

Ecological Impact Assessment

Ewenny Road, Maesteg, Bridgend, Pen -
Y-Bont Ar Ogwr

10 July 2025

Ecology
Arboriculture
Land Management





Report Details

Report Title	Ecological Impact Assessment
Report Reference	2560-EcIA-LA

Quality Assurance & Revision Record

Revision	Date	Author	Checked By	Approver	Summary of Changes
2	10 July 2025	Lawrence Armstrong BSc	Vicki Hawkins BSc MSc ACIEEM	Ryan Yeates BSc ACIEEM	Additional enhancements
1	29 January 2025	Lawrence Armstrong BSc	Vicki Hawkins BSc MSc ACIEEM	Ryan Yeates BSc ACIEEM	Updated layout
FINAL	13 November 2024	Lawrence Armstrong BSc	Vicki Hawkins BSc MSc ACIEEM	Ryan Yeates BSc ACIEEM	

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Site Details

Site Name and Location	Ewenny Road, Maesteg, Bridgend, Pen -Y-Bont Ar Ogwr
Central OS Grid Reference	SS 85915 90903
Client	Castell Group Ltd

Boundary



Executive Summary

Site Location	The Site is located on Ewenny Road within the town of Maesteg. It is surrounded by existing urban development with the Maesteg Railway Line to the east.
Proposals	Detailed application for 18 residential units with parking and soft landscaping.
Survey Work	Desk-based study, preliminary ecological appraisal (PEA).
Designated Sites with Potential Impacts	The nearest statutory designated site is Cwm Du Woodlands SSSI (1.5km south-east) and will not be impacted by the development. The nearest non-statutory designated site is Llwydarth Wood SINC (0.3km south-west) and will not be impacted by the proposals. Due to the small a scale of the development and distance from the Site, there will be no impacts upon designated sites.
Baseline Habitats	The Site comprises a large two-storey brick and render building currently being used as an active metal works (B1); a two storey concrete and metal clad building used for storage (B2) and a metal-clad single storey unit used as a canteen and office (B3). An area of hardstanding, with some pioneering vegetation, is present around the buildings and along the south-west boundary.
Protected/ notable Species	The Site has been assessed as being of negligible potential to support roosting bats. However, the Site does provide suitable habitat for commuting and foraging bats and breeding birds.
Mitigation and Compensation	 Avoidance of impacts through inherent scheme design.  Sensitive working methods and timing of work during vegetation clearance. and demolition to minimise impacts to habitats and protected species.  Sensitive lighting scheme for bats.  Soft landscaping proposals to include planting of wildflower, native species of shrubs and trees.
Enhancements	8 no. integrated bird boxes to be installed on new buildings. 6 no. integrated bat boxes to be installed on new buildings.

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1 Introduction

This report presents the results of an Ecological Impact Assessment (EcIA) at Ewenny Road, Maesteg, Bridgend, Pen -Y-Bont Ar Ogwr in relation to a detailed planning application. The surveys were commissioned by Castell Group Ltd.

The area within the application boundary is hereafter referred to as the 'Site'.

1.1 Site Context

The Site is located on Ewenny Road within the town of Maesteg. It is surrounded by existing urban development to the north, south and west, with the Maesteg Railway Line to the east. The wider area comprises agricultural land and grazing pasture with large areas of woodland.

1.2 Description of Proposed Development

Proposals consist of two separate three storey buildings containing 18 residential units in total with parking and soft landscaping.

1.3 Aims

The aims of this report are to:

- 🦋 Identify and describe the habitats and species likely to be affected by the proposed development and assess the ecological value of these features;
- 🦋 Identify key ecological constraints to the proposed development and evaluate the significance of any potential effects; and,
- 🦋 Provide recommendations for mitigation and enhancement opportunities in accordance with relevant planning policy, legislation and other published guidance (see **Appendix 2**).

