



Client – Llangollen Museum

Site – Llangollen Museum

Reference – 20240045-PRA

Location – Llangollen, Denbighshire

Central Grid Reference – SJ 21455 42104

Date – 24th May 2024

Preliminary Roost Assessment (PRA)

Author: Steven Whitcher, MCIEEM

Revision: 1

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

| | |
|------------------------|---|
| Purpose | <p>Planning permission is being sought for repairs and alterations to the roof of the Llangollen Museum due to the deteriorating condition of the existing roof.</p> <p>A Preliminary Roost Assessment of the building was commissioned to support the application for planning permission.</p> |
| Results | <p>The site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.</p> <p>Cofnod returned an existing record of common pipistrelle relating to the location of the building. However, an internet search implied that the record referred to another site in the surrounding area and not the building covered by this survey.</p> <p>The building was assessed to provide negligible opportunities for roosting bats due to the lack of significant voids that would provide opportunities or bats to enter the stonework of the building.</p> <p>The land immediately surrounding the building was considered to provide a low potential foraging and commuting habitat for bats, due to the urban nature of the land the presence of public highways and street lighting, although high value foraging and commuting corridors are present in the wider surrounding area, notably the River Dee.</p> <p>No opportunities for nesting birds, or existing nest structures, were identified around the building during the survey.</p> |
| Recommendations | <p>There is no requirement for further bat surveys or for a Natural Resources Wales licence to cover the proposed works.</p> <p>It is recommended that the removal of the existing roof covering, specifically in relation to the area over the coping stones, is carried out with care. In the event that bats or bat field signs are identified during the works all work on site should cease immediately and further advice should be sought.</p> <p>It is recommended that consideration is given to including a single bat box on the building during the works, as an enhancement for roosting bats in the surrounding area.</p> |
| Conclusions | <p>The building provides negligible opportunities for roosting bats. Therefore, if precautionary working methods are implemented during the works, the impact on roosting bats will be negligible. The erection of a single bat box on the building during the works would provide an enhancement for roosting bats.</p> |

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for repairs and alterations to the roof of the Llangollen Museum due to the deteriorating condition of the existing roof.

2.1.2. A Preliminary Roost Assessment (PRA) of the building was commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises the Llangollen Museum, which is located on Parade Street in Llangollen.

