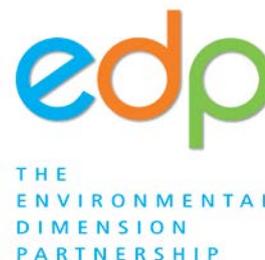


**56A Windsor Road, Penarth**  
**Ecology Addendum Note September 2016**  
**C\_EDP3611\_02**

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## **1. Introduction**

- 1.1 This Ecology Addendum Note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of PMG 3 Ltd (hereafter referred to as 'the client'). It sets out the findings of a bat emergence survey undertaken in relation to the proposed building demolition at 56A Windsor Road, Penarth (hereafter referred to as 'the site'). The site is located on the fringe of Penarth town centre with frontage onto Windsor Road, and is centred approximately at Ordnance Survey Grid Reference (OSGR) ST 18271 71828 within Vale of Glamorgan Council.
- 1.2 This Addendum Note should be read in conjunction with EDP's Ecology Briefing Note **C\_EDP3611\_01a**, previously prepared for the site, which details the findings of an internal and external inspection of the buildings onsite in relation to their potential to support roosting bats.
- 1.3 In line with the recommendations made within the Ecology Briefing Note, a dusk bat emergence survey was completed to further inform an application for demolition consent. The proposed works require the demolition of the former part two and part single-storey car showroom with workshop, storage facilities and petrol forecourt to facilitate future industrial/commercial redevelopment.

## **2. Methodology**

### ***Bat Emergence Survey***

- 2.1 A single dusk emergence survey of the building on site was completed on 5 September 2016 in accordance with best practice guidelines<sup>1</sup>; this building having previously been assessed as having low potential to support roosting bats.
- 2.2 The survey involved two experienced surveyors, including a bat licenced worker strategically positioned to ensure full coverage of three, previously identified key features supported by the western and southern elevations of the building, including:
- Hanging tiles present on western aspect, with the bottom half containing a number of gaps and broken tiles which could allow access to bats between the tiles and roofing felt or board behind;

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<sup>1</sup> Hundt, L. (2012) *Bat Surveys: Good Practice Guideline, 2nd Edition*. Bat Conservation Trust

- Gaps between the soffit boxes and pillars either side of the windows on the building's western aspect, with gaps likely leading into the soffit boxes; and
- Gaps between lintels and windows on southern aspect, with such gaps potentially leading into a cavity wall or directly into the building.

2.3 In accordance with best practice guidelines, the dusk emergence survey was initiated at 19:30, approximately fifteen minutes before dusk (with sunset being at 19:48), and extended for approximately one and half hours into the night, concluding at 21:20. Weather conditions on each visit were relatively optimum for bat surveys, being relatively warm (with temperatures recorded ranging between 18°C and 19°C) and with little wind, albeit overcast throughout with light drizzle at times.

2.4 Surveyors were equipped with EM3+ detectors, with observations of the time, location of any bat emergence, general bat activity and behaviour of all bats seen or heard recorded. Bats were identified on the basis of their characteristic echolocation calls and analysed where required, using computer sonogram analysis (Analook) to confirm species identification.

### **3. Results**

3.1 No evidence of roosting bats was recorded during the survey, with no emerging bats seen during the survey.

3.2 Foraging and commuting activity by common pipistrelle (*Pipistrellus pipistrellus*) was regularly recorded throughout the evening, primarily associated with Railway Terrace to the rear of the property forming a relatively dark corridor through to the adjacent railway line. In addition, two noctule bats (*Nyctalus noctula*) were recorded approximately 1 hour after sunset, commuting in the distance overhead. A single soprano pipistrelle (*Pipistrellus pygmaeus*) was also recorded approximately 1 hour and 10 minutes after sunset.

### **4. Recommendations**

4.1. No bat roosts were confirmed for the building during the survey, with no emergence noted from key features assessed as having potential to support a number of bats by virtue of their size and suitability for crevice dwelling species. As such, a derogation licence will not be required to permit its proposed demolition.

4.2. Nevertheless, the sensitive timing of the demolition works is recommended, to be completed between the months of October 2016 and March 2017 inclusive.

- 4.3. Additionally, it is recommended that, prior to demolition of the buildings, a tool box talk be given to demolition contractors by a suitably experienced and Natural Resources Wales (NRW) bat licensed ecologist, making them aware of the potential presence of bats, their legal protection, working practices to avoid harming bats, and methodologies to be followed should a bat be found whilst a licensed bat ecologist is not in attendance.
  
- 4.4. It is further recommended that, the removal of features considered to have only limited bat roosting potential identified during the initial building inspection, be undertaken by hand under the supervision of a suitably experienced and NRW bat licensed ecologist; specifically: (1) barge boards on southern aspect; (2) metal wrap on top of flat roof section on southern and eastern aspect; (3) metal wrapping on western aspect beneath guttering and top of fascia boards; and (4) wooden boards covering doors and windows).