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CARDIFF COUNCIL

BRYN CELYN CARETAKER'S HOUSE

BAT SURVEY REPORT

DECEMBER 2021

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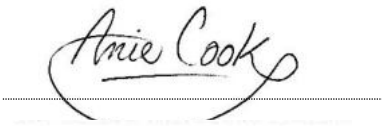
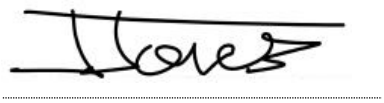
CARDIFF COUNCIL

BRYN CELYN CARETAKER'S HOUSE

BAT SURVEY REPORT

DECEMBER 2021

PREPARED BY:

Amie Cook	Ecologist	
Jake Jones	Ecologist	

REVIEWED BY:

Sally Caveill	Associate Director (Ecology)	

APPROVED BY:

Ali Bennett	Technical Director (Ecology)	

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APPENDICES

DRAWINGS	TITLE	SCALE
CA12265-001	Site Location Plan	1:20,000@A3
CA12265-002	Surveyor Locations	1:500@A3

EXECUTIVE SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Cardiff Council to undertake bat surveys in connection with the demolition of the Caretaker's House at Bryn Celyn, Cardiff, CF23 7EH, centred on approximate National Grid Reference ST 20949 81269. This report summarises the methodology and results of the dawn re-entry survey as well as providing recommendations, including enhancements.

A Preliminary Roost Assessment was undertaken on 21st June 2021 and assessed the building as having low potential for roosting bats during their active season (i.e., April to October) and negligible potential during the hibernation season (i.e., November to March inclusive).

A dawn re-entry bat survey was undertaken on the building on 23rd July 2021. No bat roosts were identified during this survey. Incidental bat activity around the building was dominated by common pipistrelles and activity levels were moderate. The overall impact on bat species is considered to be negligible as only a few individuals of common and widespread species were identified to be foraging in the area, and no bats are currently using the building for roosting.

1 INTRODUCTION

1.1.1 Terms of Reference

1.1.2 Wardell Armstrong LLP (WA) was commissioned by Cardiff Council to undertake bat surveys in connection with the proposed demolition of the Caretaker's House at Bryn Celyn, hereafter referred to as the 'site'. The site is located at Bryn Celyn, CF23 7EH, centred on approximate National Grid Reference ST 20949 81269.

1.2 Background

1.2.1 A Preliminary Roost Assessment (PRA) (external and, where access allowed, internal) of the building was undertaken on 21st June 2021 by WA[1]. The PRA assessed the building as having low potential for roosting bats during the active season (April to October) and therefore further bat surveys were recommended in line with the BCT (2016) good practice guidance[2] for the determination of roosting bats within a structure. The building was given negligible potential during the hibernation season (i.e., November to March inclusive). The desk study, undertaken as part of the PRA and detailed in the letter report, identified records for at least twelve different bat species within 2km of the site in the last 10 years. The full PRA letter report is provided in Appendix 1.

1.3 Scope of Report

1.3.1 The purpose of this report is to detail the results of the dawn re-entry bat survey undertaken at the building and provide details of any appropriate next steps.

1.3.2 This report, therefore, includes:

- An introduction to the site and the proposals;
- A description of the survey methodology;
- Results of the July dawn re-entry survey; and
- Recommendations and Enhancements.

[1] Wardell Armstrong LLP. Bryn Celyn Caretaker's House – Preliminary Roost Assessment for Bats. 21st June 2021.
[2] Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust (BCT), London.

1.4 Site Description

1.4.1 The site is situated off Glyn Collen shown on Drawing Number CA12265-001 (Site Location Plan).

1.4.2 The Caretaker's House is a two-storey building, with a single storey attached garage and front porch. The building is likely to have been constructed around the same time as the school (circa 1970s).

1.4.3 The habitats adjacent to the building are predominantly hardstanding and bare ground with small patches of semi-improved neutral grassland. A line of broadleaved trees is located along the perimeter fence to the north, which has connectivity to a broadleaved woodland to the eastern part the site.

1.4.4 The site is within an urban setting, with scattered broadleaf trees situated in many of the nearby gardens. There is a corridor of semi-improved grassland, amenity grassland, and broad-leaved woodland to the east of the site, and to the south the River Rhymney passes approximately 1km away from the site.