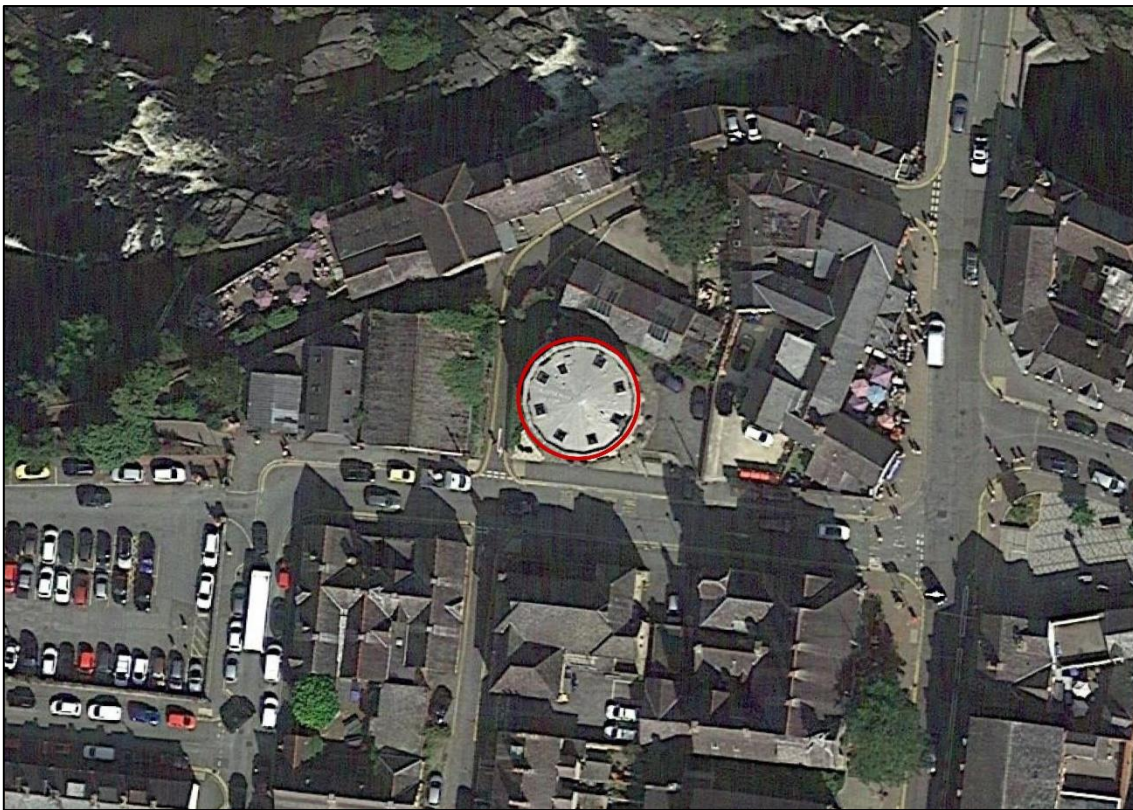


Figure 1: The building covered by this survey.

2.2.2. The building is circular with stone walls and wooden windows and doors. The drainage system is internal with no guttering, soffits or fascia boards present.

2.2.3. The roof of the building comprises a material covered roof that slopes from a central point. There are occasional roof lights present and an internal guttering system, that outfalls to several holes present around the edge of the roof. A material covered parapet extends around the perimeter of the roof.

2.2.4. Internally the building comprises predominantly one space open to the inside of the roof with no separated roof void.



Figure 2: The Llangollen Museum.



Figure 3: The roof of the building.



Figure 4: The interior of the building.

2.2.5. The land immediately surrounding the building comprises commercial and residential land within central Llangollen with the River Dee located 30m to the north.

2.2.6. The wider surrounding area comprises the town of Llangollen with open countryside beyond. The site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).



Figure 5: Showing the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to re-cover the roof of the building, including works to remove several courses of stonework and fit external guttering.

2.3.2. The plans in Appendix I of this report show the existing and proposed layout of the building.

3. Methodology

3.1. Desk Study

3.1.1. A desk study to identify existing records of designated sites, bats and roof nesting birds within 500m of the survey area was carried out with Cofnod.

3.2. Field Study

3.2.1. A field survey of the site was undertaken by Steven Whitcher (MCIEEM) on the 23rd May 2024. The Preliminary Roost Assessment (PRA) was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 4th edition (2023) and was also advised by BTHK Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (2018) and BRHK Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals (2021).

3.2.2. The weather at the time of the survey was cloudy with a light breeze and a temperature of 9°C.

3.2.3. During the survey all buildings, structures and trees were searched for bat roosting potential or evidence of existing roosts, including:

- Checking buildings, structure and trees for cracks, voids or other Potential Roost Features (PRF).
- Looking for signs of staining or worn areas indicating a roost entrance.
- Searching for droppings, foraging remains such as wings or other field signs.

3.2.4. The inspection included a visual inspection using a bright torch (1 million candle power), ladders and also an inspection with binoculars, a pole camera and an endoscope, where applicable.

3.2.5. The habitat around the site was also assessed for its suitability to support foraging and commuting bats by looking at the value of the surrounding habitat and the connectivity of the site to the wider area.

3.3. Limitations/Constraints

3.3.1. This PRA was carried out as a daytime survey and therefore does not provide accurate information on bat emergence or entry or on foraging and commuting activity in the surrounding area.

