



Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

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Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="MS."/> First name: <input type="text" value="K."/>	Title: <input type="text" value="MR."/> First name: <input type="text" value="IAN"/>
Last name: <input type="text" value="ACKROYD"/>	Last name: <input type="text" value="PRICE"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text" value="IAN PRICE PROPERTY SERVICES"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text" value="LONG HILL"/>	House name: <input type="text" value="PRINCES SQUARE"/>
Address 1: <input type="text"/>	Address 1: <input type="text" value="PRINCES STREET"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text" value="TREFEGLWYS"/>	Address 3: <input type="text"/>
Town: <input type="text" value="NEWTOWN"/>	Town: <input type="text" value="MONTGOMERY"/>
County: <input type="text" value="POWYS"/>	County: <input type="text" value="POWYS"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text" value="SY17 5RG"/>	Postcode: <input type="text" value="SY15 6PZ"/>

3. Description of Proposed Works

Please describe the proposed works:

EXTENSION TO DWELLING (PART RETROSPECTIVE)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Town:

County:

Postcode (optional):

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Easting: Northing:

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building? Yes No

(ii) alterations or enlargement to your roof? Yes No

(iii) the loss of any trees or hedges? Yes No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available from the Planning Portal.

9. Authority Employee / Member

With respect to the Authority, I am:

- | | |
|---------------------------------|--|
| a) a member of staff | Do any of these statements apply to you? |
| b) an elected member | |
| c) related to a member of staff | |
| d) related to an elected member | |
- Yes No

If Yes, please provide details of the name, relationship and role

10. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal? Yes No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837; guidance notes are available on the Planning Portal.

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Agricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
 Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(B) I have/ The applicant has given the requisite notice to before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012 and the guidance available on the Planning Portal website. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | |
|---|--|---|
| The original and 3 copies of a completed and dated application form: <input checked="" type="checkbox"/> | The original and 3 copies of a design and access statement where proposed work falls within a World Heritage Site <input checked="" type="checkbox"/> | The correct fee: <input checked="" type="checkbox"/> |
| The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> | The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |
| | | The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/> |

14. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

(Signature cannot be used for application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Extension

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Longhill, Trefeglwys

Bat Survey Report



September 2022

Version No. 1



Longhill, Trefeglwys
Bat Survey Report

Report prepared by:
Naomi Davis BSc
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Executive Summary

Environment Systems was commissioned to undertake detailed bat surveys at Longhill, Trefeglwys where it is proposed the existing dwelling is to be extended. As the proposals require planning permission it was necessary to assess the potential impacts arising from the extension on ecological receptors; in this case, bats.

The property is located 2km north-west of the village of Trefeglwys. The property is surrounded by fields of semi-natural grassland used for grazing livestock. Longhill is not situated within any sites holding statutory designations, such as Sites of Special Scientific Interest (SSSIs) or Special Areas of Conservation (SACs).

During the Preliminary Roost Assessment (PRA), a number of gaps, crevices, apertures and other potential roost features were observed on the exterior of the building. The surrounding habitat is suitable for supporting a number of bats and is well connected to high-quality habitats via tree lines and areas of woodland. As a result, a single dusk emergence survey and a single dawn re-entry survey was recommended in order to confirm the presence or likely absence of bats at the property, and to characterise any roosts present. A further dusk survey was commissioned to identify a roost in a barn adjacent to the main property after bats were observed roosting during the initial dusk survey.

No emergences or re-entries were recorded during either of the surveys on the main house (target building). Bats were recorded utilizing the areas around the dwelling, hedgerows, and tree-line for foraging and commuting. Four bat species were observed, including common pipistrelle, soprano pipistrelle, noctule, and brown long eared bat.

It is not necessary to apply for a European Protected Species license to derogate from the current legislation. Opportunity will remain for bats to use the building given its existing features, therefore a 'soft strip' approach of any features will need to be employed. If, in the unlikely event a bat is encountered during works, all work will cease and an NRW-licensed ecologist contacted for advice.

