



RSPB BIRDS



# BARN OWLS

We may also have asked you for a survey for barn owls these are uncommon, but sometimes live in buildings or trees that are also suitable for bats. Barn owls are fully protected under the Wildlife and Countryside Act 1981 (as amended). Most bat surveyors will be able to carry out a barn owl survey for you and submit mitigation details and a method statement, if these are required. Works which affect a barn owl nesting site, or which may cause disturbance to this species, will require mitigation that is acceptable to the CCW, or else an offence may be committed.

**Please do make sure that your surveyor follows the Bat Conservation Trust guidelines. Any application that doesn't is likely to be delayed or even returned due to a lack of substantive information**

Vale of Glamorgan Council



Bat Conservation Trust



## WHAT MORE COULD YOU DO?

Buildings can offer huge value for many threatened species of wildlife but are often under-used.

Even if your survey shows that bats aren't using your property you could still incorporate bird boxes, bat boxes or new bat roost sites to help these threatened species. Some approaches are outlined in Natural England's bat mitigation guidelines ([www.naturalengland.org.uk](http://www.naturalengland.org.uk)).



# Survey

There are 13 species of bat commonly found in the Vale of Glamorgan and the **law protects them all.**

This leaflet outlines how you can ensure your development doesn't harm them



Bat Conservation Trust



Vale of Glamorgan Council

## FOR MORE INFORMATION

The Council's Ecology Team: [ecology@valeofglamorgan.gov.uk](mailto:ecology@valeofglamorgan.gov.uk) / 01446 704627 The Countryside Council for Wales: [www.ccw.gov.uk](http://www.ccw.gov.uk) / 029 20 772400  
Bat Conservation Trust: [www.bats.org.uk](http://www.bats.org.uk) / 0845 1300 228  
or SEE ATTACHED LIST OF BAT SURVEYORS



# BATS

IF YOUR APPLICATION HAS BEEN HIGHLIGHTED AS ONE WHICH MAY AFFECT BATS OR THEIR ROOSTING PLACES.

This may be due to your property type - it may have features especially suitable for bats to roost in - or due to proposed changes to trees or other areas where bats are likely to feed, roost or hibernate.

Bats have been around for at least the last 50 million years and over that time, have evolved to use caves and trees as places to roost and hibernate. Many bat species, however, are just as happy to share your home, squeezing in between the roof tiles and felt, behind soffits and fascias or in the eaves or interior of your loft. Most species can enter their roosts through very small gaps (sometimes only 2.5cm wide) and because most hide away, their roosts can go completely unnoticed. Droppings are the best sign - unlike mouse droppings they crumble to dust - but these may not always be visible.

Evidence suggests that there has been a marked overall decline in bat populations in the past century, affecting even the commoner species largely due to changes to buildings and in land use. All bats in Wales are protected under the Wildlife and Countryside Act 1981 (as amended) and also under the Conservation (Natural Habitats, &c) Regulations 1994 (as amended). It is an offence to deliberately or recklessly capture, injure or kill any bat, or to damage or destroy its breeding site or resting place ( roost ) or obstruct access to a roost. Recklessness applies to situations where the offence was not deliberate or intended, but should have been foreseen as a possible side-effect of the works being done. A roost is protected whether bats are present or not.

## What this means

The presence of bats is a material consideration in a planning application, which means that the local planning authority has to take them fully into account. To ensure that all the relevant information is considered you will need to commission a bat survey by a licensed and experienced surveyor and submit it to us

before planning permission can be granted. Expect to pay a minimum of £500 - £700, depending on the size and complexity of the property. If bats are found to be present then further work may be needed, such as applying for a licence.

You shouldn't attempt to carry out a survey yourself unless you have the necessary licence and experience - you may be committing an offence.

If bats are found on your application site then you will probably need to apply for a development licence, issued by the Welsh Assembly Government. Your bat surveyor should be able to help you with the application process.