4. Results and Interpretation

4.1. Desk Study

4.1.1. Cofnod returned records of two statutory and one non-statutory designated sites within the 500m search area.

Table 1: Statutory sites within 500m.

| Site Name | Designation | Reason for Designation | Location |
|---|--|--|-----------|
| Afon Dyfrdwy (River Dee) | Site of Special Scientific Interest (SSSI) | Habitats: Watercourse, saltmarsh transition Species: Salmon, otter and others | 30m north |
| River Dee and Bala Lake/Afon Dyfrdwy a Llyn Tegid | Special Area of Conservation (SAC) | Habitats: Watercourse Species: Atlantic salmon, Floating water-plantain | 30m north |

Table 2: Non-statutory sites within 500m.

| Site Name | Designation | Reason for Designation | Location |
|-------------|---------------------------|------------------------|-----------|
| Tan-Y-Bwlch | Local Wildlife Site (LWS) | Habitats: Woodland | 400m west |

4.1.2. Due to the location of the designated sites and the qualifying features the proposed works will not have an impact on the designated sites.

4.1.3. Cofnod returned several records of bat species within the 500m search area, including a 2019 record of common pipistrelle (*Pipistrellus pipistrellus*) at SJ 2145 4210, which is the location of the building covered by this survey. The record is non-specific with no site name listed and notes stating ‘Roosting in buildings’. The museum staff reported no known surveys of the building matching the date of the record.

4.1.4. A search on the internet identified an ecological report for The Royal Hotel in Llangollen. The report matched the name on the existing record as well as the OS reference, survey date and bat species, with two common pipistrelle identified to emerge from the building, screen shot from the report included in Appendix III of this report. Therefore, it was assumed that the record returned by Cofnod refers to the Royal Hotel and not the building covered by this survey.

4.1.5. The additional records returned by Cofnod identified the presence of several species of bat foraging within the area around the building with the next closest roost record located 200m to the west.

4.1.6. Cofnod returned abundant records of bird species within the 500m search area, although no records specific to the building covered by this survey. The closest records refer to the presence of several species, including swift (*Apus apus*), house martin (*Delichon urbicum*) and peregrine falcon (*Falco peregrinus*) within grid square SJ214421, which includes the site, although no specific location is referenced.

4.2. Field Study

4.2.1. The walls of the building were found to be in a good condition with no major cracks or voids. Occasional minor pointing voids were identified high on the walls of the building, although a close inspection of the voids identified them to be shallow and unsuitable for roosting bats.

4.2.2. The windows and doors around the building were found to be tightly sealed into the stonework, providing no suitable access points for bats.

4.2.3. The coping stones around the top of the walls were found to be intact and well pointed to the walls, providing no opportunities for roosting bats.



Figure 6: The pointing around the coping stones.



Figure 7: Minor voids in the stonework.

4.2.4. Occasional signs, lights and an alarm box were identified on the external stonework of the building. The external fixtures provide occasional opportunities for bats to seek shelter, in particular behind the Llangollen Museum sign, although no bat field signs were identified during this survey.

4.2.5. Small vents were also identified around the higher areas of the brickwork on the building, comprising vertical areas of missing pointing. The voids were considered too small to provide suitable opportunities for roosting bats.



Figure 8: Voids behind the signage.



Figure 9: Vents high in the brickwork.

4.2.6. The roof of the building was found to be in a deteriorating condition with occasional voids present in the material roof covering. The voids were inspected and were generally considered unsuitable for roosting bats due to the nature of the voids and the presence of areas of standing water on the roof.

4.2.7. Occasional small voids were identified under the edge of the roofing material, along the top of the coping stones. The voids were considered suitable for individual bats to seek opportunistic shelter, although did not lead to any significant cavities that would provide roosting opportunities.

4.2.8. No access points were identified that would provide bats with access to the interior of the building.

4.2.9. Overall, the building was assessed to provide negligible opportunities for roosting bats due to the lack of significant voids that would provide opportunities or bats to enter the stonework of the building.