Recommendations are made in this report to enhance the value of the site for roosting bats. The ecological value of the building can be improved by incorporating bat boxes on the south elevation of the proposed building. Any new external light fixtures must adhere to Bat Conservation Trust Technical Guidance Note 08/18: Bats and artificial lighting in the UK to ensure any adverse effects on bats and other light sensitive wildlife are avoided.



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1. Introduction

Environment Systems Ltd was commissioned to undertake a single dawn bat re-entry survey and two dusk bat emergence surveys at Longhill, Trefeglwys (National Grid Reference SN 95382 92360). This report contains the results from the activity surveys, as well as an assessment of the impact that the proposed development is likely to have on the bat interest at the site. The report has been prepared with recommendations for mitigation measures to reduce these impacts.

1.1. Proposed Works

Proposals are for the original two-storey dwelling to be extended. Planning permission is required from the local planning authority to facilitate these proposals.

1.2. Site/habitat description

The property is located in a rural, upland location 2km north-west of the small village of Trefeglwys, Powys, overlooking the Trannon valley. The property is immediately surrounded by a small garden to the south, along with hard-standing and grass areas to the west. To the north, immediately behind the property, stands a bank covered in bramble, willow and other native shrubs. Outbuildings on site include a two-storey stone barn with a slate roof, and single-storey timber-clad dwelling; both buildings are sited to the east of the property. Further afield the landscape is unimproved grassland used as grazing pasture, with lines of broadleaved trees and hedgerows to most boundaries.

1.3. Policy and Legislation

1.3.1. Conservation of Habitats and Species Regulations 2017 (as amended)

Bats are specifically protected by the Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitat Regulations). The Habitat Regulations are the way in which EU legislation is transposed into UK law. All species protected via this legislation are defined as 'European Protected Species'.

The Habitat Regulations make it an offence to deliberately capture, kill, disturb, or trade in European Protected Species (i.e. those listed on Schedule 2), of which all UK bats are included. However, these actions can be made lawful through the granting of a license by Natural Resources Wales (NRW). Licenses may be granted for a number of purposes but only after the LPA and NRW is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on the wild populations of bats.

1.3.2. The Environment (Wales) Act 2016

Section 7 of the Environment (Wales) Act 2016 requires all statutory authorities including Local Planning Authorities (LPA) to have due regard for living organisms and types of habitat that are of key significance to sustain and improve biodiversity in relation to Wales. Furthermore, the LPA have a duty under the Act to take all reasonable steps to maintain and enhance the living organisms and types of habitat included on any list published under Section 7 and to encourage others to take such steps.

1.3.3. Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) (The WCA 1981) is the principal legislation by which most species are protected in Wales. Bats are protected under Schedule 5 of the WCA 1981, which makes it an offence to damage or destroy a bat roost; intentionally or recklessly disturb a bat or a roost; or intentionally or recklessly obstruct access to a roost. The interpretation of a bat roost is "any structure or place which any wild [bat]...uses for shelter or protection". Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

In relation to birds, the WCA 1981 makes it an offence to intentionally kill, injure or take any wild bird; take, damage or destroy the nest of any wild bird while that nest is in use or being built. Schedule 1 of the WCA Act 1981 includes bird species for which addition the additional offence of disturbing these species at their nests or their dependent young.

1.3.4. Powys Local Development Plan

The adopted Powys Local Development Plan (2011-2026) details policies which relate to biodiversity by which all planning applications must comply. In this case, policy DM2: The Natural Environment is relevant, which details how development proposals must demonstrate how it will protect, positively manage and enhance biodiversity of the site. This includes European Protected Species, such as bats. Policy DM13: Design and Resources is also relevant, which specifies that the 'needs of biodiversity should be considered through the incorporation of measures to encourage it, such as swift nesting bricks and bat and other wildlife access points in buildings.

1.4. Objectives of the survey

The objectives of the survey were as follows:

- Identify whether the building, trees and any other structures on the site have the potential for use as bat roosts;
- Establish the type of roosts present, in particular whether or not the building is being used as a maternity roost;
- Identify foraging areas and flight corridors; and
- Determine whether the works will affect the bat species present and inform mitigation and licensing.