2 Methods

2.1 Desk Study

A desk-based study was undertaken in November 2024 whereby:

- 🦇 South East Wales Biodiversity Records Centre (SEWBRc) was contacted for records of protected/notable species and sites designated for nature conservation value within a 1km radius of the Site boundaries.
- 🦇 MAGIC (www.magic.gov.uk) was searched for international designated sites (SAC, SPA and Ramsar) within 10km and Habitats of Principal Importance (HPI) within or adjacent to the Site.
- 🦇 Previous reports were reviewed with any relevant results provided in the appropriate sub-sections; and,
- 🦇 Aerial photography of the wider area was reviewed to identify possible important habitat features.

2.2 Building Inspection and Site Walkover

2.2.1 Preliminary Roost Assessment for bats

The buildings on site were assessed for their potential to support roosting bats. A detailed PRA was undertaken on 20 August 2024 by Vicki Hawkins BSc MSc ACIEEM (Natural England Level 1 licence holder Ref:2017-27581-CLS-CLS) in accordance with current best practice methodology (Collins 2023).

This involved an external and internal inspection using close focusing binoculars and high-powered torches where appropriate. A search was made for features which could provide suitable roosting spaces for bats, including gaps beneath tiles and flashing, gaps around windows, door frames and pipe work and possible access under eaves, soffits and barge/ fascia boards. A systematic search was made of all accessible loft spaces for the presence of bats and evidence such as bat droppings.

The building was then prescribed a category based on its potential to support roosting bats as detailed in **Table 1**. A building location plan is provided in **Figure 1**. If evidence of a bat roost was identified during the PRA, this was noted as a 'confirmed roost'.

Table 1: Bat Roost Potential (adapted from Collins, 2023)

Potential Suitability	Description of bat roosting potential
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels.
Negligible	No obvious habitat features on site likely to be used by roosting bats; however a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable habitat to be used on a regular basis or by a larger number of bats.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status e.g. a maternity or hibernation roost.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

2.3 Nesting Bird Survey

The buildings were inspected for evidence of and potential for nesting birds. The surrounding habitats within the Site boundary were also assessed for their nesting bird potential.

2.4 Other Protected/ Notable Species

During the survey work described above, the Site and immediate surroundings were assessed for the presence of and potential for other protected, notable or invasive species which could be impacted by proposals.

A site walkover was undertaken on 20th August 2024 by Vicki Hawkins BSc MSc ACIEEM when weather conditions were dry with good visibility.

2.5 Baseline Evaluation and Impact Assessment

Determining the importance of ecological features was undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). The guidelines recommend a scale of significance from International to Local Ecological Importance as a frame of reference, however notes that it can be adapted to suit local circumstances. As such, where ecological receptors are assessed to be of less than Local value, an additional valuation of 'Site value' has been included.

Assessment of conservation status on bats, including rarity of species and geographical importance of any roosts present, was made in accordance with criteria provided in the UK Bat Mitigation Guidelines (Reason et al, 2023).

2.6 Survey Limitations

Care has been taken to ensure that balanced advice is provided on the information available and collected during the study period (s), and within the resources available for the project.

However, the possibility of important ecological features being missed due to survey timings, absence during surveys or the year of survey cannot be ruled out. In addition, the lack of evidence or records of protected species on Site does not preclude their presence from Site.

3 Baseline Conditions

3.1 Desk Study

3.1.1 Designated Sites

Table 2: Designated sites within 1km of Site boundary, 10km for National Site Network (European) sites

Site Type	Location	Description
<i>National Site Network ('European sites')</i>		
Blackmill Woodlands SAC	7.7km southeast	Primary reason for selection: Blackmill Woodlands is an example of old sessile oak woods at the southern extreme of the habitat's range in Wales, and contributes to representation of the habitat in Wales and in south-west England. The ground flora is restricted by the relative dryness of the site, but the main habitat features of sessile oak <i>Quercus petraea</i> canopy, acidic ground flora of <i>Vaccinium myrtillus</i> and wavy hair-grass