4.2.10. Therefore, the proposed works to the roof of the building are considered highly unlikely to have an impact on roosting bats, with the precautionary measures implemented during the works further reducing the likely impacts.

4.2.11. The land immediately surrounding the building was considered to provide a low potential foraging and commuting habitat for bats, due to the urban nature of the land the presence of public highways and street lighting, although high value foraging and commuting corridors are present in the wider surrounding area, notably the River Dee.

4.2.12. The proposed works are localised to the roof of the building, with no changes to the general structure of the area or the external lighting. Therefore, the proposed works are considered highly unlikely to have an impact on foraging or commuting bats.

4.2.13. No opportunities for nesting birds, or existing nest structures, were identified around the building during the survey. Therefore, it is considered highly unlikely that the proposed works will have an impact on nesting birds, even if carried out during the nesting season.

5. Recommendations

5.1. The building was assessed to provide negligible opportunities for roosting bats and therefore there is no requirement for further bat surveys or for a Natural Resources Wales (NRW) licence to cover the proposed works.

5.2. It is recommended that the removal of the existing roof covering, specifically in relation to the area over the coping stones, is carried out with care. In the event that bats or bat field signs are identified during the works all work on site should cease immediately and further advice should be sought.

5.3. It is recommended that consideration is given to including a single bat box on the building during the works, as an enhancement for roosting bats in the surrounding area.

6. Conclusions

6.1. The building provides negligible opportunities for roosting bats. Therefore, if precautionary working methods are implemented during the works, the impact on roosting bats will be negligible. The erection of a single bat box on the building during the works would provide an enhancement for roosting bats.

7. References

BTHK (2018). *Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals*. Exeter: Pelagic Publishing.

BRHK (2021). *Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals*. Pelagic Publishing, Exeter.

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Natural Environment and Rural Communities (NERC) Act 2006. Available at <http://www.legislation.gov.uk/ukpga/2006/16/contents> (Accessed 20th March 2023).

The Wildlife and Countryside Act 1981. Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed 20th March 2023).

Appendix I: Development Plans

Rear North Elevation

Front South Elevation

Side West Elevation

Side East Elevation

architecture

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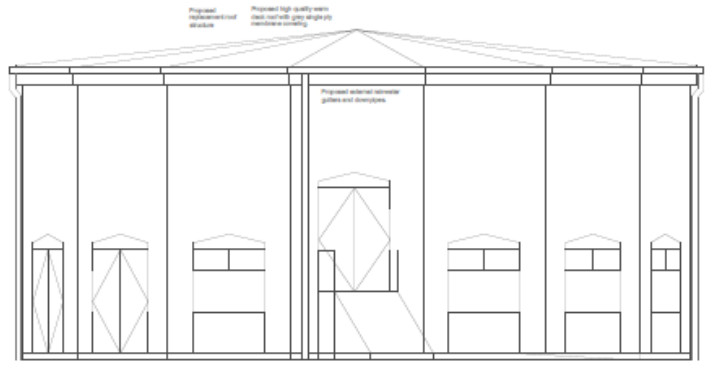
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 111, CENTRAL 1102
 5/F, 111, CENTRAL 1102
 111, NINA STREET, TANGKAPU,
 FEDERAL DISTRICT, KUALA LUMPUR