1.5 Description of Development

1.5.1 The Caretaker's House is no longer required, and the building has remained unused for a number of years. Therefore, it has been proposed to be demolished. The adjacent school buildings and play areas are to remain.

1.6 Legislative Framework

1.6.1 All UK bat species are protected by a legislative framework, a summary of which is provided in Appendix 2.

1.7 Bat Ecology

1.7.1 There are 17 species of bat found breeding in Britain, all of which are insectivorous. These species have different life cycles and strategies but in general each require:

- Hibernation roost sites: sites which in winter have a constant temperature of between 3°C and 7°C e.g., underground sites such as caves, mines and built environments offering similar conditions;
- Maternity roost sites where females gather in spring/summer to give birth and rear offspring e.g., roof spaces, crevices/hollows in mature trees;
- Transitional/day roost sites for individual males/females particularly concentrating around spring – autumn e.g., roof spaces and trees; and

- Bat habitats providing provision for foraging, commuting, and socialising.

1.7.2 Roosting habitat includes buildings and structures, caves and trees and means any structure or place that is used for shelter or protection whether bats are present at the time.

1.7.3 Bats use a variety of habitats for foraging with broad-leaved woodland and wetland habitats the most favourable. Arable, improved grassland and moorland are less favoured. Within these less favoured landscapes, linear features such as hedgerows, lines of trees and riparian strips will be principally used by bats as they provide rich food sources, shelter and commuting corridors.

2 METHODOLOGY

2.1 Emergence / Re-entry Surveys

2.1.1 Following the PRA undertaken on 21st June 2021, the building was classed as having low roosting potential and therefore required one survey visit, either a dusk emergence survey or a dawn re-entry survey between May and September. The building was subject to one dawn re-entry survey undertaken on 23rd July 2021.

2.1.2 The aim of the re-entry survey was to establish if roosts are present in the building and, if so, to establish the bat species using the roost, its type, and an evaluation of its importance. The survey effort undertaken is based on the guidance given in Table 7.3 of the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines*' (Collins, J. (ed.) 2016)[2] but other factors such as the location of development is also considered. The position of each surveyor during the surveys is shown on Drawing Number CA12265-002 (Surveyor Locations).

2.1.3 The dawn re-entry survey was undertaken 1 hour 30 minutes before sun rise, finishing 15 minutes after sunrise.

2.1.4 Weather conditions and times of the re-entry survey is provided in Appendix 3.

2.1.5 Echo Meter Touch (Wildlife Acoustics, Inc., Massachusetts) bat detectors attached to iPads (Apple Inc., California) or Zoom recording devices attached to Bat Box Duets were used by surveyors to detect bats. Species identification was made based on the characteristics of the call including peak frequency, minimum and maximum frequency, call duration and inter pulse interval. Observations of bat behaviour, size and the direction of the flight path were also noted where possible.

2.2 Assessment Limitations

2.2.1 Ecological surveys are limited by factors that affect the presence of plants and animals such as time of year, weather, migration patterns and behaviour. The survey was undertaken in July and therefore represents a valid sample of ecological evidence present for that date/season.

2.3 Quality Assurance & Environmental Management

2.3.1 The surveys and assessments have been overseen and the report checked and verified by a member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and thus bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in

British Standard (BS) 42020[3], and where required specialist guidance referenced separately. The data was reviewed by Justin Groves (NRW Bat Licence number: S085667/2).

[3] British Standard Institute (2013) BS 42020:2013 Biodiversity. Code of practice for planning and development.

3 RESULTS

3.1 Re-entry Survey

3.1.1 The building was subject to one dawn re-entry survey. The two surveyor locations were positioned to cover views of all four corners and faces of the building as shown on Drawing Number CA12265-002 (Surveyor Locations). The weather conditions and times of the surveys are provided in Appendix 3.

3.1.2 During the dawn re-entry survey, no bats were observed re-entering the building. Common pipistrelle *Pipistrellus pipistrellus* were recorded throughout the survey, with occasional soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula* and brown long-eared bat *Plecotus auritus*. Activity witnessed was from commuting and foraging bats. Bat activity commenced at 03:55 and continued until 04:56. The last bat pass was a common pipistrelle that was witnessed commuting east. The level of bat activity around the building was moderate, with multiple passes of common pipistrelle at each location throughout the survey.

