



**14-18 Clarence
Place, Newport**

Bat Survey Report

Prepared by
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
Base Associates

October 2018
Report Reference
edp4560_r002a

Contents

Executive Summary

Section 1	Introduction, Purpose and Content	1
Section 2	Methodology (Baseline Investigations)	3
Section 3	Results (Baseline Conditions).....	7
Section 4	Predicted Impacts and Mitigation.....	13

Plan

Plan EDP 1	Bat Roost Assessment Surveyor Locations (edp4560_d001 01 October 2018 AG/EW)
-------------------	---

This version is intended for electronic use only

For EDP use	
Report no.	edp4560_r002a
Author	Emily Williams
Peer Review	Nick Masters
Formatted	Faye Dickman
Proofed	Georgia Lewis
Proof Date	26 October 2018

Executive Summary

- S1 This Bat Survey Report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Base Associates (hereafter referred to as “the Applicant”). The report considers the implications of the proposed development at 14-18 Clarence Place, Newport (hereafter referred to as “the Application Site”) with regards to bats.
- S2 The Application Site comprises three north facing, terraced buildings located at 14-18 Clarence Place, within Newport City Centre. A planning application for re-development of the Application Site is proposed and will include restoration and redevelopment of the buildings to accommodate commercial premises on the ground floor and a hotel on the remaining floors.
- S3 To inform a planning submission and establish an ecological baseline with respect to bats, EDP conducted an external inspection of each building that comprises the Application Site on 8 August 2018. Access restrictions due to health and safety precluded a thorough internal inspection for signs of roosting bats; nonetheless an assessment deemed the buildings as offering moderate potential to support roosting bats.
- S4 Further detailed bat emergence/re-entry surveys were therefore completed on 8 August and 30 August 2018 to confirm presence/likely absence of a bat roost. No bat emergence or re-entry was confirmed during the surveys however.
- S5 Given the likely absence of roosting bats, there is no requirement for demolition works to be completed under a Natural Resources Wales (NRW) Development Licence. However, it is advised that given the ‘low suitability of the building for use by roosting bats, and in consideration of their transitory nature, demolition should be timed for completion during the winter months when bats are less likely to be present.
- S6 Tool box talks will be given to site contractors prior to the commencement, making them aware of the potential presence of bats and breeding birds and their legal protection, in addition to sensitive working practices required to avoid harm to bats and breeding birds.
- S7 In the unlikely event that bats are found during the demolition works, all works will necessarily cease and the advice of the suitably qualified and NRW bat licensed ecologist immediately sought.
- S8 Provided the recommendations made above in respect of mitigation are implemented, it is considered that the proposals could proceed lawfully and in line with planning policy requirements.

This page has been left blank intentionally

Section 1

Introduction, Purpose and Content

- 1.1 This Bat Survey Report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Base Associates (hereafter referred to as “the Applicant”). The report considers the implications of the proposed development at 14-18 Clarence Place, Newport (hereafter referred to as “the Application Site”) with regards to bats.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website www.edp-uk.co.uk.

Site Context

- 1.3 The Application Site comprises three adjoining terraced, Grade II listed buildings (Nos. 14, 16 and 18 Clarence Place) and a shared staircase adjacent that separates it from two further Grade II listed buildings (10 and 12 Clarence Place). The Application Site is centred approximately at Ordnance Survey Grid Reference (OSGR) ST 31303 88454 fronting the southern side of Clarence Place, located on the east side of Newport City Centre. The location of the Application Site is depicted on **Plan EDP 1**.
- 1.4 Located within Newport City Centre, the Application Site is surrounded by busy and well-lit main roads lined with predominantly residential and commercial units. The River Usk is circa 100m west of the Application Site whilst the main railway line between Cardiff and Newport city centres is located 100m north. Otherwise, the wider landscape is similarly characterised by retail as well as residential areas, with patches of scattered parkland.

Development Proposals

- 1.5 In brief, development will include the following features:
- Restoration of 14-18 Clarence Place;
 - Construction of commercial premises within the ground floor footprint; and
 - Construction of a hotel across remaining floors.
- 1.6 Further details are provided within the Design and Access Statement.

