



**CAR PARK-REAR OF 33-34 PARK PLACE, CATHAYS,**

**CARDIFF**

**INITIAL BAT INSPECTION SURVEY**

**ISSUE 1, VERSION A**

**MARCH 2025**

**Bat Survey Report**

## Document control

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## **EXECUTIVE SUMMARY**

It is proposed to construct new student accommodation within a parking space at 33-34 Park Place Cathays. The new accommodation will abut the existing building and therefore has the potential to disturb bat roosts should they be present within neighboring buildings.

An initial bat inspection survey of the site was undertaken on 4<sup>th</sup> March 2025. No bats or evidence of bats was seen on the exterior of the building.

Due to a number of factors justified within this report, it is considered that the property is of low potential for roosting bats. As a result of the above, further surveys are recommended. At least one bat emergence surveys must be undertaken between May and August in appropriate weather conditions..

This report will require updating on completion of the further surveys. If bats are found during the further surveys, mitigation and a licence will be necessary.

## 1 INTRODUCTION

### 1.1 Background

BE ECOLOGICAL LTD was commissioned by the client to undertake an initial bat inspection survey of a building for the potential presence of birds and bats in order to support a planning application to construct student accommodation.

The surveys were undertaken in line with the current guidance on standards for bat surveys (Bat Conservation Trust, 2023 ).

### 1.2 Site description

The area of land subject of this survey is within a parking space at 33-34 Park Place, Cathays, Cardiff. The site itself has no buildings present, however, the new building will abut the adjacent buildings.

The properties adjacent to the car park are typical stone townhouse beneath pitched slate rooves.

The area that the new build will abut is a pine end that is rendered and has uPVC barge boards present. This area is subservient to the main building. Other areas appear to have timber weather boarding that is generally in good order.

The car park is set within a wholly urban landscape. Generally vegetation is sparse, however, there are trees present which are likely to act as stepping stones to the wider landscape.

### **1.3 Proposed development**

It is proposed to construct new student accommodation at the site.

## 2 LEGISLATION & POLICIES

### BATS

#### 2.1 Conservation of Habitats & Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations (2017) provides safeguards for European Protected Species (those listed under Annex IV Habitats Directive). With regards to bats, this makes it an offence to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- Damage or destroy a roost (this is an 'absolute' offence)
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

#### 2.2 Wildlife & Countryside Act 1981

The Wildlife & Countryside Act 1981 (as amended) is the legislation for England and Wales for nature conservation, making it an offence to:

- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost

#### 2.3 The Environment (Wales) Act 2016

The Environment (Wales) Act 2016 requires that all public authorities, when carrying out their functions in Wales, seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”. This ensures that biodiversity is an integral part of the decisions that public authorities take in relation to Wales. It also links biodiversity with the long term health and functioning of our ecosystems, therefore helping to align the biodiversity duty with the framework for sustainable natural resource management provided in the Act. In Wales, this legislation replaces and enhances the Natural Environment and Rural Communities Act (2006) which sought to raise the profile of biodiversity and to make sure that it is considered in all local authority decisions by ensuring that “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”. Other elements of NERC 2006 may still apply.

## **BIRDS**

In Britain, all naturally occurring species (including hawfinches) are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). The legislation protects all birds, their nests and eggs, and it is an offence to:

- intentionally kill, injure or take a wild bird;
- intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

In addition, birds listed on Schedule 1 of the above legislation, such as the red kite (*Milvus milvus*), are afforded further protection, and it is an offence to:

- Intentionally or recklessly disturb the bird whilst nest building or while at (or near) a nest with eggs or young; and
- Disturb the dependant young of such a bird.

Some birds however are exempt from this protection for certain purposes.