4 DISCUSSION AND RECOMMENDATIONS

4.1.1 No bat roosts were identified during the re-entry survey, and it is therefore considered unlikely that day, transitional, or maternity bat roosts are present.

4.1.2 Common pipistrelles are common and widespread within the area and were the most common record species foraging around the building.

4.2 Recommendations

4.2.1 Installation of lighting around the building during the active season (April to October) as part of the proposed demolition has the potential to result in the disturbance of routes used by bats for foraging and commuting. Therefore, it is recommended that night-time working is avoided.

4.2.2 Bats were not identified roosting in the building therefore a licence from Natural Resources Wales (NRW) is not required for the demolition of this building. If more than 12 months[4] have lapsed since the time of the surveys, update PRA and emergence / re-entry surveys are recommended.

[4] CIEEM Advice Note on The Lifespan of Ecological Reports & Surveys. Available at; https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf

APPENDICES

Appendix 1 – Preliminary Roost Assessment Letter Report

Wardell Armstrong
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Telephone: +44 (0)29 2072 9191 www.wardell-armstrong.com

Our ref: SC/JJ/CA12208/002 *Date*: 21st June 2021

Jon Gibbens
Economic Development
Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

By email: jgibbens@cardiff.gov.uk

Dear Jon,

Bryn Celyn Caretaker's House – Preliminary Roost Assessment for Bats

Please find below our report detailing the results of the Preliminary Roost Assessment (PRA) and nesting bird check of the Bryn Celyn Caretaker's house at Bryn Celyn Primary School, Bryn Celyn, Cardiff, CF23 7EH

Background

Wardell Armstrong LLP was instructed by Cardiff Council to carry out a PRA for bats and a nesting bird check at the former caretaker's house in the grounds of Bryn Celyn Primary School located at National Grid Reference ST 20949 81268.

Methodology

Desk Study

Enquiries were made to the South East Wales Biodiversity Records Centre (SEWBReC) to obtain information on bats within 2km and roof-nesting birds within 150m of the building.

In addition, a search of the Natural Resources Wales (NRW) BETA: Wales environmental information portal[1] was undertaken for information on statutory sites designated for bats within 10km of the site.

Preliminary Roost Assessment (PRA)

A PRA of the building was undertaken on 2nd June 2021 by Justin Groves (NRW Bat Licence number: S085667/2) with the assistance of Jake Jones. The aim of the survey was to assess the potential of the building to support roosting bats, identify any evidence of roosting bats and if there is a requirement for further surveys.

[1] https://naturalresources.wales/evidence-and-data/accessing-our-data/beta-environmental-data/?lang=en accessed 16th June 2021

Internal and external features were assessed for their suitability to support roosting bats and the overall condition of the building was noted. Field signs such as droppings, feeding remains and dead or living bats were also recorded.

The building has been categorised using the assessment criteria in Table 4.1 of the 3rd ed. of the Bat Conservation Trust (BCT) Guidelines[2]:

- Known or confirmed roost;
- **High:** 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 habitats.
- **Moderate:** Structure with one or more potential roost sites that could be used by numbers of bats due to their size, shelter, protection, conditions and surrounding habitats but unlikely to support a roost of high conservation concern.
- **Low:** 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).
- **Negligible:** Structure with no potential to support bats.

The surrounding habitat within the site boundary and adjacent to the site was assessed for its potential to be used by foraging and commuting bats. This assessment was also aided by a review of aerial photography and OS data in order to provide contextual information about the local habitat and its likely use by bats. This was considered when arriving at the overall potential of the building.

Nesting Bird Check

Whilst undertaking the PRA, the building was systematically checked for breeding birds. All external features were assessed for their suitability, via the use of binoculars, high powered torch and standing and watching features from a distance to watch for activity/alarm calling.

Survey Limitations

Due to health and safety concerns, the internal inspection of the loft space was only possible from the hatch entrance, however the surveyor could see each gable end due to the small loft void present. The roof was well sealed internally and there was no evidence of bat use. Bats if present usually leave a scattering of dropping throughout the loft void as a result of flying along the internal ridge (even if droppings tend to be concentrated in specific locations). No droppings were observed.

Results

Desk Study

The information received from SEWBReC and the NRW Beta portal, identified one site designated for bats within 10km of the building:

- Ruperra Castle and Woodlands (SSSI) 5.1km north east of the site.