Scope of Assessment

- 1.7 This Bat Survey Report describes the current suitability of the Application Site to support roosting bats, identified through standard field-based investigations completed by a Natural Resources Wales (NRW) licenced bat ecologist. It aims to ascertain the potential/confirmed presence/absence of roosts, the status of roosts (where present) and whether any additional surveys are required.
- 1.8 The report then considers the potential impacts of the development proposals on bats and opportunities for enhancements based on the proposals, in the context of relevant legislation and planning policy. Finally, this assessment identifies the necessary additional measures to avoid, mitigate or provide compensation for potential impacts.
- 1.9 The remainder of this report is structured as follows:
- **Section 2** summarises the methodology employed in determining the status of the bat population in and around the Application Site;
 - **Section 3** summarises the results of the bat roost assessment and emergence surveys;
 - **Section 4** describes the development proposals; and
 - **Section 5** considers the potential impacts of the proposal on bats in the context of legislative and planning policy considerations. Recommendations for further survey and/or mitigation and enhancement measures are also provided along with overall conclusions.

Section 2

Methodology (Baseline Investigations)

2.1 This section of the report summarises the methodologies employed to determine the potential of the buildings within the Application Site to support roosting bats. The assessment has been undertaken by appropriately qualified and licenced ecologists using relevant best practice methodologies wherever possible.

Desk Study

2.2 The desk study is an important element of establishing the ecological baseline of a site proposed for development, enabling the initial collation and review of contextual information, such as designated sites, together with known records of protected and priority species.

2.3 The desk study involved collating biodiversity information from the following sources:

- Multi-Agency Geographic Information for the Countryside (MAGIC) website¹; and
- South East Wales Biodiversity Records Centre (SEWBRc).

2.4 The desk study was undertaken on 14 August 2018 and involved a search for international and national statutory sites designated for bats within a 5km radius, in addition to receipt of desk study records for bats within 2km of the Application Site. These search areas are considered sufficient to cover the potential zones of influence² of the proposed development given its location within Newport City Centre, a very built up area with limited potential to support bat species.

External Bat Roost Assessment of Buildings

2.5 An internal and external visual inspection of all buildings onsite for any evidence of, or potential to support, roosting bats, was undertaken by an NRW bat licenced ecologist and an assistant with reference to best practice guidelines. The visual assessment was undertaken on 8 August 2018. The buildings were searched from ground level, using a high-powered Clulite and binoculars, where necessary, with all elevations covered where accessibility allowed.

2.6 Suitable features for roosting bats include:

- Large uncluttered roof spaces (preferably free of cobwebs), particularly when lined and insulated;

¹ www.magic.gov.uk

² Zone of Influence - the areas and resources that may be affected by the proposed development.

- Gaps in mortar of brickwork;
- Gaps under cracked/lifted/slipped roof/ridge/hanging tiles;
- Crevices between sheets of roofing felt or other materials;
- Gaps around window frames and door lintels;
- Access points in the apex, under the eaves or beneath/between tiles; and
- Ridge beam/main rafters with timber joists and free of cobwebs.

2.7 Signs of roosting bats include:

- Bat/s roosting in-situ (live, dead or parts of);
- Bat droppings within or beneath a feature/access point;
- Staining around or beneath an access point/feature;
- Oily marks (staining) around roost access points/features;
- Audible squeaking/chattering from the roost (particularly on hot summer days);
- Large/regularly used roosts or regularly used sites may produce an odour; and
- Flies around the roost, attracted by the smell of guano.

2.8 Based upon the results of the building assessments and the features/evidence identified (as above), each was assigned with a bat roost potential category, as shown in **Table EDP 2.1**.

Table EDP 2.1: Bat Roost Potential Categories for Buildings.

Bat Roost Potential	Description
Confirmed Roost	Evidence of bats found.
High Potential	Many of the potential roosting features (listed above) present, with good foraging habitat nearby that is well connected to the site.
Moderate Potential	A few potential roosting features (listed above) present with some foraging habitat nearby that is connected to the site.
Low Potential	One or two roosting features present with foraging habitat nearby, but with limited connectivity.
Negligible Potential	No features present.

Limitations

2.9 Visual assessments of buildings for roosting bats can be undertaken at any time of year and this assessment was therefore not limited by seasonal or climatic factors.