PROJECT: 2024-001
 CLIENT: 2024-001
 DATE: 08.04.24

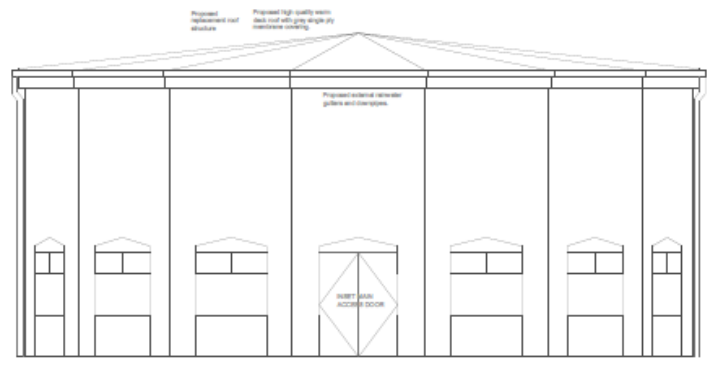
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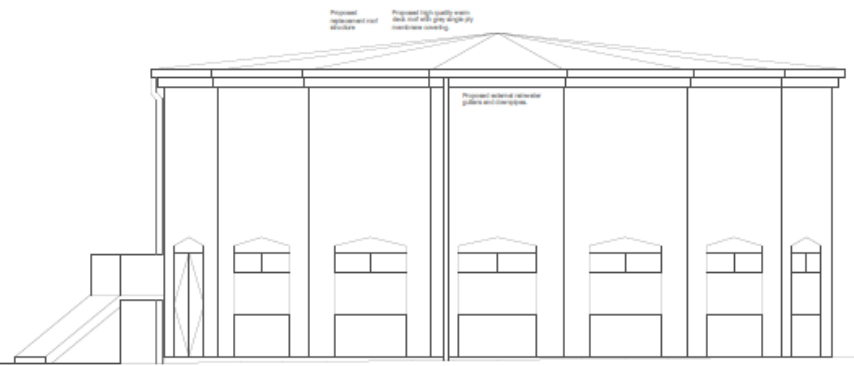
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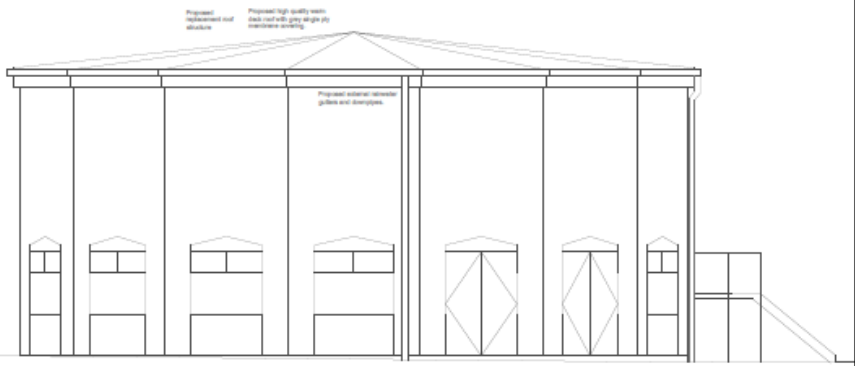
Rear North Elevation



Front South Elevation



Side West Elevation



Side East Elevation

Appendix II: Planning Policy and Species Legislation Summary

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

‘The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.’

1.3. Paragraph 6.4.11 states:

‘Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.’

2. Legislation Summary

| Species | Legislation | Offences include |
|---------|--|--|
| Bats | Conservation of Habitats and Species Regulations 2017 (as amended) | <ul style="list-style-type: none"> ○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. |
| | Wildlife and Countryside Act 1981 | <ul style="list-style-type: none"> ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose. |
| Birds | Wildlife and Countryside Act 1981 | <ul style="list-style-type: none"> ○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird. |

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: *‘It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.’*

Appendix III: **Previous Bat Report Screenshot**



STEPHEN CUTMORE BSc(Hons), MICFor, MArborA
Arboricultural & Ecological Services
SURVEYS, INSPECTIONS, REPORTS



**THE ROYAL HOTEL
BRIDGE STREET
LLANGOLLEN
DENBIGHSHIRE
LL20 8PG**

BUILDING DEVELOPMENT

Updated Bat Emergence Survey



The Royal, Llangollen.

| | |
|---------------------------|------------------------------------|
| Client | Knights Construction Ltd |
| Planning Authority | Denbighshire County Council |
| Grid Reference | SJ21454210 |
| Dates of Surveys | 2 and 4 July 2022 |
| Reference | 072022/BES/KCL |

