

Site/Building:	Semi-detached house	Date of survey:	23/06/21
Grid Reference:	SJ 21568 11567	Surveyor and report author:	Grace Dooley (NRW-licensed bat worker)
Site Address	41 Rhoslan, Guilsfield, Welshpool		
Customer Name	Mr Lee Andrew		
Reason for Survey	<p>Planning permission is sought for modification of the existing porch structure and the construction of a two-storey extension on the east elevation, to expand living space.</p> <p>Bats are a European Protected Species (EPS) and their presence or potential presence must be considered as a material part of any planning application; i.e. prior to the decision-making process.</p> <p>Initially, to determine likelihood of roosting bat presence at 41 Rhoslan, the suitability of the structure and its surrounding habitat was ranked according to the Bat Survey Guidelines (2016), shown in Table 1 below.</p>		

Table 1: Assessing potential suitability of proposed development sites for bats
(Modified table taken from Bat Survey Guidelines [2016], Table 4.1)

Suitability	Description Roosting habitats	Commuting and foraging habitats
<i>Negligible</i>	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
<i>Low</i>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a hedgerow with gaps or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
<i>Moderate</i>	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
<i>High</i>	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

Habitat Description:

41 Rhoslan is situated in Guilsfield, a small village in proximity to Welshpool / Y Trallwng. The property is situated on the outskirts of the village, directly adjacent to a small area of ancient woodland with broadleaved trees that fringe Guilsfield Brook. Directly connected with this area of ancient woodland is an area of restored ancient woodland, which links with other areas of ancient and semi-natural woodland within the wider landscape.

Further afield, the landscape is connected by several small streams that all lead generally northwards, and feed into the River Severn. Land use generally comprises a combination of arable and pastoral fields, both in the immediate vicinity and in the wider landscape. In close proximity with the property, foraging habitat is **limited / of low suitability** for bats, aside from the area of broadleaved woodland, with habitat in the wider landscape being of moderate – good suitability for supporting foraging and commuting bats, when compared with criteria in Table 1.

41 Rhoslan is not situated within the boundaries of a Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC). Within 10km of the property, 22 SSSIs and three SAC's are present. Of these 25 sites, five are designated for their role in bat conservation: Allt y Main Mine SSSI, 5.6km to the NW; Bryngwyn Hall Stables and Coach House SSSI, 7.5km to the NW; Glascoed, Meifod SSSI, 7.3km to the W; Leighton Bat Roosts SSSI, 6.8km to the SE; and the Tanat and Vyrnwy Bat Sites / Safleoedd Ystumod Tanat ac Efyrnwy SAC, 5.7km to the NW.