		<i>Deschampsia flexuosa</i> , and moderate fern and bryophyte cover are present.
Glaswelltiroedd Cefn Cribwr / Cefn Cribwr Grasslands SAC	8.9km southwest	Primary reason for selection: Extensive stands of <i>Molinia – Cirsium dissectum</i> fen-meadow (M24), including the heathy sub-type with crossleaved heath <i>Erica tetralix</i> as well as other forms with a stronger representation of native grasses, rushes and small sedges. Transitions to stands of more acidic <i>Molinia</i> and <i>Juncus</i> pasture, dry neutral grassland and wet scrub vegetation are well represented. Viper's-grass <i>Scorzonera humilis</i> and the nationally scarce soft-leaved sedge <i>Carex montana</i> are also present.
Kenfig / Cynffig SAC	9.7km southwest	Qualifying features: One of the largest series of dune slacks in Wales and the most important example of Humid dune slacks in the UK and Atlantic salt meadows <i>Glaucopuccinellietalia maritima</i> .
Statutory Designated Sites		
Cwm Du Woodlands SSSI	1.5km southeast	Qualifying features: Sessile oak woodland.
Sites of Nature Conservation Interest		
Llwydarth Wood SINC	0.3km southwest	Broad-leaved semi-natural woodland and dense continuous scrub
Cemetery Fields SINC	0.5km northeast	Marsh/marshy grassland, semi-improved neutral grassland, wet dwarf heath.
Garth Grassland SINC	0.7km east	Marsh/marshy grassland, semi-improved neutral grassland, broad-leaved semi-natural woodland, semi improved acid grassland.
Abecerden Wood SINC	0.8km southwest	Broad-leaved semi-natural woodland, unimproved neutral grassland, semi-improved neutral grassland, acid/neutral geological outcrop.
Craig Tal-Y-Fan SINC	0.9km north	Broad-leaved semi-natural woodland, dense continuous scrub, dense continuous bracken
Y Parc North SINC	0.95km southwest	Broad-leaved semi-natural woodland, wet and dry dwarf heath with scattered bracken, semi-improved acid grassland, unimproved neutral grassland, wet modified sphagnum bog, marsh/marshy grassland, dense continuous scrub.

3.2 Habitats and Flora

The distribution of habitats is shown on **Figure 1** and full details with photographs are provided in **Appendix 3**.

The Site is of low ecological importance comprising mainly occupied buildings and hardstanding with a small amount of buddleia and bindweed.

Given the limited size of the Site (0.2ha) and common plant species recorded and in the context of the surrounding area, the habitats on Site are considered to be of **Negligible** importance.

3.3 Fauna

3.3.1 *Preliminary Roost Assessment (PRA)*

The buildings on-Site are described in **Table 3**, along with an assessment of the suitability of the buildings to support roosting bats.

In summary, all buildings on-site were categorised as having negligible potential to support roosting bats, and no evidence of roosting bats was found.

In addition, no birds were recorded within or on the buildings, although droppings were noted within B1.

Building name	Description	Bat evidence/ access points/ potential features	Category (based on Collins 2023)
B1	B1 is a two-storey building of brick and render construction with no gaps in mortar or render. The roof is a pitched slate roof with no gaps around wet fill at the ridge and slate tiles are well sealed. Timber soffits are present with gaps where timber has rotted in various places. There are no gaps around window frames. There is a small paint shop at the southeast of B1 which is in good condition apart from a small number of slipped slate tiles. The interior of B1 is used as a welding and machine engineering workshop with daily disturbance. The attached paint shop to the southeast is also in operation with a high level of disturbance and internal fumes. Upper floors of B1 contain offices and a gymnasium and are illuminated via windows during the day. A large gap in an external wall provides ingress to an upper room and bird droppings where present around the hole. A basement area is present which was a firing range now used for storage. The area was damp and there are no ingress points throughout. No signs of bats were observed throughout the external and internal inspection at B1. Breeding birds potential is present at rotten soffits.	Large gap in external wall; however, used by birds and unsuitable for roosting bats. No evidence of bats.	Negligible
B2	B2 is a two-storey concrete and metal clad building. The roof is flat, shallow pitched and metal clad. No loft space is present. The building is well sealed apart from a gap above a roller shutter. B2 is currently used for storage. The building had no potential for supporting bat roosts or breeding birds.	Gap under roller shutter; however, this is considered unsuitable for roosting bats due to the materials present (metal cladding). No evidence of bats.	Negligible