[2] Bat Conservation Trust (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines.

Information received from SEWBReC provided information on bat species records within 2km. Roosts records within the past 10 years are:

- Unknown bat roost (2009) 0.3km from site
- Unknown bat roost (2009) 0.4km from site
- Unknown bat roost (2011) 0.4km from site
- Unknown bat roost (2004) 0.5 km from site
- Common pipistrelle *Pipistrellus pipistrellus* bat roost (2009) 0.6km from site
- Unknown bat roost (2001) 1.2km from site
- Unknown bat roost (2004) 1.2km from site
- Unknown bat roost (2001) 1.2km from site
- Unknown bat roost (2008) 1.2km from site
- Common pipistrelle bat roost (2012) 1.2km from site
- Unknown bat roost (2003) 1.6km from site
- Unknown bat roost (2004) 1.7km from site
- Common pipistrelle bat roost (2011) 1.8km from site.
- Unknown bat roost (2001) 1.9km from site

Foraging and commuting records include:

- Common pipistrelles, soprano pipistrelles Pipistrellus pygmaeus, Nathusius' pipistrelle *Pipistrellus nathusii*, greater horseshoe bat *Rhinolophus ferrumequinum*, lesser horseshoe bat *Rhinolophus hipposideros*, long-eared bats *Plecotus sp*, noctule *Nyctalus noctula*, myotis bat *Myotis sp*. bats, natterer's bat *Myotis nattereri*, serotine *Eptesicus serotinus,* nyctalus bat *Nyctalus sp*, and Daubenton's bat *Myotis daubentonii*.

Roof-nesting Birds
No records of roof-nesting birds within 150m of the building were received from SEWBReC.

Preliminary Roost Assessment
The caretaker's house is a two-storey building, with a single storey attached garage and front porch. The building is likely to have been constructed around the same time as the school (circa 1970s). The external walls are comprised of brick in stretcher style and a cavity wall is present tied by metal ties. The cavity on the most part has been filled with blown cavity insulation. The roof of the main building consists of pitched interlocking concrete tiles and the garage roof consists of hot laid felt. A PVC fascia exists along the outer part of the roofs. PVC double glazed windows exist on both floors and the windows are boarded with external metal security sheeting. The garage has a roller shutter door.

Internally, a loft void is present. The loft void is tightly sealed (no external light being visible) and the bitumen felt sarking is in excellent condition. A water tank is present in the roof void, which was +40^{o}C and humid at the time of the survey. What appeared to be wood fibre insulation was present between the ceiling beams and the truss structure was fink. The garage was well lit with exposed wooden roof beams.

External features include:
- a lifted tile on the north eastern corner;
- a small gap located on the south western corner of the building as a result of missing mortar adjacent to the fascia board;
- a missing fascia board in the first storey facing south;

- a gap above the facing south roller shutter door that gives access internally (although as noted it was well lit); and
- a gap above the facing south garage door lintel and the cavity wall, which is unlikely to have been filled with insulation.

No internal features were present which might give potential externally access.

No evidence of bats was identified externally or internally during the PRA.

The building is not in use and therefore disturbance is currently minimal, although there appears to be at least one streetlight in the vicinity that is still operational. The site is surrounded by an urban environment. The older style houses and adjacent school provide an abundance of roosting opportunities for bats that are less sensitive to artificial light. School playing fields and shelterbelts can provide unlit foraging areas for bats in urban environments. To the south east, there is an area of woodland providing foraging opportunities for bats.

The building is considered to be of **low** potential to support roosting bats, due to the number of features identified and surrounding habitat. It is not considered to have hibernation potential.

Detailed descriptions and photographs of the features are provided in Table 1 (enclosed).

Nesting Bird Check

No bird nests were observed at the building and nor were there any features observed during the PRA likely suitable for birds to nest within. However, dense bramble and hedgerow are located within 5m of the building which provide suitable habitat for nesting birds. No breeding birds were observed within the immediately surrounding habitat during the survey.

Recommendations

Bats

The BCT guidelines (2016) recommends that for buildings with low suitability for roosting bats that one dusk emergence or dawn re-entry survey should be undertaken between May and September (inclusive), during suitable weather conditions.

If evidence of roosting bats is observed, or the survey is inconclusive, then further surveys may be required. If a roost is confirmed, then mitigation and a licence granted by NRW will be required prior to any on-site work commencing. If, however, no evidence of roosting bats is found during these surveys, then no further survey works is required.