2. Methodology

2.1. Desk Study and Preliminary Roost Assessment

A review of aerial photography was undertaken to assess the provision of suitable foraging and commuting habitat within close proximity to the site. This information was used in combination with a review of statutory designated sites, via the MAGIC website, including Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) to help in confirming the presence of bat species locally.

Bats are often considered cryptic species which can be difficult to confirm whether they are present or not. Although provision of a Local Environmental Records Centre data search would provide a range of information, such records can only be relied upon as relative where they are reasonably recent and when supplied by an experienced bat surveyor. It was therefore considered necessary to undertake detailed survey regardless of data search results as this is most likely to be beyond the acceptability of current data as defined in BS42020:2013 Biodiversity: Code of practice for planning and development, and will not be as effective as spending time monitoring the buildings for the presence of bats.

2.2. Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was carried out on the 11th October 2021 by Jonathan Sloan of Jon Sloan Ecological Consultants (please refer to report ref: 21/1417/HH).

No evidence of bats was observed on any parts of the exterior of the cottage at this time, i.e. bat droppings, feeding remains, fur oil staining or actual bats. The results of the assessment were used to categorise the sites' potential to support roosting bats. Based on the information gathered during the PRA it was considered that the building has **moderate** opportunities to support roosting bats.

2.3. Presence/ Likely Absence Surveys

A dusk emergence survey (31st May) and a dawn re-entry survey (16th June) was undertaken on the main building at Longhill. A further dusk survey took place on the barn adjacent to the main house (11th July). Present on the surveys were Naomi Davis, Thomas Faulkner, and Ffion Owen.

Naomi has over five years' experience in conducting emergence and re-entry bat surveys for a range of projects. They have carried out a range of ecological surveys for the Vincent Wildlife Trust and performs a range of duties in the rehabilitation of bats in Ceredigion, as well as taking a lead role of North Ceredigion Bat Group.

Thomas is an Ecology BSc and Biosciences MRes graduate of Aberystwyth University and has experience conducting a range of surveys, specializing in developing remote surveying methodologies, with additional experience in conducting a range of emergence/re-entry bat surveys for Montgomery Wildlife Trust and Environment Systems.

Ffion is a recent graduate of Ecology (BSc) from Aberystwyth University. This is Ffion's first season of surveying for bats. She has undertaken bat ecology and bat acoustic courses hosted by the Neil Middleton via the Batability club, as well as inhouse training on how to use bat detectors and identify bats

The surveys were conducted using Batlogger M detectors which are full-spectrum bat detectors. All detectors provide recordings of bat passes and calls which were analysed using BatExplorer.

An infrared camera (Canon XA11 with Nightfox IR torches) was set up to monitor the east gable end of the main house during each survey. The infrared camera was used so as to pick up any late emergent species that may be missed by the human eye.

Details of the date, time, sunset time and weather information was noted on all survey occasions. Survey details are provided in Table 1.

Table 1: Survey Details

Date	Time of survey		Sunset/ Sunrise	Temperature (°C)		Precipitation		Cloud cover (Oktas)		Wind speed (BFT)	
31/05/2022	21:11	22:56	21:26	15	11	0	0	1	4	1	1
16/06/2022	03:20	05:05	04:50	12	10	0	0	5	5	0	0
11/07/2022	21:19	23:04	21:34	23	22	0	0	8	8	3	2

For the main house, surveyors were stood at the north and south elevations in order to fully observe the dwelling throughout the survey. Due to the topography of the location the barn was surveyed at the west and south elevation.

2.4. Limitations

The surveys were undertaken in suitable weather conditions and are not seen as a constraint to the survey results. Equipment, surveyor positions and experience are considered proportionate to the level and type of survey required to ascertain presence or likely absence and to characterise any roosts.