Building name	Description	Bat evidence/ access points/ potential features	Category (based on Collins 2023)
B3	B3 is a single storey unit constructed of metal cladding. The unit is used as an office on a daily basis. A loft space is present and a hole in the ceiling allowed an internal inspection showing the area to be heavy with cobwebs and was damp. B3 had no potential to support roosting bats or nesting birds.	Hole in ceiling; however, this has been confirmed as unsuitable for roosting bats. The area was damp and heavily cobwebbed. No evidence of bats.	Negligible

Table 4 lists the fauna considered as part of the assessment. Records have been filtered to include records within the last 10-year period. Only records with potential to be found on or near to the site have been included.

Table 4: Assessment of Fauna on Site

Species/ Group	Location & Rationale
Amphibians	SEWBREC returned no records of amphibians within a 1km radius in the past 10 years. There are no suitable breeding ponds on, or in proximity to the Site, and terrestrial habitats were sub-optimal. On this basis, amphibians are considered to be absent and have been scoped out of further assessment.
Badger	SEWBREC returned no records of badger within a 1km radius in the past 10 years. There is not suitable habitat on Site suitable for badger. Badgers are not listed as a species of principal importance for the conservation of biodiversity in Wales and have therefore not been assigned a scale of importance in this case but will be considered further in this assessment in relation to their legal protection only.
Bats	SEWBREC returned one record of bat roosts within a 1 km radius within the past 10 years. The nearest record is approximately 50m west of the Site and comprises a common pipistrelle roost. However, all buildings within the Site were assessed as being of negligible potential for roosting bats. The Site is therefore considered to be of Negligible potential for roosting bats and they have been scoped out of further assessment. However, the vegetation along the railway line to the immediate east provides suitable, albeit limited, foraging and commuting habitat for bats. The Site is therefore considered to be of Site importance for commuting and foraging bats.
Birds	SEWBREC provided 53 records of birds within a 1km radius of the Site in the past 10 years including two of starling and one house sparrow. Evidence of nesting birds was recorded around a hole in the upper wall of B1 and the vegetation alongside the railway provides suitable habitat for garden and urban-fringe species. Although the Site supports some suitable habitat for breeding birds, this is considered to be common and widespread in the local area. The Site is therefore considered to be of Site importance for birds.
Dormouse	SEWBREC provided no records of Dormouse. There is no connectivity to suitable habitat for this species on Site. On this basis, dormice are considered to be absent and have been scoped out of further assessment.
Hedgehog	SEWBREC returned seven records of hedgehog within a 1km radius in the past 10 years. The nearest record is 497m away. The habitat on Site has no value for this species being hard standing and small scale. As such, it is considered that the Site is of Negligible importance for hedgehog and they have been scoped out of further assessment.
Invertebrates	SEWBREC returned 83 records of invertebrates within a 1km radius in the past 10 years including: Small heath, Garden Tiger and Long-winged Cone-head and Buff Ermine among others.