Bats are principally protected via the Conservation of Habitats and Species Regulations 2019 (as amended).

Birds

No birds were observed nesting at the building and nor were there any features observed during the PRA likely suitable for birds to nest within. If there is a requirement to clear any surrounding bramble scrub and/or hedgerow to facilitate demolition, this should be undertaken outside of the bird breeding season which is considered March to August inclusive. Where this is not possible, clearance should be undertaken with a suitably qualified Ecological Clerk of Works in attendance.

Breeding birds are principally protected via Part 1, Section 1 of the Wildlife and Countryside Act 1981 (as amended).

If you have any queries, or require any further information, please do not hesitate to contact me.

Yours sincerely

for Wardell Armstrong LLP

SALLY CAVEILL

Associate Director – Ecology

scaveill@wardell-armstrong.com

Encs: Table 1 – Building Feature Descriptions and Photographs

CA12208 – Bryn Celyn Caretaker's House Table 1: Building Feature Descriptions and Photographs		
Feature	***Photograph of Feature***	***Description***
Missing fascia		A strip of missing fascia on the south side of the building. There is a gap at either end where it is missing giving access beneath remaining facia. The gaps are approximately 2cm x 20cm.

Lifted tiles		Tiles at the north eastern corner of the roof have begun to lift upwards. The gap under the tiles is approximately 2cm x 3cm.
Missing mortar		Area of missing mortar under the corner tile and adjacent to the fascia at the south western corner of the building. Approximately 2cm x 4cm in size.

Gap above garage door		Gap above garage door and between lintels. Approximately 2m x 2cm and 2m x 6cm both a are 2m long.
General view of the building's southern aspect		

Appendix 2 - Summary of Legislative Protection

Appendix 2: Summary of Legislative Protection

Protection of Bats

1.1.1 All UK bat species are listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) whereby legal protection is retained under domestic law. As such bats receive protection under Part 3 of the act, which makes it an offence to:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or resting place of a bat;

Under the Regulations, disturbance of bats includes any action which is likely to:

- Impair their ability to survive, breed or reproduce, to rear or nurture their young to hibernate or migrate; and
- Significantly affect the local distribution or abundance of the species in question.

1.1.2 Further, where significant assemblages of Annex II bats are identified as listed by the Habitats Directive, the appropriate authority can designate as a Special Area of Conservation sites of national importance. This is based upon their natural range and the areas critical for their life and reproduction. However, priority of designation will be based on the importance of the sites for the maintenance/restoration of favourable conservation status and how the site would link with the National Site Network.

1.1.3 In view of any site designated as a Special Area of Conservation prior to or after the exit from the EU, a Habitat Regulation Assessment of projects and plans would be required where screening indicates potential impacts.

1.1.4 The Conservation of Habitats and Species Regulations 2017 (as amended) stems from signatory to pan-European and global conventions to halt the decline in biodiversity and restrictions on species migration, notably the Berne and Bonn Conventions. The outcome of these conventions was taken further by the European Union via the Habitats Directive (prior to the UK exit). Further, the legislation helps to achieve the aims of the Convention on Biological Diversity to which the UK is a signatory.

1.1.5 European Protected Species licences can be granted by Natural Resources Wales in respect of development to permit activities that would otherwise be unlawful and as set out in the Conservation of Habitats and Species Regulations 2017 (as amended),

providing that 'favourable conservation status' is maintained and there is "no satisfactory alternative".

1.1.6 All UK bat species are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and receive further partial protection under Section 9 of this legislation. This includes making it an offence to:

- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection; and
- Intentionally or recklessly disturb any bat whilst it is occupying a structure or place that it uses for shelter or protection.

1.1.7 Eight bat species are also considered species of principal importance in Wales under Section 7 of the Environment (Wales) Act 2016. This stems from a review of the now superseded UK Biodiversity Action Plan and the continued need for global action on conserving biodiversity as result of the Convention on Biological Diversity. As a result, the Welsh Government (and therefore public authorities) have a duty to conserve biodiversity in relation to those bat species listed. The eight bat species covered under Section 7 of the Environment (Wales) Act 2016 are:

- Barbastelle (*Barbastella barbastellus*);
- Bechstein's (*Myotis bechsteinii*);
- Brown long-eared (*Plecotus auritus*);
- Common pipistrelle (*Pipistrellus pipistrellus*);
- Greater horseshoe (*Rhinolophus ferrumequinum*);
- Lesser horseshoe (*Rhinolophus hipposideros*);
- Noctule (*Nyctalus noctula*); and
- Soprano Pipistrelle (*Pipistrellus pygmaeus*).