2.10 There was limited internal access to the buildings due to health and safety constraints associated with the poor structural condition of the buildings. An internal inspection of the first floor was thus limited to features visible from the main hallway whilst there was no access to the second floor. As such, signs of roosting bats may have been missed. This is, however, not considered to have affected the final outcome of an assessment with a dusk emergence and dawn re-entry survey undertaken to confirm presence/likely absence of a roost and thus account for limitations encountered during the building inspection.

Dusk Emergence/Dawn Re-entry Surveys

2.11 A dusk emergence survey was conducted on 8 August 2018 followed by a dawn re-entry survey on 30 August 2018, with reference to best practice guidelines. Both surveys were undertaken by two suitably experienced surveyors, including an NRW bat licensed ecologist. The survey positions provided adequate coverage of all potential roost features on all building elevations as identified during the external bat roost assessment (refer to **Plan EDP 1** for surveyor locations). Detailed field notes and recordings were made to allow for *in-situ* and *ex-situ* identification and analyses. The surveyors used Elekon Batlogger bat detectors.

2.12 The dusk emergence survey commenced approximately 15 minutes before sunset and continued for up to two hours after sunset. The dawn re-entry survey commenced 1.5 hours before sunrise and last up to 15 minutes after sunrise. A summary of the survey including dates, timings and weather conditions is included within **Table EDP 2.2**.

Table EDP 2.2: Summary of Bat Emergence/Re-entry Surveys at 14-18 Clarence Place, Newport.

Date	Start/Finish Time	Sunset/Sunrise Time	Time Recorded	Temp (C°)	Cloud (%)	Rain	Wind (Beaufort Scale)
08/08/2018	20:26-20:20	20:48	Start	21.0	80	Nil	2
			End	19.0	10	Nil	2
30/08/2018	04:45-06:35	06:21	Start	10.2	100	Nil	2
			End	9.8	90	Nil	3

Limitations

2.13 Both surveys were undertaken under suitable weather conditions at an appropriate time of year and as such are not considered to be limited by seasonal or climatic factors.

This page has been left blank intentionally

Section 3

Results (Baseline Conditions)

- 3.1 This section summarises the baseline ecological conditions determined through the course of desk- and field-based investigations described in **Section 2**. In particular, this section identifies and evaluates the bat roost potential and status within the Application Site.

Desk Study

- 3.2 There are no European or national statutory sites designated for bats within 5km of the Application Site.
- 3.3 A desk study returned multiple records predominantly foraging/commuting bat species within 2km. A bat assemblage is, however, relatively limited with common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) being the dominant species recorded. Records for whiskered (*Myotis mystacinus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*) and Daubenton's (*Myotis daubentonii*) bats. Records for roosts were confined to a potential low status pipistrelle bat. roost 1.4km north of the Application Site and a brown long-eared bat (*Plecotus auritus*) roost 1.7km north west of the Application Site.