Species/ Group	Location & Rationale
	The Site provides limited habitat for a majority of these species within buddleia and bindweed. Due to the transient nature of invertebrates and limited suitable habitat surrounded by urban sprawl, the Site is considered to be of Negligible importance for invertebrates and they have been scoped out of further assessment.
Reptiles	SEWBREC returned five records of reptile within a 1km radius in the past 10 years including common lizard, grass snake and slow worm the nearest being common lizard 835m away from the Site. The Site has limited suitable habitat for reptiles. On this basis, reptiles are considered to be of Negligible importance and have been scoped out of further assessment.
Other notable species	SEWBREC returned 81 records of Schedule 9 plants within a 1km radius in the past 10 years. The nearest record of Japanese Knotweed is 151m away from the Site. No Schedule 9 plants were noted on or near to the site.

4 Further survey work

No further ecological survey work is considered necessary for this application; however should proposals change or if any significant amount of time has passed since the date of this report, a re-appraisal may be required.

5 Impacts And Mitigation

5.1 Designated Sites

Given their distance from the Site and the small scale of the proposed development, no impacts are predicted to affect designated sites and they are not considered further in this report.

5.2 Bats

No evidence of bats was recorded and the buildings were assessed as having negligible roosting potential.

Therefore, no impact on a bat roost is anticipated and as such, a bat mitigation licence will not be required to undertake the works.

It is highly unlikely that bats will be discovered during works, however, prior to commencement, contractors should be made aware of the procedure to follow if a bat is discovered or suspected during works as outlined in **Appendix 4**.

Whilst the Site may be used for occasional commuting and foraging for a low number of common species such as common pipistrelle, given its size and location it was not considered likely to provide a particularly important foraging area or commuting route for bats, apart from along the railway. The Site's boundaries should remain unlit and vegetated to enhance the Site for commuting bats by increasing connectivity.

Lighting during construction and operation has the potential to prevent/reduce bat numbers commuting and foraging within the Site during the active bat season, and as such avoiding the use of construction lighting and designing lighting to avoid illumination of boundaries should be undertaken. Lighting will be designed in conjunction with the ecologist to ensure that flyways are retained.

Sensitive lighting will be implemented allowing for bats to continue using the Site. Any proposed lighting should follow the following principles in line with the Bat Conservation Trust (BCT) and Institute of Lighting Professional (ILP) guidance (BCT/ILP, 2023):

- 👉 Minimise the number of luminaires required;
- 👉 Set passive infrared motion sensors on a short duration timer (e.g. 1-2 minutes);
- 👉 Warm coloured bulbs that do not emit light from the UV end of the spectrum – equal to or less than 2700 kelvin;
- 👉 Light sources with peak wave lengths higher than 550nm;
- 👉 Lighting must be directional and pointing downwards; and
- 👉 The use of internal lighting design solutions to minimise light spill from windows onto the boundary vegetation will be implemented in line with the BCT/ILP guidance (2023) e.g. recessing lights.

Between 1st April and the 31st October, works during the construction phase should be undertaken starting no earlier than 30 minutes after sunrise and finishing no later than 30 minutes prior to sunset with no Site lighting left on overnight.

5.3 Nesting Birds

The vegetation on site has very little potential to support nesting birds. However, the demolition of B1 has the potential to impact breeding birds at a rotten soffit where droppings were noted, most likely from feral pigeon.

However, given the protection afforded to all breeding birds, their nests, eggs and young, any removal of or disturbance to any buildings or vegetation on Site that is considered to offer potential nesting habitat for breeding birds should be undertaken between September and February inclusive, or following an inspection for active nests by a suitably qualified ecologist. If nesting birds are found to be present then a 5m buffer will be implemented around the nest, in which no works can take place until all birds have fledged.

5.4 Other Protected/ Notable Species

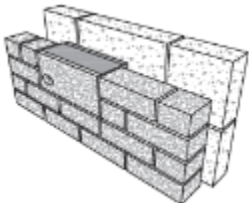
Significant adverse impacts on other notable species are not anticipated given the small size of the Site, common nature of the habitats present and poor connectivity to other habitats in the wider landscape.