3. Results

3.1. Desk Study Results

Longhill is not situated within any sites holding statutory designations, such as Sites of Special Scientific Interest (SSSIs) or Special Areas of Conservation (SACs) (**Error! Reference source not found.**). Within 10km, 17 such sites are present; six SSSI's, one of which, Coedydd Llawr-y-glyn, is a SAC. None of these sites are designated for their role in bat conservation. However, a number of the sites are designated for their rare or unusual floral assemblages, water courses, presence of unimproved habitats and ancient woodlands; these are likely to support bats in a secondary manner through provision of roosting locations and prey items.

Based on the description provided in Section 1.2, habitats within vicinity of the property were considered as having good suitability for commuting and foraging bats.

3.2. Preliminary Roost Assessment

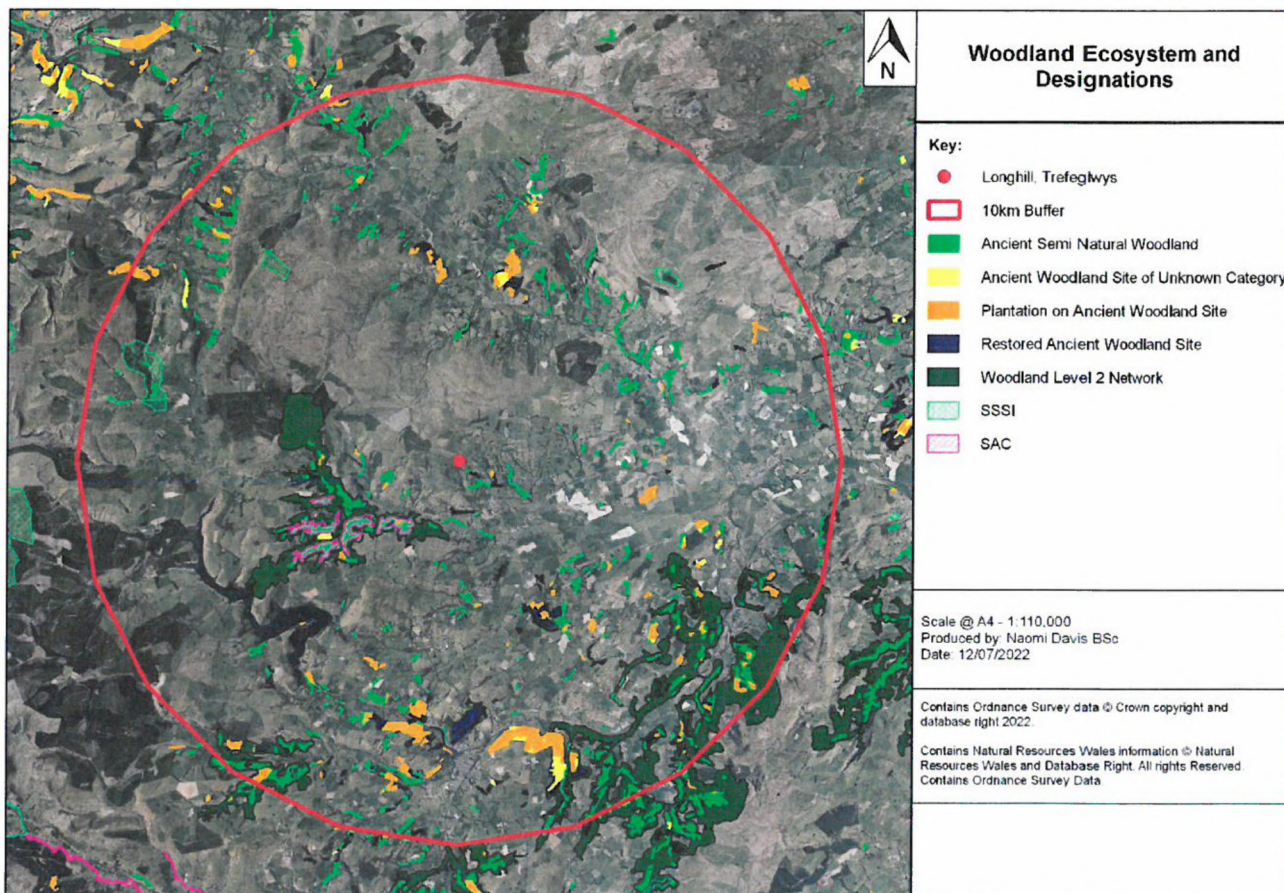


Figure 1: Woodland ecosystem and designations in proximity to Longhill, Trefeglwys.