Bat Roost Building Inspection Survey

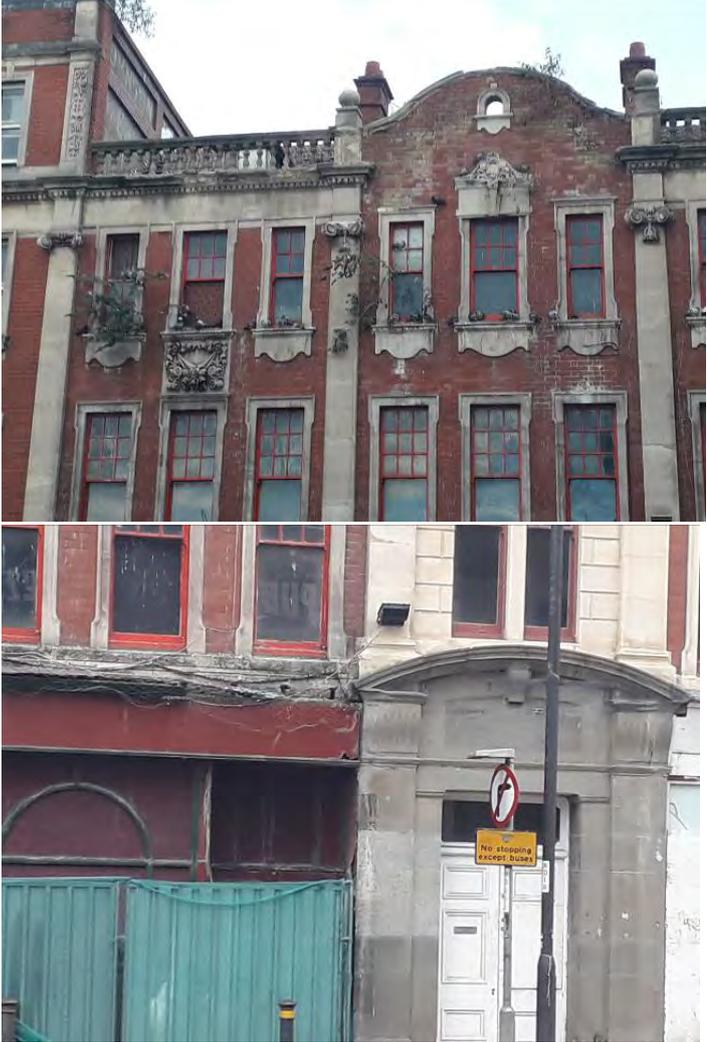
- 3.4 Each building within the Application Site is a three-storey structure dating from circa 1909, with the front elevation facing north on to Clarence Place. Single storey extensions have been constructed at the rear of the buildings, extending back to the southern boundary, which is separated by a narrow alley from gardens associated with terraced residential properties facing south on to St. Vincent Road. The buildings were previously occupied by TJ's Nightclub from 1985 onwards, being sold at auction in 2011, and subsequently damaged by a fire in 2013. They have been vacant since then and as such, have fallen into a state of disrepair.
- 3.5 The northern elevation of the buildings is characterised by a red brick facade with multiple windows, all finished with decorative eared architraves on the first and second floors. In contrast, there are no windows associated with the ground floor, which has been unified by a timber-framed, fenestrated 'shop-front.' Each building is defined by pilasters which rise from the first through to the second floor. The top front edge of Nos 14 and 18 are decorated with a moulded cornice balustrade. In addition, Nos 14 and 18 are finished with decorative stone friezes between the first and second floors of the north-facing elevation. In contrast, the central property (No 16) is characterised by a red brick Dutch gable which replaces the moulded cornice and balustrade exhibited by adjacent properties. The stone balustrade conceals a pitched and gabled roof covered with pantiles and furnished with two projecting dormers in Nos. 14 and 18 Clarence

Place. The entrance to the buildings is located on the ground floor and flanked by two pilasters. A single window is present on the first and second floor whilst the top front edge is surmounted by a carved datestone.

- 3.6 The southern elevation of the terrace is, in contrast, largely devoid of any decorative rendering or architectural features and is instead of basic red brick construction with the first-floor façade. Windows which are largely boarded up are present along the first and second storey whilst the pitched, tiled roof is clearly visible. A single storey extension, contiguous with the ground floor of the main building is present at the rear and is similarly of red brick construct with a flat, bitumen lined roof.
- 3.7 During the external and internal visual assessment of the buildings within the Application Site for roosting bats on 8 August 2018, no evidence of bats was found. The buildings do, however, offer low potential to support roosting bats following identification of a number of features which permit access for bats to the interior of the building. Although the River Usk and railway line within 100m of the Application Site provides a linear feature for commuting bats, there is limited suitable foraging habitat for this species within the immediate landscape. The Application Site is also exposed to relatively high levels of light pollution and disturbance.
- 3.8 In addition to having the potential to support roosting bats, the buildings offer suitable habitat to be used by common birds while breeding/nesting. In particular, feral pigeon were found roosting within the building and along its exterior.
- 3.9 A full description and photographs of buildings surveyed, along with details of any bat signs and potential roost features that were found are provided within **Table EDP 3.1**.

Table EDP 3.1: Bat Roost Inspection Survey Results and Assessment.

