedroom



Roof void above bedroom



Roof void above bedroom



6. The property is in an elevated position overlooking the Severn Valley, with access via a track off Lower Gwestydd Lane, this off the B4568 Aberhafesp - Aberbechan road. The immediate surrounds to the dwelling are hard standing (concrete slabs) with a compressed hardcore access & large parking/turning area to the north-east with a timber constructed garage/workshop. A newly laid lawn area is situated to the south-east bordered with a small Box hedgerow.
7. No evidence of bats was observed on any parts of the interiors or exteriors of the existing bungalow, i.e. bat droppings, fur oil staining, feeding remains or actual bats at the time of this survey.
8. There are areas of ideal foraging and flight lines for bats within the trees directly to the north-west of the access track which provide links to the wider landscape, i.e. hedgerows around pastureland & along roads & areas of mixed woodland to most aspects. It is not anticipated that the proposed development will affect any of these flight lines/foraging areas.

9. There are no statutory designated sites within 500m of the site. It is not anticipated that the proposed development will have a negative or detrimental impact on any known features.

10. **Conclusion:**

Given that there was no evidence of bat use/roosts observed on any areas of the exterior or interior of the existing bungalow during this scoping survey, in our professional opinion further survey work would be deemed unnecessary as any bat use/roosts within the areas proposed for the development are low risk/negligible given the well sealed/good maintenance of all areas of the building thus not providing potential roosting sites for bats.

- a) It is suggested that 2 “Double crevice” bat boxes are erected on suitable trees/buildings prior to any works commencing (see Diagram 1 “Double crevice bat box”).
- b) It will be necessary to create potential bat roosting areas within the new development in the form of bat slits at the intersection of the brick/blockwork & soffits/bargeboards on the south-western & north-eastern gables of the proposed extension. 4 slits will be created in these gables with minimum dimensions of 150mm by 20mm & the slits should be free from internal obstructions (i.e. felt/rafters) and permit the bats to access the area above the gable end walls & beneath the roof tiles (see Example 1 “Access points in gables” & Diagram 2 “Example of access slits in extension gables”). This drawing is shown as an example only as no final plans were available at the time of writing this report.
- c) This is a positive step to enhance the roosting areas for bats in the area. Mitigation has been outlined within this report but will need to be drawn into the proposed plans prior to submission to planning department.

Diagram 1 “Double crevice bat box”



Example 1 – “Access points in extension gables”