3.2.1. External Assessment

Longhill is a two-storey stone cottage, with a single storey living room to the western aspect. The roof is clad in natural slate with solar panels on the southern aspect of the lower roof. The northern elevation and upper southern elevation are weatherproofed in shiplap cladding. An original building at the eastern aspect has previously been demolished and footings for a new extension created (Figure 2). All windows, doors, bargeboards, soffits and fascias consist of wood.

No live bats or evidence of their presence was detected during the visit. However, many potential roost features (PRFs) were noted where bats may gain access to a roost, in particular where extension is proposed i.e. damaged soffits, gaps around purlins, crevices in stonework and gaps at intersection of stone/roof (Figure 3).



Figure 2: The eastern gable and foundations for new extension at Longhill



Figure 3: Potential roost features (PRF) on the eastern gable end (taken from Jon Sloan Scoping Survey Report)

3.2.2. Internal Inspection

There was no access to the roof void as the interior first floor ceilings are closed/cam ceilings.

3.3. Presence/ Likely Absence Surveys

Surveys were conducted during weather conditions considered to be appropriate for bat surveys, with temperatures exceeding 10°C with low wind speeds. Surveyors stood at the west and east elevations of the dwelling, in order to fully observe the dwellings.



3.3.1. 31st May, 2022 Dusk emergence survey

Four species of bat were recorded during the survey common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmeus*, noctule *Nyctalus noctula*, and brown long-eared bat *Plecotus auritus*.

The first bat recorded was a common pipistrelle during the first minute of the survey at 21:11 commuting above the house in a northward direction. At 21:23 a soprano pipistrelle was recorded foraging above the tree-line to the east of the house.

A noctule bat was first recorded at 21:37 commuting and foraging above the house and following the tree-line.

At 22:10 a brown long-eared bat was noted by both surveyors as commuting and feeding in the scrub area behind the property and continued for approximately 10 minutes.

Commuting and foraging activity from individual common and soprano pipistrelles was recorded at regular intervals throughout the survey and bats remained active until the survey finished at 22:56.

No bats were recorded emerging from the building.

3.3.2. 31st June, 2022 Dawn re-entry survey

Three species of bat were recorded during the survey; common pipistrelle, soprano pipistrelle, and noctule.

The first bat recorded was a soprano pipistrelle at 03:20, this species along with common pipistrelle were frequently recorded throughout the morning using the surrounding area for foraging and commuting. At 04:06 a noctule bat was recorded commuting overhead and foraging along the tree-line to the west of the property.

The final bats recorded were two soprano pipistrelles entering a roost in a two-storey barn to the east of the proposed works.

No re-entries were recorded on the main building. However, two soprano pipistrelles were recorded entering the barn to the east. The proposed building has the potential to impact on this roost by the way of obstruction, therefore a further dusk survey to identify the impact on the barn roost was recommended.

3.3.3. 11th July, 2022 Dusk emergence survey (barn)

Three species of bat were recorded during the survey; common pipistrelle, soprano pipistrelle, and noctule.

The first bat recorded was a noctule bat which was heard but not seen by the surveyor. The second bat was a common pipistrelle commuting across the hard standing, east to west. This was followed by a soprano pipistrelle flying high over the house north to south. From 22:02, multiple pipistrelles bats were recorded utilising the tree-line, car parking, and pathway areas for foraging and commuting.

Multiple tandem flights between two common pipistrelle bats were recorded on numerous occasions, along with highly varied social calls. This is typical behaviour of a mother and pup, indicating that there is a maternity roost nearby and this area is used as part of flight training.

Bat foraging activity continued until the end of the survey at 23:04.

No emergencies were recorded during the survey.