### **3 METHODOLOGY**

#### **3.1 Survey Objectives**

- To carry out an initial bat inspection survey the building
- To present the above details and if necessary further surveys, recommendations for mitigation, future research and compensation within this report.
- To carry out a scoping survey for breeding birds

#### **3.2 Survey Summary**

The bat survey comprised of one part:

- Initial bat inspection survey of building

#### **3.3 Surveyor Information**

The inspection survey was undertaken by Beth Evans. Beth is the owner of BE ECOLOGICAL LTD and has a postgraduate degree in Environmental Biology: Conservation & Resource Management, specialising in British bats. Beth has 11 years' experience of ecological surveys, both in a small scale and large multi-disciplinary context. Beth also holds Natural Resources Wales and Natural England bat licences to disturb and handle bats.

#### **3.4 Internal & External Inspection**

An initial inspection survey was carried out on 4<sup>th</sup> March 2025 by Beth Evans to search the building, both internally and externally to identify potential bat roosting areas and signs of bat use including; live bats, dead bats, droppings, urine staining, grease marks and discarded prey items. The buildings and all areas/items of interest were recorded and photographed. Extension ladders/steps were used to safely access areas where no safe access was available the survey was conducted using, close focus binoculars and/or a high powered lamp.

#### **3.5 Survey limitations**

Any survey for bat species can only be a series of snapshots in time. Bats are highly mobile, long lived creatures (capable of living up to 30 years, sometimes longer) with complex social structures and utilising multiple roost sites within a year. The implications of this are that surveys and surveyors have to make informed assumptions based on observations, recorded data, local information and a detailed knowledge of the species.

## **4 RESULTS**

### **4.1 Inspection survey**

#### **4.1.1 External survey results**

The survey carried out by BE Ecological Ltd revealed no droppings or evidence of bats on the exterior of the building.

Vantage points are difficult from the exterior due to the buildings great height. However, a small number of potential features were noted, namely:

- A gap beneath the uPVC barge board of the pine end that the new building will abut

Generally, all other weather boarding appears to be in good order and relatively sealed. However, that said, the slates of the roof could not be viewed in any detail from the ground.

Please see appended plates for photographs of the building exterior.

#### **4.1.2 Internal survey results**

It was not possible to enter the buildings due to them being in third party ownership.

### **4.2 Identified Roosts**

The building was not identified as a bat roost on this date, however, potential for bats was identified during the initial assessment. Further surveys are required to determine whether the building is a bat roost.

### **4.3 Conclusion & Recommendations**

It is considered that due to the buildings architectural style, location and suitable access points, the building is of low potential for roosting bats. As such, at least one activity survey will be required between May and August to determine bat use at the site. This report will require updating on completion of the surveys.

### **4.4 Breeding Birds**

No evidence of breeding birds was found throughout the buildings at the time of survey. If a birds nest is identified within the building, it will be left until such a time that the birds have left the nest of their own accord.

## **5 INTERPRETATION & IMPACT ASSESSMENT**

### **5.1 Active Season Usage**

TBC on completion of further surveys.

### **5.2 Hibernation Season Usage**

TBC on completion of further surveys

### **5.3 Ecological Impacts of development**

TBC on completion of further surveys.

## **6 ENHANCEMENT**

### **6.1 Bats**

A Schwegler 1FF bat box will be attached to the property. Should the 1FF prove difficult to source, an eco bat box (crevice box) <https://www.nhbs.com/title?slug=eco-bat-box> will be installed in its place.

### **6.2 Birds**

A Schwegler 1SP Sparrow Terrace or the following <https://www.nhbs.com/sparrow-terrace-nest-box> will be attached to property.

## **7 RECOMMENDATIONS**

### **7.1.1 Timing**

TBC on completion of further surveys.

### **7.1.2 Timber/roofing materials**

TBC on completion of further surveys

### **7.1.3 Lighting**

TBC on completion of further surveys

### **7.1.4 Bat Licensing**

TBC on completion of further surveys

### **7.1.5 Supervision**

TBC on completion of further surveys

### **7.1.6 Compliance**

Following completion of the project, the ecologist will visit the site to verify the correct installation of the enhancement measures. E-mail confirmation will be issued to the LPA.