The layout of the proposals should provide continuity of commuting habitat with additional cover and potential opportunities provided by new boundary vegetation. As such it is considered that species such as hedgehog will continue to traverse freely through the Site and will not be significantly affected during operation. All excavations create during construction are to be covered overnight or a means of escape provided such as a ramp. No additional mitigation is considered necessary.

6 Enhancements

In addition, the enhancements detailed in **Table 5** are recommended in line with national guidance and local planning policy. Locations are shown in **Figure 2**.

Table 5: Enhancement Features

Quantity & Type	Illustrations	Description & Installation
8 no. integrated bird nest box	 WoodStone Build-in Swift Nest Box Deep (nhbs.com)  Installation – integral nestbox installed in outer leaf of brickwork in a traditional cavity wall construction	- Swifts and house sparrows are colony nesters so multiple can be put on same building as long as >50cm apart. - Fully integrated boxes to be built into the fabric of the building. - Suitable models include the PRO UK Rendered Build-in Swift Box or the WoodStone Build-in Swift Nest Box Deep which can be chosen to suit the finishing of the building. Suppliers include www.nhbs.com and www.wildcare.co.uk. - Swift boxes are recommended as they are considered a universal box suitable not only for swifts but also for house sparrows and other small birds (CIEEM, 2021). - Install at the highest point of the building, ideally at least 5m above ground level. - To be sited under the shelter of eaves or overhanging roofs where possible. - Entrance out of direct sun and the prevailing weather and away from perches/ledges where birds are at risk from predators. For the purpose of the Former County Hall Ebbw Vale development it is recommended to utilise the north side of the building. - See swift-conservation.org for additional advice.
6 no. Integrated bat boxes	 Vivaro Pro Build-in Woodstone Bat Box and Habibat Bat Box	- Fully integrated boxes to be built into the fabric of the building. Install within the cavity of house walls. The entrance hole can sit flush to a course of bricks. - Suitable models include the Vivaro Pro Build-in Woodstone Bat Tube, Habibat Bat Box or similar approved which can be chosen to suit the finishing of the building. Suppliers

Quantity & Type	Illustrations	Description & Installation
	 Installation	include www.nhbs.com and www.wildcare.co.uk - Position a minimum of 3m above the ground. - Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any lighting.

7 Conclusions

In summary the Site was considered to be of relatively low ecological interest, with minimal adverse impacts predicted on important ecological features.

Avoidance measures and careful timing of works have been incorporated into the design to minimise impacts to protected and notable species; and habitat creation has been included to compensate for habitat loss. These are illustrated in **Figure 2**.

Provided the avoidance and mitigation measures are carried out, the proposal is considered unlikely to have significant adverse effects on ecological features.

Enhancement features have been described with the aim of providing an increase in wildlife opportunities on Site post-development, contributing to the aims of National Planning Policy Framework and local policy.

8 References

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Key:

-  Site Boundary
-  1160 - Introduced shrub
-  u1b - Developed land, sealed surface
-  u1b5 - Buildings



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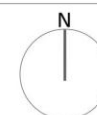
Figure 1:
UK Habitat Classification Survey and Protected Species Findings

Project:
Ewenny Road, Maesteg

Client:
Castell Construction Ltd

Date:
12/11/2024
Ref:
2560-EcIA-F1

Drawn:
KO
Revision:
-





Key:

- Integral Bat Box
- ◆ Integral Bird Box



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Figure 2:
Swift box locations