3.4. Survey Summary

Gaps were identified during the PRA on the main house that had potential to support roosting bats, and additional surveys were recommended to confirm presence / likely absence of roosting bats at Longhill.

No bats were observed using Longhill for roosting at this time. Two soprano pipistrelles were identified using the adjacent barn to the east, however this roost was not in use during the second dusk survey.

Bats were recorded utilizing the woodland edge, the car parking area, and the areas around the buildings for foraging and commuting. Four bat species were observed, including common pipistrelle, soprano pipistrelle, noctule and brown long-eared bat.

4. Conclusion and Recommendations

The PRA identified a number of gaps in the external fabric of Longhill. The resultant categorisation based on best practice guidance was a moderate-risk building requiring additional surveys, one dusk emergence survey and a dawn re-entry survey. On identifying a roost in an adjacent barn to the east, a further dusk survey was completed.

No bats were observed to be using the main house at Longhill as a roost at this time. Two soprano pipistrelle bats were identified using the adjacent barn as a roost during the dawn survey, however it was not in use during the second dusk. It is considered that the roost in the barn is an occasional day roost, used by non-breeding females and males.

It is considered that there is sufficient space (>2.5m) between the proposed build and the barn to allow for an unobstructed flyway into the roost. It is therefore considered that the development would not contravene the Habitat Regulations and that a European Protected Species licence from NRW is not required.

The surveys identified four bat species using the locality for foraging and commuting: soprano and common pipistrelle, noctule and brown long-eared bats.

4.1. Recommendations

Interpreting the results confirms likely absence of bats roosting at Longhill. This means that there are no specific restrictions or limitations regarding bats for extending and renovating the property and works should continue as planned. Should works not start within two years after the survey (i.e. August 2024) then an update survey would be required to confirm the continuing likely absence of bats.

It must be noted that bats are opportunistic animals, and there is always a chance of bats occasionally using features like those at Longhill. Bats that use these features occasionally tend to be males or non-breeding females and may not play a large role in the annual rearing of young. Nevertheless, it is recommended that any works should be done cautiously, such as lifting slate

tiles rather than sliding, and removing bargeboards and fascia boards carefully. This will help avoid any fatalities in the event there is a last-minute discovery by the building contractors. If a bat is found during the process of renovation, all work will immediately cease and a licensed ecologist contacted for advice.

4.2. Enhancements

The Powys Local Development Plan includes policies which require safeguard of harm to protected species (e.g. bats) and for each planning application to include an enhancement feature for nature conservation. In order to encourage bat roosting activity on site post-development, it is recommended that either Crevice Bat Boxes or Eco Kent Bat Boxes from the [Nestbox Company Ltd](#) are erected at eaves height on the south elevation of the new extension, or south-facing on a suitable mature broadleaved tree, at least 4m above ground level to discourage predators.

4.3. External Lighting

Foraging activity was recorded from four bat species during the 2022 survey effort. All bat species are known to be sensitive to artificial light to some degree. To aid bat conservation for the local area, and in keeping with Powys Local Development Plan: Policy DM7 – Dark Skies and External Lighting, any additional external lighting installed as part of the proposed extension is to be kept to a minimum. This will allow the continuation of the use of the garden and green space to the east by bats. As such it is recommended that any external lighting proposed must consider the following (ILP, 2018):

- Light fixtures, fittings, light spill and any artificial light must be directed away from bat roost entrances, such as those to be created as part of the enhancement package;
- Luminaires are to be LED only, due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- Luminaires should have a warm white spectrum (ideally <2700 Kelvins) and reduce blue light component;
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Heights of fixtures should be carefully considered to minimise light spill;
- Only luminaires with an upward light ratio of 0% and with good optical control should be used;
- Luminaires must always be mounted on the horizontal, i.e. no upward tilt;
- Any external security lighting should be set on motion-sensors and short (1min) timers;
- As a last resort, accessories such as baffles, hoods or louvres must also be used; and
- Reduce light spill and direct it only to where it is needed. Lighting fixtures must be directed away from any natural features, particularly the surrounding trees and other vegetation in the landscape.



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