1.1.8 The UK Biodiversity Action Plan was superseded by 'The UK Post-2010 Biodiversity Framework' which was published in July 2012, to achieve the European Union wide biodiversity strategy (prior to EU exit). Work under the UK Post-2010 Biodiversity Framework is now focussed at the country level as a result of devolution. The document covers the 5 strategic goals and 20 new global 'Aichi' targets stemming from the parties of the Convention on Biological Diversity. The species of principal

importance listed under Section 7 of the Environment (Wales) Act 2016 are one of many aspects to reverse a decline in biodiversity at the global level and show progress towards the UK Post-2010 Biodiversity Framework.

1.1.9 During the decision-making process for planning applications, the Section 7 species of bat as listed under the Environment (Wales) Act 2016 should be taken into consideration through the "Biodiversity Duty", along with a review of the application in light of the well-being goal, "A resilient Wales" within the Well-being of Future Generations (Wales) Act 2015. The decision should fundamentally not lead to the decline in biodiversity within their geographic area or that of Wales, as part of their reporting for these two Acts.

Consideration of Bat Foraging Areas & Commuting Routes

1.1.10 Bat core sustenance zones, foraging areas and commuting routes are not directly protected under the legislation described above. However, loss of important foraging areas and/or commuting routes could potentially constitute an offence as defined by the Conservation of Habitats and Species Regulations 2017 (as amended) through disturbance affecting bats ability to survive, breed or reproduce, or to rear or nurture their young or to hibernate or migrate[1]. Depending on the scheme this could also extend to significantly affect the local distribution or abundance of the species in question. Furthermore, the loss of a commuting route providing the only access to a roost could also potentially constitute a deliberate, intentional or reckless act of damage/destruction of a breeding site/resting place and damage/destroy/obstruction of a place used for shelter/protection covered by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

[1] Where such actions are proven to result in a loss of the ecological functionality of the roost.

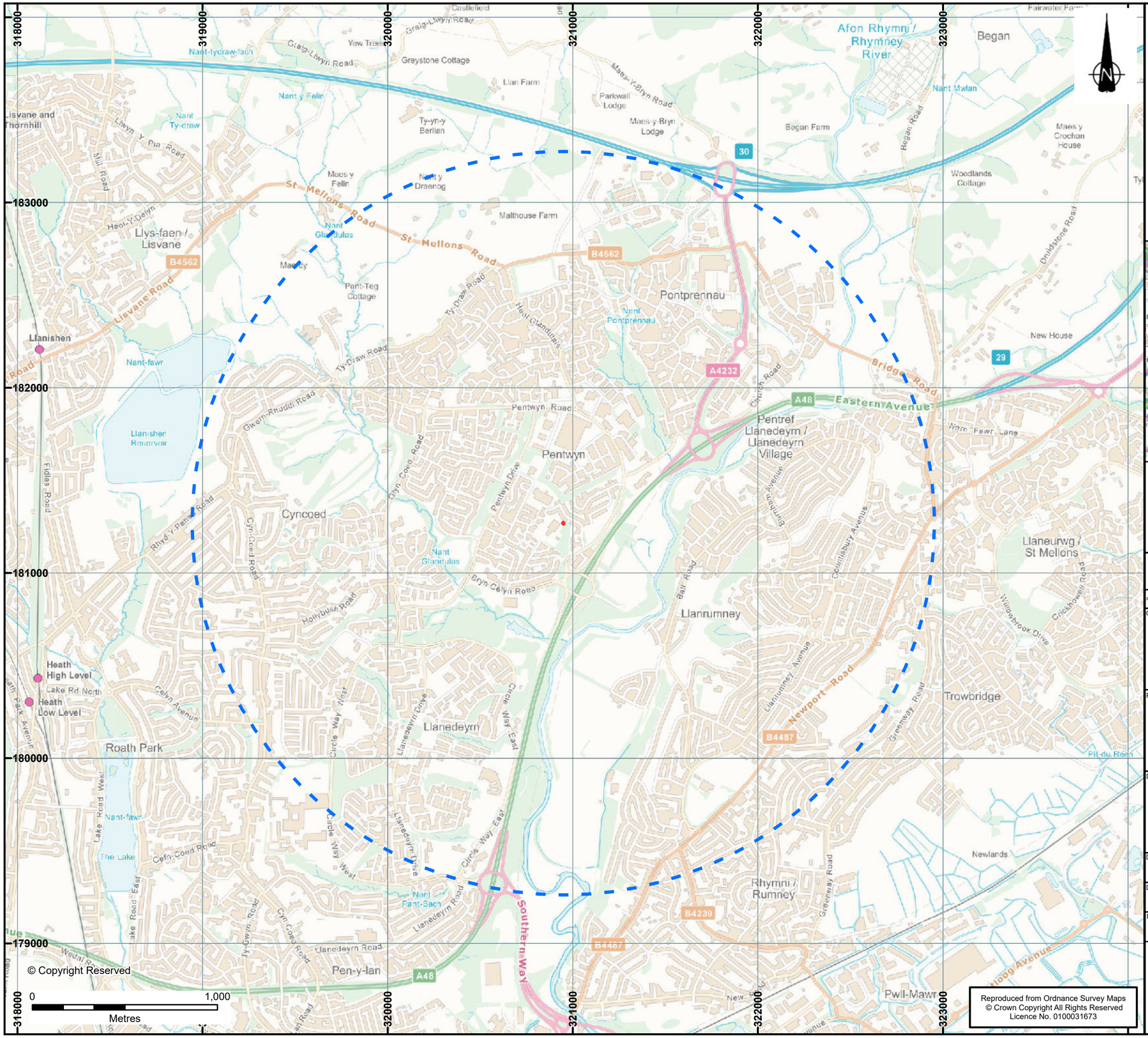
Appendix 3 Bat Surveys 2021 – Dates/Times/Weather Conditions