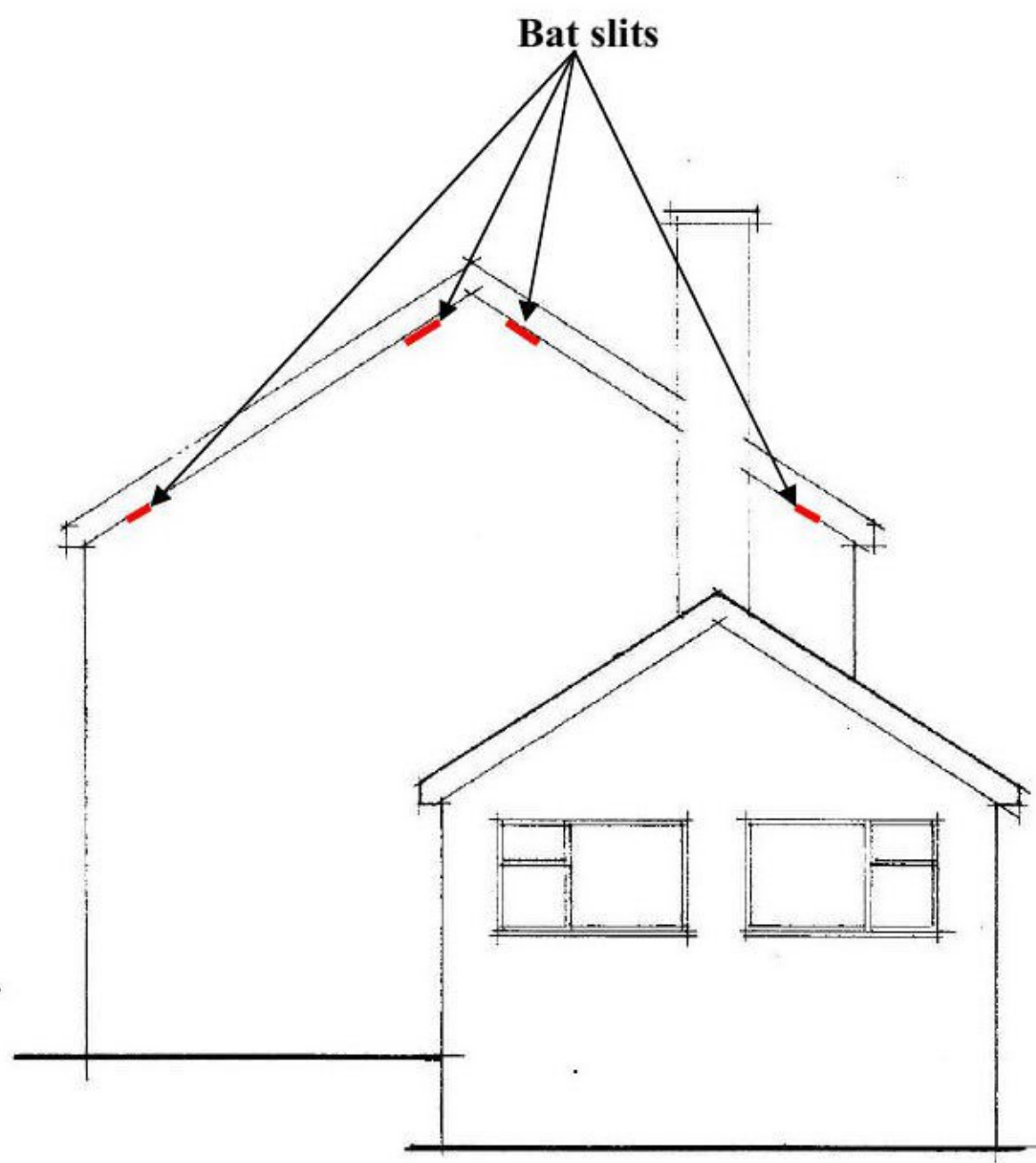
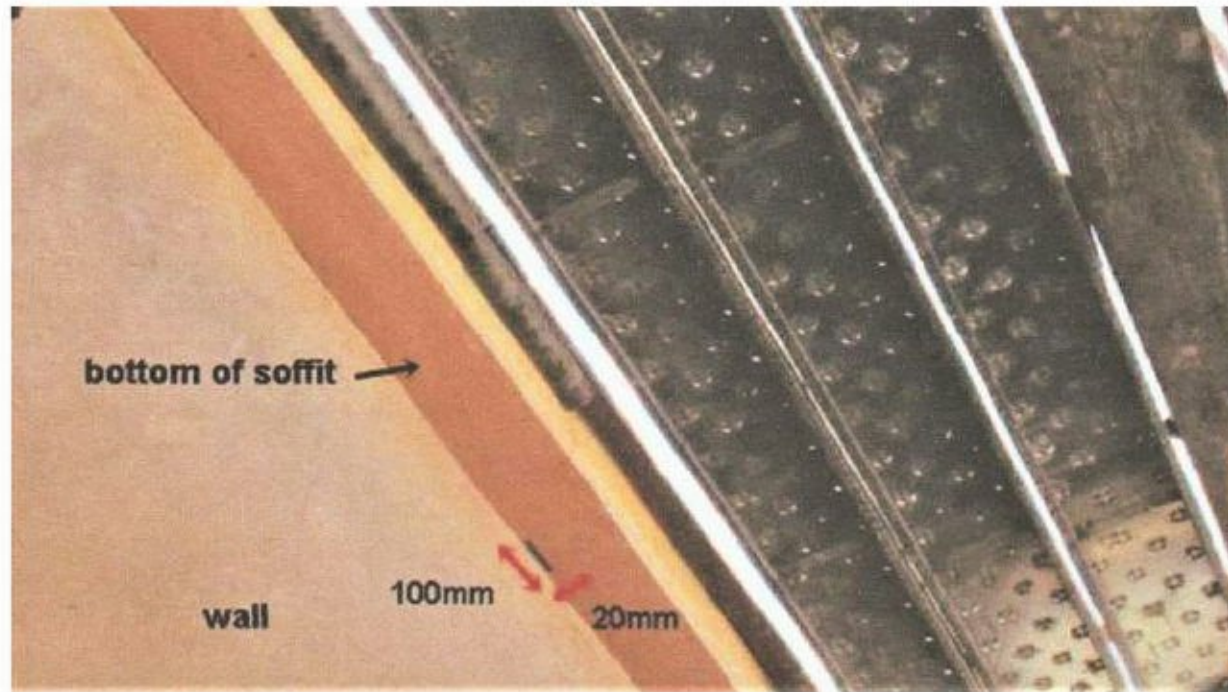


Diagram 2 “Example of access slits in gables”



PHOTOGRAPHS



South-east



North-west



North-east



South-west

HABITAT



South-east



North-west



North-east



South-west

**Jon Sloan
Ecological Consultant
Date: 5th June 2021**