## 8 REFERENCES

Bat Conservation Trust. (2016) *Bat Surveys - Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell-Jones, A.J. & McLeish, A.P. (2004) *The bat workers' manual (3<sup>rd</sup> Edition)*. Joint Nature Conservation Committee.

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. Natural England

The Conservation of Habitats and Species Regulations 2017 (HMSO).

The Natural Environment and Rural Communities Act (2006) (as amended) (HMSO).

The Wildlife and Countryside Act 1981 (as amended) (HMSO).

**APPENDIX A- PHOTOGRAPHS**

**Plate 1-Example of gap beneath barge board (area new building will abut)**



**Plate 2- relatively sealed fascia**

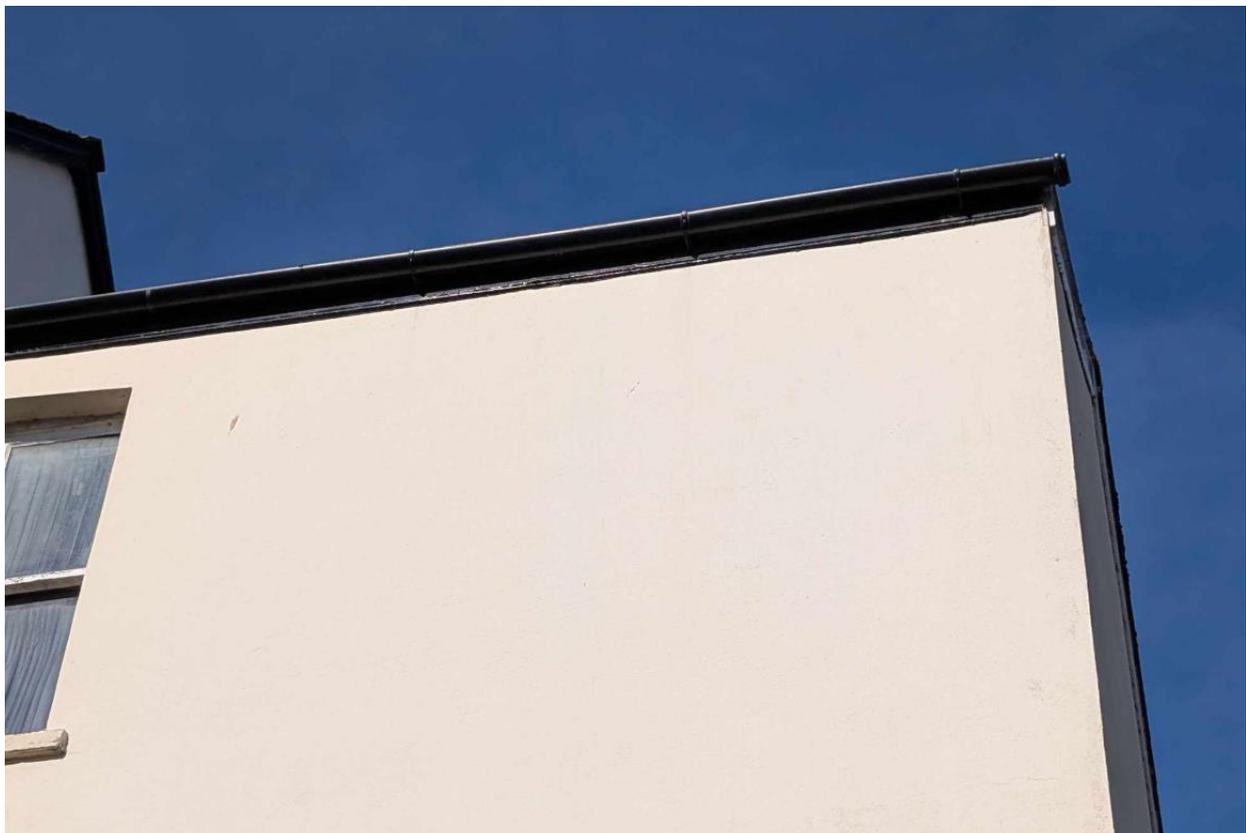


Plate 3- relatively sealed eaves of adjacent building