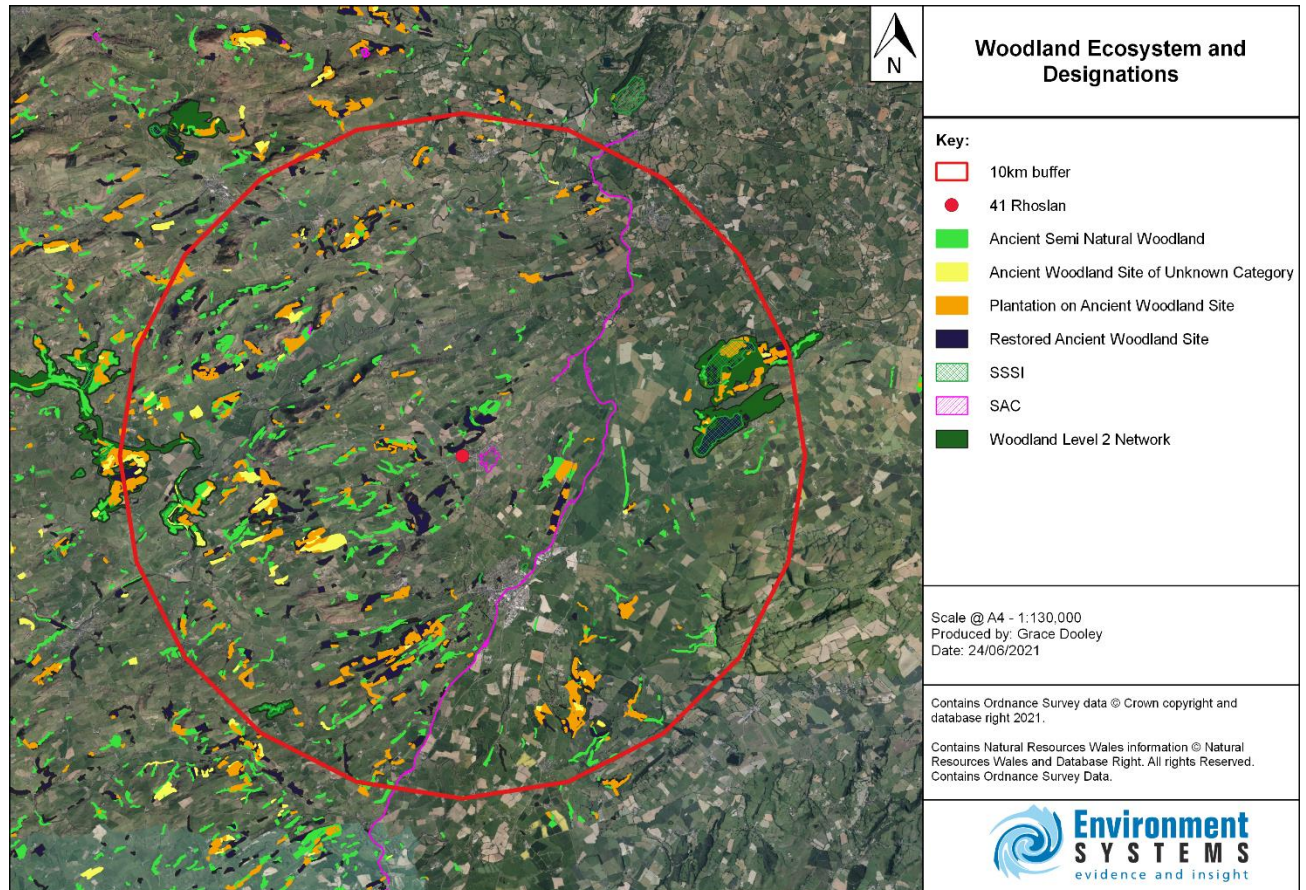


Figure 1: Woodland ecosystem and designations in proximity to 41 Rhoslan

Potential roost location type: Semi-detached house

Wall Construction:

Dwelling

Brickwork / blockwork combination clad in smooth cement render.

Porch

Brickwork, clad in stone facing to the rear.

Cavity wall? N/A

Hanging tiles? N

Cladding? N

Roof Construction: <i>Dwelling</i> Pitched, covered in interlocking concrete tiles.		Felt? N/A Insulation? N/A	
<i>Porch</i> Flat, covered in bitumastic felt to the front, and clear plastic panelling to the rear.			
Roost Potential			
Pre 20 th or early 20 th C Construction (Age)	×	Roof warmed by the sun / south facing	✓
Agricultural building of traditional brick, stone or timber construction	×	Weatherboarding or hanging tiles with gaps	×
Large uncomplicated roof void with unobstructed flying spaces	×	Low level of human disturbance	×
Large (>20cm) roof timbers with mortice joints, cracks and holes	×	Over/close to wet ground and/or water	×
Entrances for bats to fly through	×	Provides variety of roosting opportunities throughout the year	×
Poorly maintained fabric providing access points into roofs, walls, bridges	×	Close to good foraging habitat	✓
Crevices and/or gaps in roof coverings and fabric	✓		
Presence/Absence			
Live/dead bats	×	Feeding remains	×
Droppings	×	Urine staining	×
Odour	×	Smudge marks	×
External Assessment (inc. presence/evidence of breeding birds): 41 Rhoslan is a semi-detached property with a pitched roof covered in interlocking concrete tiles. A small porch structure stands on the south elevation, which then extends between the neighbouring but separate semi-detached property, acting as a covered walkway to the rear of the property. A garage/interior storage area is also present here, which will be cleared to make way for the development. Barge boards, fascia boards and soffits comprise timber, and rainwater goods uPVC. Windows and doors are double-glazed and uPVC.			
<i>Dwelling</i> No live bats nor evidence of their presence was observed during the survey. No evidence of potential roost features (PRFs) were noted: the roof and its coverings appear to be well-sealed, with no gaps of an appropriate size noted between the wall and the soffits.			
<i>Porch</i> No live bats nor evidence of their presence was observed during the survey. However, a single gap was observed between the roofing felt, the fascia board and the wall at the western edge of the porch (Figure 4). Upon inspection with an endoscope this gap was noted to lead to a crevice between the ceiling boards and the roofing felt. No bat was present at the time of inspection.			
No evidence of nesting birds was observed.			



