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**BRONIARTH FARM
GUILSFIELD
POWYS**

BAT PRELIMINARY SURVEY

NOVEMBER 2019

**Wayside
Llandinam
Powys
SY17 5BY**

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1. A bat preliminary/scoping survey was undertaken on the new extension at Broniarth Farm on Saturday 9th November 2019 as requested by Gwynfor Humphreys (Chartered Building Surveyor) on behalf of the owner Dr Dafydd Turner. The new extension is subject to possible demolition given issues with Listed Buildings department. No evidence of bat presence was noted within the new extension i.e. droppings/feeding remains/bats. There were no areas of potential for bats to exploit/roost within the new extension, all slating & soffits/timberwork were all tight fitting with no potential access points for bats to utilise/roost/exploit given this is a complete new build.
2. If it is deemed necessary to take down the new extension this would consist of removing part of the present roof covering & taking down part elevations where necessary & reinstating the original roofline/extension to the southern aspect of the main dwelling in line with Listed Buildings approval. The existing & proposed rooflines do not intersect the roof of the main house but will abut this elevation approximately 1ft below the roofline. If any bats are encountered during the roof stripping process, all works will cease & the ecologist or NRW contacted for advice.
3. Broniarth Farm is located within a rural location at GR SJ 211135 & accessed off a council maintained road & track, approximately 1.2 miles off the A490 Welshpool – Llanfyllin road (see map & aerial views).

AERIAL VIEWS



Broniarth Farm



Broniarth Farm



Position of Broniarth Farm

4. The surveyors carrying out this survey were:

Jonathan Sloan – Ecological Consultant

- NRW bat licence: 78079: OTH: CSAB: 2018.
- BTO barn owl licence: S086244/1
- BTO Ringing Permit with a training endorsement
- BCT qualified “Surveying Barns, Buildings, Bridges & Bat Identification”.
- Founder & consultant 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 were 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 Natural Resources Wales, 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 the above bat licence
- NRW barn owl licence: S086442/1
- BCT qualified “Bat identification”
- Many years experience in the field.
- Co-founder & chairman of the Species Habitat Protection Group Powys.
- Member of Montgomeryshire Bat Group.
- Past experience of undertaking Phase 1 surveys in Wales & England.

5. Equipment used for the surveys included: ladders, mirrors, 1.5 million candle power lamps (with infra-red attachments), endoscopes, camera & binoculars.

6. Broniarth Farm is a detached, Grade 11 listed dwelling constructed of brick with the roof clad in natural slate. The new extension at the southern aspect is also of a brick construction to match existing & has a natural slate clad roof. The former outbuildings adjoin the extension at the western aspect & a further property lies beyond the grounds to the west. The property is in an elevated position overlooking semi-improved pasture surrounded by both post & wire & timber fencing with some sporadic tree growth.

7. The exterior of the house was inspected with the aid of ladders, torches, endoscopes & binoculars. This survey concentrated on the new extension where there were little/no areas of potential for bats to exploit/utilize, all soffits were sealed, roof slates & ridge tiles were close fitting and all lead work was secure & intact. There was no evidence of bat use observed on the exterior of the extension during this survey.
8. The new extension has no accessible roof void, the ceilings being part cam/vaulted ceilings. The possible potential works to the new extension will not encroach on or disturb the main roof of the dwelling.
9. The boundaries to the property are mainly wooden fencing with a native hedgerow to the northern aspect which borders the access track. There are ideal foraging areas and flight lines for bats surrounding the property, i.e. amenity gardens, other dwellings/buildings, hedgerows along access lanes & sporadic trees; all this providing connectivity to areas of woodland & small water courses in the wider landscape. The property is surrounded by undulating semi-improved pastureland grazed by sheep & cattle.
10. Prior to any works commencing 2 “Double crevice” bat boxes will be erected on the dwelling &/or adjacent trees/buildings, these will be south-east/south-west facing & 12’ above ground level, and advice can be given by ecologist (see Diagram 1 “Double crevice bat box”). These will provide access to potential roosting areas when bats become active in the spring/summer months. These boxes will be positioned prior to any works being commenced and will remain in place for the foreseeable future.
11. As a precaution only, it is suggested that a watching brief by a licensed ecologist is undertaken when any roof covering is removed from the extension if this is deemed to be necessary.
12. Artificial lighting is highly disturbing to some bat species. Any external lighting features for the property should be located with consideration for bats. Ideally lights would be confined to those areas where human access is occurring and where health and safety considerations demand such lights. Any such lights should be angled downwards to illuminate the walking areas only and should be placed at no more than 2.5m above the ground level. In addition such lights should be on automatic timers so that they switch off after a few minutes and do not stay on all night. Motion sensors are acceptable.
13. The above mitigation has given bats access to potential roosting sites within the bat boxes & is a positive step to enhance the roosting opportunities for bats in the area.

14. It is concluded that providing the bat mitigation strategy is undertaken in full, any disturbance to any bats in the area will be minimal. If bats are discovered at any time during the development all works must cease and the ecologist will contact NRW for advice.

Diagram 1 “Double crevice bat box”



PHOTOGRAPHS



Extension abutting south of house



Eastern aspect of extension



Southern aspect of extension



Western aspect of house & extension

HABITAT



South



East



North



West

**Jon Sloan
Ecological Consultant
23rd November 2019**