Project:
Ewenny Road, Maesteg

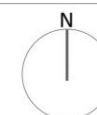
Client:
Castell Group Ltd

Date:
10/7/2025

Ref:
2560-EclA-F2

Drawn:
KO

Revision:
2



Appendix 1 – General Glossary of Terms

Annex II	Species of community interest whose conservation requires the designation of SACs
BAP	Biodiversity Action Plan
BMCL	Bat Mitigation Class Licence
BoCC	Bird of Conservation Concern
CEMP	Construction Environmental Management Plan
CWS	County Wildlife Site
DBW	Daytime Bat Walkover
EPS	European Protected Species
GLTA	Ground Level Tree Assessment
HPI	Habitat of Principal Importance required under Section 41 of the NERC Act 2006
HSI	Habitat Suitability Index
IRZ	Impact Risk Zone
GCN	Great crested newt
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
LEMP	Landscape and Ecology Management Plan
LWS	Local Wildlife Site
NBW	Night-time Bat Walkover
NERC Act	Natural Environment and Rural Communities Act 2006
NRW	Natural Resources Wales
NVA	Night Vision Aid
NVC	National Vegetation Classification Survey
OSWI	Other Site of Wildlife Interest
pCWS	Potential County Wildlife Site
PPW	Planning Policy Wales
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
Ramsar	A wetland site designated to be of international importance under the Ramsar Convention
SAC	Special Area of Conservation



SPA	Special Protection Area
SPI	Species of Principal Importance required under Section 41 of the NERC Act 2006
SSSI	Site of Special Scientific Interest
UWS	Unconfirmed Wildlife Site
WCA	Wildlife and Countryside Act 1981(as amended)
ZOI	Zone of Influence

Appendix 2 – Planning Policy and Legislation

Habitat and Species Legislation

Species and habitats receive legal protection in the UK under various legislation, including:

- 👉 The Wildlife and Countryside Act (WCA) 1981 (as amended);
- 👉 The Conservation of Habitat and Species Regulations 2017 (as amended);
- 👉 The Countryside Rights of Way (CROW) Act 2000;
- 👉 The Hedgerows Regulations 1997;
- 👉 The Protection of Badgers Act 1992; and
- 👉 The Natural Environment and Rural Communities (NERC) Act 2006.

Where relevant, this report takes into account the legislative protection afforded to specific habitats and species.

The Environment (Wales) Act 2016

Part 1 – Section 6 of The Environment (Wales) Act 2016 sets out requirements and duties for the Welsh Government and other public authorities to maintain and enhance biodiversity and promote the resilience of ecosystems. The duty places biodiversity as a natural and integral part of policy and decision making within public authorities.

The Policies are designed to:

- 👉 Maintain and enhance the natural environment through managing land appropriately to create healthy functioning ecosystems;
- 👉 Increase awareness of the importance of a biodiverse natural environment with healthy functioning ecosystems;
- 👉 Support ecological resilience, making the environment healthier for wildlife and people; and
- 👉 Be adaptive to a changing environment where there is a need to use resources efficiently.

Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. 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, as required by the Planning (Wales) Act 2015, the Well being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties.

Noteworthy policies relating to ecology and biodiversity are as follows:

- 👉 Green Infrastructure – an emphasis is placed on taking a proactive approach to green infrastructure including cross-boundary considerations;
- 👉 Net Benefit for Biodiversity and the Step-wise Approach - a strong focus is placed on securing a net benefit for biodiversity through the application of the step-wise approach utilising the DECCA framework, including the acknowledgement of off-site compensation measures as a last resort, and the need to consider enhancement and long-term management at each step;
- 👉 Non statutory designations - Sites of Importance for Nature Conservation, Local Wildlife Sites, Local Nature Reserves, and Regionally Importance Geodiversity Sites make a vital contribution to

delivering an ecological network for biodiversity and resilient ecosystems, and they should be given protection in development plans and the development management process; and

- 🦋 Protected species- The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration in the planning process and it is considered best practice that screening to determine the presence of protected species should be carried out by a competent ecologist on the basis of data provided by the relevant Local Environmental Record Centre.