Photograph and Elevation	Description of features suitable/unsuitable for roosting bats
<p>Northern Elevation</p> 	<p>Gaps in concrete facing between ground and first floor and damaged balustrade. These are unlikely to provide suitable ingress points into the building but may provide a suitable external cavity for crevice dwelling bats.</p> <p>All windows appear either well sealed or boarded up with no potential entry points for bats with the exception of a single rot hole within the wooden frame of a third storey window.</p>

Photograph and Elevation	Description of features suitable/unsuitable for roosting bats
	<p>Several slipped and missing roof tiles were noted and provide potential ingress points for bats into the interior of the buildings.</p>
Southern Elevation 	<p>Although the windows are boarded up, gaps between the top of the window and boarding were identified and offer access to the interior of the building for bats.</p> <p>Two large holes in third floor brickwork may provide suitable cavities for crevice dwelling bats.</p> <p>Several missing roof tiles noted and provide potential access internally.</p>

Photograph and Elevation	Description of features suitable/unsuitable for roosting bats
	<p>Skylights in flat roof of rear extension with visible gaps. Several holes as a result of sagging roof and rotting timber.</p>
<p>Internal Features</p>  	<p>Interior of building (first floor) is relatively well lit and drafty with significant water ingress creating damp conditions not favourable to roosting bats. Missing floorboards/ceiling presumably provides access to all floor through the roof. Pigeon was noted roosting within the building confirming that internal access is available. Several dead pigeons littered floor. Open fireplaces may provide potential roosting features.</p> <p>No evidence of bats found.</p>

Bat Emergence Surveys

- 3.10 During the dusk emergence/dawn re-entry surveys of Nos 14-18 Clarence Place in August 2018, no bats were recorded emerging from or re-entering either building.
- 3.11 The location of the Application Site within Newport City Centre and with limited suitable and connected habitat within the wider landscape, in addition to relatively high levels of night-time lighting, is considered likely to deter a notable bat roost. Furthermore, foraging/commuting activity was limited to a single pass of soprano pipistrelle during the dusk survey.

This page has been left blank intentionally

Section 4

Predicted Impacts and Mitigation

- 4.1 This section of the report considers the potential impacts of the development proposals on a local bat population in the context of legislative and planning policy considerations. Mitigation and/or enhancement measures are provided along with overall conclusions.

Bats

Legislation

- 4.2 All species of British bat are listed as a European Protected Species (EPS) on Schedule 2 of the Conservation Regulations (Annex IV(a) to the Habitats Directive). This affords it protection under the Conservation of Habitats and Species Regulations 2010, making it an offence to:
- (i) Deliberately capture, injure or kill a wild animal of an EPS;
 - (ii) Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
 - (iii) Damage or destroy a breeding site or resting place of a wild animal of an EPS.
- 4.3 Additional protection for bats is also afforded under the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place which is used for shelter or protection, or to obstruct access to this structure or place. In addition, eight of the eighteen species of bat resident in the UK (greater horseshoe, lesser horseshoe, barbastelle, Bechstein's (*Myotis bechsteinii*), soprano pipistrelle, common pipistrelle, brown long-eared and noctule) are also listed as Priority species.
- 4.4 The adopted Newport Local Development Plan 2011-2026 sets out planning policy for the city up until 2026. In accordance with Policy GP5 Natural Environment development will be permitted where proposals demonstrate how they avoid, mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including Welsh Section 42 and local protected habitats and species.
- 4.5 In the absence of a confirmed bat roost, impacts to bats associated with demolition and redevelopment of 14-18 Clarence Place are considered negligible. As such, no EPS licence is required for buildings where roost emergence surveys have identified a likely absence of bats.

Roosting Bats

- 4.6 Although development will result in the loss of buildings with features suitable for supporting bats, no roosts have been identified within the Application Site following further bat emergence surveys. No significant negative impacts to roosting bats associated with the potential demolition of Nos 14-18 Clarence Place are, therefore, predicted.
- 4.7 Given the likely absence of roosting bats, there is no requirement for demolition works to be completed under a Natural Resources Wales (NRW) Development Licence. However, it is advised that given the potential of the building and in consideration of the transitory nature of bats, demolition should be timed for completion during winter months when bats are less likely to be present. Tool box talks will be given to site contractors prior to the commencement, making them aware of the potential presence of bats and breeding birds and their legal protection, in addition to sensitive working practices required to avoid harm to bats and breeding birds. The contractor(s) will be advised to carry out all work with care and vigilance for bats and to adhere to the following procedures in the unlikely event bats are found during works:
- In the unlikely event that a bat and/or its roost is located during demolition, works should be halted and the NRW bat licenced ecologist contacted immediately for advice. Bats should be allowed to fly disperse on their own accord; and
 - If the roost has been exposed, and especially if bats have been injured, works should be halted and the NRW bat licenced ecologist contacted immediately for advice.