Appendix 3: Bat Surveys 2021 – Dates/Times/Weather Conditions

Building Survey

Building(s) Reference	Date/Survey Type	Sunset/Sunrise	Start Time	End Time	Weather Conditions
Caretaker's House	23.07.2021 Dawn Re-entry	05:22	03:52	05:37	Start: 18°C, wind 0mph, 40% cloud cover, dry. End: 17°C, wind 0mph, 25% cloud cover, dry.

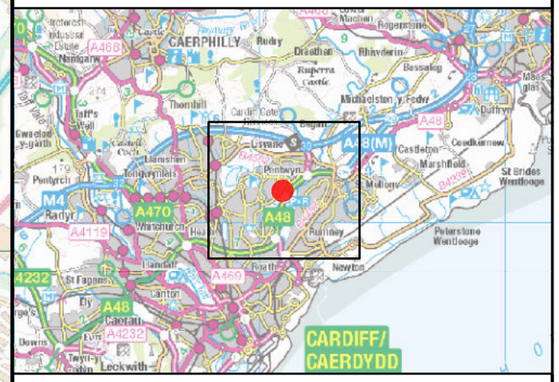
DRAWINGS



KEY

Building

2km Buffer



Notes:

Contains Ordnance Survey data. © Crown Copyright and database right 2021

Coordinates to British National Grid.

REVISION	DETAILS	DATE	DRAWN	CHKD	APP'D
A	FIRST ISSUE	DEC 21	RCB	SC	AB

CLIENT

CITY OF CARDIFF COUNCIL

PROJECT

BRYN CELYN CARETAKERS

DRAWING TITLE

SITE LOCATION PLAN

DRG No.	REV
CA12265/001	A

DRG SIZE	SCALE	DATE
A3	1:20,000	15/12/2021

DRAWN BY	CHECKED BY	APPROVED BY
CW	SC	AB

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KEY

Building

Surveyor Location

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

Coordinates to British National Grid.

REVISION	DETAILS	DATE	DRAWN	CHKD	APP'D
A	FIRST ISSUE	DEC 21	RCB	SC	AB

CLIENT

CITY OF CARDIFF COUNCIL

PROJECT

BRYN CELYN CARETAKERS

DRAWING TITLE

SURVEYOR LOCATIONS

DRG No.	REV
CA12265/002	A

DRG SIZE	SCALE	DATE
A3	1:500	15/12/2021

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