Regional/ Local Planning Policy

Local planning policy which will be of relevance for planning decisions in terms of biodiversity include Strategic Policy: SP10 Protection and enhancement of the natural environment. Development Management Policy: DM14 Biodiversity Protection and enhancement and DM16 trees, woodland and Hedgerow Protection

UK Post-2010 Biodiversity Framework

The UK Biodiversity Action Plan (UK BAP) was succeeded in 2012 by the 'UK Post-2010 Biodiversity Framework' which demonstrates a whole-environment strategy on how the UK contributes to achieving the Convention on Biological Diversity's (CBD) 20 Aichi Biodiversity Targets. In England, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' (Defra, 2011) sets out the strategic direction for biodiversity policy in the future. The former UK BAP was used to draw up lists of species and habitats of 'principal importance' which continue to be regarded as priorities under the Post-2010 Biodiversity Framework and are identified under Section 41 of the NERC Act 2006; these species have been considered throughout this report.

Appendix 3 – Site Photographs

Description	Photograph
Photo 1. One of two rotten timber soffits with breeding bird potential at B1.	 A close-up photograph of a building's roofline. The focus is on a dark, weathered timber soffit that appears rotten and damaged. The building has a red brick wall and a dark roof. A small, dark object, possibly a bird's nest or a small animal, is visible on the soffit.
Photo 2. Facing southeast toward the single storey annex with slipped tiles (arrowed) and the metal clad B2.	 A photograph of a single storey annex with a grey corrugated metal roof. A white arrow points to a slipped tile on the roof. The building is made of dark metal cladding. In the foreground, there are some green plants and a wooden pallet. The sky is overcast.

Description	Photograph
Photo 3. Gap to upper wall at B1 with droppings outside providing ingress to the upper room interior. No signs of bats or birds.	
Photo 4. Facing northwest toward B3 a metal clad building used as an office daily. No bat roost or breeding bird potential.	

Appendix 4 – Procedure to Follow if Bats are Discovered During Works

-  If at any point during the works bats are discovered, contractors should stop work immediately and telephone GE Consulting on 01647 253 652;
-  GE Consulting will either provide a licensed bat worker to the site or provide a member of staff who will liaise directly with Natural England. Actions will then be taken following advice given by Natural England. This may include removal of bats, but only where direct written or verbal permission is gained from Natural England;
-  Only when Natural England is satisfied that the risk to bats is ceased will works recommence.
-  Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then it is likely that works will only be able to proceed under a development licence from Natural England;
-  If a bat is found under a tile or any other aperture, works will stop immediately (as above). If the bat does not voluntarily fly out, then the aperture will be carefully covered over to protect the bat(s) from the elements, leaving a small gap for the bat to escape voluntarily. Further advice will then be sought from Natural England (as above). Any covering should be free from grease or other contaminants, and should not be fibreglass-based materials;
-  Avoid handling bats. Bats should not be handled with bare hands. If a decision is made to handle a bat (e.g. for good reason in the case of an injured bat or a bat in 'harm's way') then gloves must be worn to avoid being bitten. Any injured bats could be placed in a secure ventilated box (e.g. cardboard box) by the contractor for the bat's protection whilst awaiting the arrival of the bat worker; and
-  If during the course of works anyone is bitten by a bat then the area of the bite should be washed immediately with soap and water and medical advice sought.

Appendix 5 – List of Flora and Fauna Mentioned in Text

Flora

Common name	Scientific name	Recorded on Site?
Buddleia	<i>Buddleja davidii</i>	✓
Hedge Bindweed	<i>Calystegia sepium</i>	✓
Japanese knotweed	<i>Fallopia japonica</i>	

Fauna

Common name	Scientific name	Recorded on Site?
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	
Starling	<i>Turdus vulgaris</i>	
House sparrow	<i>Passer domesticus</i>	
Feral Pigeon	<i>Columba livia domesticus</i>	
Small heath	<i>Coenonympha pamphilus</i>	
Garden Tiger	<i>Arctia caja</i>	
Long-winged Cone-head	<i>Conocephalus fuscus</i>	
Buff Ermine	<i>Spilosoma lutea</i>	
Common lizard	<i>Viviparus zootica</i>	
Grass snake	<i>Natrix natrix</i>	
Slow worm	<i>Anguis fragilis</i>	

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