Breeding Birds

- 4.8 All wild birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:
- (i) Intentionally kill, injure or take any wild bird;
 - (ii) Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - (iii) Take, damage or destroy the egg of any wild bird; or
 - (iv) To have in one's possession or control any wild bird (dead or alive) or egg or any part of a wild bird or egg.
- 4.9 In addition, further protection is afforded to those wild bird species listed on Schedule 1, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird. A number of species are also included as priority species.
- 4.10 Roosting birds, namely feral pigeon, were identified during the initial bat roost inspection of both buildings. The depilated nature of each building, furthermore, provides nesting

opportunities for common bird species. Potential impacts associated with the loss of active nests may, therefore, arise if demolition is undertaken during the bird breeding season.

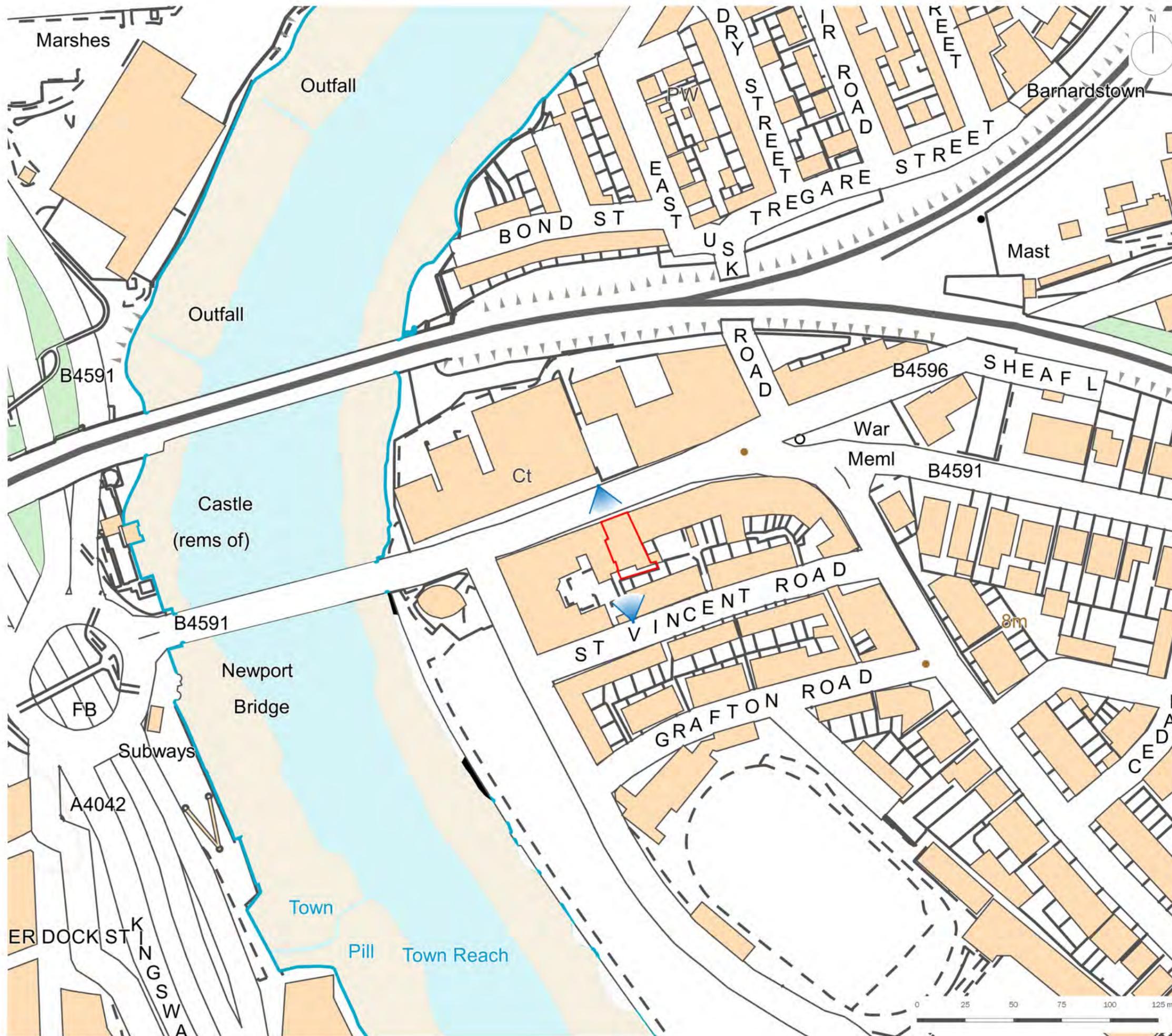
- 4.11 Given the protection afforded to all breeding birds, their nests, eggs and young, direct impacts can be avoided through the sensitive timing of demolition scheduled to avoid the main bird breeding season as per **Paragraph 4.9** above.