## the bat survey

The bat survey and report needs to follow the bat conservation trust's 'bat surveys - good practice guidelines 2007'. Check with your surveyor that they'll be using them.

You may want to ask your surveyor to carry out a scoping

survey first to assess the likelihood of bats using the site. Sometimes the surveyor will be able to tell you that a full survey will not be needed. In this case please obtain advice in writing and include it with your application. Otherwise a full survey will be required.

Bats aren't active during the winter - they hibernate. Therefore it is recommended that your survey be carried out between April and September (inclusive). Your survey should also be carried out no more than 6 months before the start of works.

If your application is for one of a group of buildings or one of a group of trees then all the buildings or trees should be surveyed for bats - if one contains a roost, this may be a small, but important risk for the local bat population, and it would be afforded legal protection.

# the SURVEY

## WHAT HAPPENS IF BATS ARE FOUND?

If bats are found then suitable mitigation will need to be incorporated into the proposed development. Part of your survey report should outline the consultant's draft recommendations outlining what mitigation will be required to avoid harm to the bats. Recommended measures may comprise minor adjustments to the planned works, such as use of certain specified chemicals for timber treatment or carrying out certain works during certain times of the year to avoid disturbance. In some cases, more substantial measures may be needed. In most cases you will need to ensure that bats can continue to roost somewhere nearby after the works are completed. Agreed mitigation will then be incorporated into the planning permission.

You will need to submit detailed plans of this mitigation to us along with a method statement - again, your bat surveyor should be able to help you with this - and the mitigation will need to be acceptable to the Welsh Assembly and its statutory advisor, the Countryside Council for Wales (CCW).

The local planning authority will consult the CCW regarding the proposed mitigation and it's likely that you will have to apply for a development licence - many bat surveyors are now carrying out their surveys and tailoring their reports so they can be easily transferred to a licence application. The planning authority is unable to issue planning permission for projects that affect bats, but for which acceptable mitigation measures have not been, or cannot be, agreed.



**Carmen Jones**  
01446 748052  
carmenjones36@aol.com

36 Somerset Road East  
Barry, Vale of Glamorgan  
CF63 1BE

**Countryman - Ade Williams**  
01443 206333  
adewilliams@ukonline.oc.uk

Rhondda Cynon Taff

# CONSULTANT

## BAT WORKERS

– Most will survey for barn owls  
as part of a bat survey

INCLUSION ON THIS LIST DOES NOT CONSTITUTE A  
RECOMMENDATION BY THE VALE OF GLAMORGAN COUNCIL.  
YOU CAN ALSO SEARCH THE INSTITUTE FOR ECOLOGY AND  
ENVIRONMENTAL MANAGEMENT'S WEBSITE  
([WWW.ieem.org.uk](http://WWW.ieem.org.uk))

**Cresswell Associates**  
02920 925000  
[www.cresswellassociates.com](http://www.cresswellassociates.com)

HCL House  
Fortan Road  
St Mellons Business Park  
Cardiff  
CF3 0EY

**David Clements Ecology Ltd**  
02920 350120  
clements-d@dce.org.uk  
[www.dce.org.uk](http://www.dce.org.uk)

Carlton House  
5 Herbert Terrace  
Penarth  
CF64 2AH

**Just Mammals**  
01874 658650  
phill@justmammals.co.uk  
[www.justmammals.com](http://www.justmammals.com)

Llys Newydd  
Llanfihangel Talyllyn  
Brecon  
Powys  
LD3 7TG

**Peter Smith Ecology Ltd**  
01873 890055  
peter@smithecology.co.uk  
[www.smithecology.com](http://www.smithecology.com)

1 Bettws Cotage  
Bettws, Abergavenny  
NP7 7LG

**Echolocation Wales**  
Steve Pickering  
10446 406333  
07914 675285  
pickering.stewart@ntlworld.com

Vale of Glamorgan