Figure 2: Rear of 41 Rhoslan



Figure 3: Front of 41 Rhoslan



Figure 4: Gap on western edge of porch

Internal Inspection (inc. presence/evidence of breeding birds):

Access was not made to the interior of any loft space during the survey, on account of Covid-19 preventative measures taken by the surveyor and the occupied nature of the property. A brief inspection of the interior garage was made, on the way through to the rear of the property, on account of the low usage by its occupants. No other route through to the rear of the property was available, and the surveyor wore a mask at all times when inside.

This is not considered to have hindered the results of the survey, as professional judgement was applied to the condition of the structures under study, as well as the surveyor's knowledge of how common bat species utilise exterior crevices.

Evaluation of building's suitability to support bats

No bats or evidence of their presence was noted during the survey at 41 Rhoslan.

A single gap was observed that may offer bats access to a potential roost at the western edge of the porch structure (Figure 4). It is of a size and nature that is likely to only support singular or low numbers of bats.

The property is positioned in a reasonably rural location although adjacent to an area of ancient woodland along the Guilsfield Brook. Based on the findings of the survey, the main dwelling at 41 Rhoslan is assessed to have **Negligible** suitability for supporting roosting bats. The porch structure is considered to have **Low** suitability for supporting roosting bats.

Advice provided overleaf

Advice given?

The dwelling itself at 41 Rhoslan is considered to be of **Negligible** suitability to support a bat roost.

The porch at 41 Rhoslan is considered to have **Low** suitability to support a bat roost, on account of the single potential roosting feature and presence of ancient woodland in close proximity to the property.

Therefore, further survey work is required to identify any roosts present on the porch, as well as determine species present and characterise the roost (if present).

Based on criteria laid out in Table 2, a single observation survey will be required at 41 Rhoslan; a dusk survey is suitable for this purpose. Two observers are recommended to be employed in order to fully observe the building in its entirety.

All species of bats in the UK are named on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are European Protected Species (EPS) that are named on Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This legislation protects bats from injury, killing or disturbance. Roosts, whether occupied or not, are also protected from damage, obstruction or destruction.

Table 2: Outlines the minimum number of surveys visits as recommended by the Bat Survey Guidelines, 2016 (Table 7.3) to give confidence in a negative result (structures).

<i>Low roost suitability</i>	<i>Moderate roost suitability</i>	<i>High roost suitability</i>
One survey visit. One dusk emergence or dawn re-entry survey.	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.

Dusk emergence surveys where only one visit is recommended must be completed between May and August.

Survey effort aims to characterise any roosts present, as well as the species of bat and number of animals present. If the survey recommended cannot achieve these aims an additional survey may be recommended.

The subsequent report derived from the survey will be produced to provide sufficient information to demonstrate to the local planning authority that there are mitigation options which can be implemented to prevent bats from coming to harm. If bats or their roosts are likely to be impacted through the proposed works, a European Protected Species licence will be required to facilitate the development. This licence must be based on recent (<2y) survey data, with a scheme of mitigation produced that is proportionate to the predicted impacts.