Overall Conclusions

- 4.12 EDP's baseline investigations have demonstrated that the on-site buildings have low potential to support roosting bats.
- 4.13 To reliably confirm presence/infer absence of roosting bats, a dusk emergence and dawn re-entry survey was completed during August 2018, in line with best practice guidance. No emerging/re-entering bats were identified during either survey such that they are presumed likely absent from the Application Site.
- 4.14 Given the likely absence of roosting bats, there is no requirement for demolition works to be completed under a NRW Development Licence. However, it is advised that given the potential of the building and in consideration of the transitory nature of bats, demolition should be timed for completion during the winter months when bats are less likely to be present.
- 4.15 Tool box talks will be given to site contractors prior to the commencement, making them aware of the potential presence of bats and breeding birds and their legal protection, in addition to sensitive working practices required to avoid harm to bats and breeding birds. The contractor(s) will be advised to carry out all work with care and vigilance for bats and to adhere to the following procedures in the unlikely event bats are found during works:
- In the unlikely event that a bat and/or its roost is located during demolition, works should be halted and the NRW bat licenced ecologist contacted immediately for advice. Bats should be allowed to fly disperse on their own accord; and
 - If the roost has been exposed, and especially if bats have been injured, works should be halted and the NRW bat licenced ecologist contacted immediately for advice.
- 4.16 Provided the recommendations made above in respect of mitigation are implemented, it is considered that the proposals could proceed lawfully and in line with planning policy requirements.

Plan

Plan EDP 1 Bat Roost Assessment Surveyor Locations
(edp4560_d001 01 October 2018 AG/EW)



- Redline Boundary
- ▶ Surveyor Locations

client		
Base Associates		
project title		
14-18 Clarence Place, Newport		
drawing title		
Plan EDP 1: Bat Roost Assessment Surveyor Locations		
date	01 OCTOBER 2018	drawn by
drawing number	edp4560_d001	checked
scale	Refer to Scale Bar	QA
		JTF



info@edp-uk.co.uk www.edp-uk.co.uk
 Cirencester 01285 740427 Cardiff 02921 871900 Shrewsbury 01939 211190

CIRENCESTER

Tithe Barn,
Barnsley Park Estate,
Barnsley, Cirencester,
Gloucestershire GL7 5EG
01285 740427

CARDIFF

First Floor,
The Bonded Warehouse,
Atlantic Wharf,
Cardiff CF10 4HF
02921 671900

SHREWSBURY

The Stables,
Sansaw Business Park,
Hadnall, Shrewsbury,
Shropshire SY4 4AS
01939 211190

info@edp-uk.co.uk
www.edp-uk.co.uk

The Environmental Dimension
Partnership Ltd. Registered as a
Limited Company in England and
Wales. Company No. 09102431.

LANDSCAPE
ECOLOGY
HERITAGE
MASTERPLANNING
ARBORICULTURE
EXPERT WITNESS



**Landscape
Institute**
Registered practice

IEMA Transforming the world
to sustainability

**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE

