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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Premier Inn Llanelli Central East Hotel, Llandafen Rd, Llanelli, SA14 9BD

Client:

Whitebread Group PLC.

Survey date:

18th July 2024

Project:

This report is prepared to inform a planning application with the Pembrokeshire County Council. The proposal is described as:

The construction of a new ground floor layout of the Premier Inn and a three-story annexe of the former Beefeater restaurant.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

Survey Details					
The site survey was undertaken by Rebecca Howells BSc (Hons), Senior Consultant					
Date of survey	**Temperature (°C)**	**Humidity (%)**	**Cloud Cover (%)**	**Wind (km/h)**	**Rain**
18/07/2024	19	70	10	20	None

Executive Summary

- There were no known on-site designations.
- There were no statutory designated sites within 1km search area.
- There were no ancient woodland sites within 200m of the proposed development.
- The Afon Dafen was located approx. 150m west of the proposals.
- The proposed development does not reside within a B-line.
- The presence of non-statutory designated sites within 1km of the site cannot be established without purchasing data from West Wales Biodiversity Information Centre (wwbic.org.uk).
- Records of species and habitats within 1km of the site cannot be established without data from West Wales Biodiversity Information Centre.
- The following habitat descriptions (UKHab) were recorded on site include; built up areas and gardens, modified grassland, Buildings and sealed surfaces.
- The habitats in the wider landscape are not connected to the proposed development site.
- No protected or notable plant species were recorded during the survey.
- The non-native invasive Schedule 9 species montbretia and rock cotoneaster was recorded on site.
- The habitats within the site boundary had the potential to support foraging and commuting common bat species, terrestrial invertebrates, nesting birds and hedgehog.
- Buildings B1 and B2 had ‘low’ potential to support roosting bats.

- One bat emergence/re-entry survey will be required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.
- The habitats on site do not offer commuting, foraging, breeding or sheltering opportunities for amphibians, reptiles, badger, otter or water vole.

Ecological Survey Factor **Conclusion,** **Impact and Recommendations**	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see location plan in appendix 1, habitat drawing appendix 2, proposal plan appendix 3, locations of potential roost features appendix 4 and and photographs in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings *(UKHab codes used)*	**Site context** The survey site is centred on National Grid Reference SN 52640 00306 and has an area of approximately 0.08ha. The proposed development site is in Llanelli, Carmarthenshire (refer to Appendix 1 for location map). The development footprint is comprised of the existing Premier Inn (B1) and the Beefeater restaurant buildings (B2) and a carpark accommodating approximately 100 parking spaces and is immediately flacked by the A4138 to the west, Llandafen Road to the north, residential housing and associate gardens to the east and Pemberton Retail Park to the south. The local environment includes commercial and residential areas, managed grasslands and small parcels of woodland. Such features likely enhance the area for a variety of species, which may include bats, nesting birds, terrestrial invertebrates and hedgehogs and the site was therefore subject to a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA).

	Scope of works The proposals include repurposing seven rooms of the ground floor for a new restaurant of the existing Premier Inn Central East in Llanelli. The former Beefeater restaurant is proposed to undergo the construction of a three-storey annex for 35 additional rooms. **On-site habitat descriptions** The site comprises two commercial buildings, with associated carpark and landscaping across the site. These habitats (described below), and their corresponding UKHab codes, distribution and Target Notes (TN) are provided in the Habitat Drawing (Appendix 2). Corresponding photographs are provided in Appendix 5. The following UKHab habitats identified during the survey include: **u1** – Built-up areas and gardens [introduced shrubs 847, scattered trees 32] The areas surrounding the buildings, which form the active areas of the site, consists of hard standing pathways, patio areas and carpark, well managed amenity grass lawns (g4 modified grassland) and introduced shrubs which include and not limited to Guelder-rose (Viburnum opulus), Mexican orange blossom (Choisya ternate), Rock cotoneaster (Cotoneaster horizontalis), and Box-leaved Honeysuckle (Lonicera pileata). There are numerous scattered trees across the managed area of the site include hornbeam, Italian alder and willow sp (Salix sp.) (see Plates 1 - 4).

	u1b5 – Buildings [815 commercial building] There were two commercial buildings on site. The Premier Inn (B1) and a former Beefeater restaurant (B2). Both buildings are proposed to undergo renovation development and were therefore subject to a and Preliminary Roost Assessment (PRA) (Refer to PRA in bat section below). **g4** - modified grassland The amenity grassland lawns were identified across the site. The grass was recently mown and parched at the time of the survey. The amenity grassland was dominated by perennial ryegrass (Lolium perenne) with occasional forbs species such as Dandelion (Taraxacum sp.), Ribwort plantain (Plantago lanceolata) and Daisy (Bellis perennis) (see Plate 5). **Local notable habitats** The Afon Dafen was located approximately 150m west of the proposed development on the other side of the A4138. Rivers and streams are a Priority Habitat in Wales under Section 7 of the Environment (Wales) Act 2016.
Foreseen Impacts	**On-site habitats** The habitats on site are widespread and not notable. Therefore, no direct impacts to any notable habitats will occur as a result of the proposed development. **Notable habitats** The Afon Dafen is located on the other side of the A4138 and is considered to be a sufficient distance from site. Therefore, no direct impacts to any notable habitats will occur as a result of the proposed development.
Recommendations	**On-site habitats** None required

	Notable habitats None required
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The habitats present within the site boundary are of low ecological value and unlikely to contain any designation status. **Statutory designated sites** There were no statutory designated sites (i.e., Sites of Special Scientific Interest (SSSIs) or Special Areas of Conservation (SACs)) within 1km (10 km for bats) of the development site. **Non-statutory designated sites** The presence of non-statutory designated sites within 1km of the proposed development cannot be established without purchasing data from West Wales Biodiversity Information Centre West Wales Biodiversity Information Centre (wwbic.org.uk). However, the site is surrounded by high traffic roads, commercial buildings and associated carparks, therefore, it is unlikely that there are any non-statutory designated sites in the immediately surrounding area. **Ancient woodland sites** There were no ancient woodland sites within 1km of the proposed development. **B-lines** A search revealed that the proposed development does not reside within a B-line. however, the closest B-line was located Approx. 1km south from the proposed site.

	B-lines are a series of insect pathways running through the countryside and towns across the UK that are being restored through creating and restoration wildflower-rich habitats to help link existing wildlife areas together; this is an initiative led by Bug Life.
Foreseen Impacts	**On-site designations** No foreseen impacts. **Statutory designated sites** No direct impacts to statutory designated sites will occur as a result of the proposed development. **Non-statutory designated sites** The presence of non-statutory sites (E.g. SINCS and nature reserves) within or close proximity to the proposed development are unknown, however, the immediately surrounding landscape contained high traffic roads, commercial buildings, carparks and amenity grasslands which are considered to be of low ecological value. Therefore, it is unlikely that non-statutory designated sites will be directly impacted as a result of the proposed development. **Ancient woodland** No direct impacts to ancient woodland sites will occur as a result of the proposed development. **B-lines** There are no direct impacts on wildflower-rich habitats that reside within the B-line.
Recommendations	**On-site designations** None required.

	Statutory and non-statutory designated sites Best practice measures to minimise the possibility of dust and litter pollution affecting any possible non-statutory designated sites and must be implemented during construction. **B-lines** The following can be created to support invertebrate species within or immediately surrounding the site: • Select native wildflower species adapted to local conditions; • Install green roofs or walls with suitable wildflower species; • Introduce pocket gardens or planter boxes filled with native wildflowers; and/or • Incorporate shelter and nesting features such as insect hotels, rockeries and log piles.
Invasive / Non-native species	
Summary of Survey Findings	**Desktop study data** Records of invasive/ non-native species within 1km of the site cannot be established without purchasing data from West Wales Biodiversity Information Centre West Wales Biodiversity Information Centre (wwbic.org.uk). **On-site** The invasive non-native species Montbretia (Crocosmia pottsii x aurea = C. x crocosmiiflora) (Target note 1, Plate 6-7) and Rock cotoneaster (Cotoneaster horizontalis) (Target note 2, Plate 8-9) was recorded within areas of introduce shrub. These species are both listed on Schedule 9 of the Wildlife and Countryside Act 1981. It is an offence to allow these species to grow in the wild.
Foreseen Impacts	Construction and/or vegetation clearance has the potential to spread montbretia and rock cotoneaster.

Recommendations	The appointed contractor should provide an appropriate Invasive Species Method Statement for the proposed works that should be followed for the duration of the works to minimise the risk of spreading invasive non-native species montbretia.
Invertebrates	
Summary of Survey Findings	**Desktop study data** Records of invertebrate species within 1km of the site cannot be established without purchasing data from West Wales Biodiversity Information Centre West Wales Biodiversity Information Centre (wwbic.org.uk). **On-site** The habitats on site were common and widespread, However, the habitats present on-site (introduced shrubs, amenity grassland and scattered trees) are likely provide common invertebrates with opportunities to forage and shelter. The site contains no notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	None foreseen.
Recommendations	No further survey. **Suggested biodiversity enhancements** See B-lines.
Bats	
Summary of Survey Findings	**Desktop study data** Records of bat species and recorded roost sites within 1km of the site cannot be established without purchasing data from West Wales Biodiversity Information Centre West Wales Biodiversity Information Centre (wwbic.org.uk).

	Foraging and commuting habitat The habitats identified within the wider environment include the Afon Dafen, located approximately 150m west of the site and extends beyond the urban area of Llanelli where it joins woodland, hedgerows and grassland habitats to the north and woodland habitat to the south. The residential gardens and lane immediately east of the site also offer suitable habitat for commuting and foraging bats. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. However, the Premier Inn and Beefeater buildings are subject to artificial light from street lights, which may deter light sensitive bat species such as Lesser Horseshoe (Rhinolophus hipposideros) and Brown long-eared bat (Plecotus auritus). If light sensitive species are present in the area, they are likely to stay confined to the Afon Dafen corridor. However, the areas immediately surrounding the buildings may provide foraging and commuting opportunities for less light sensitive bat species such as common pipistrelle (Pipistrellus pipistrellus) and soprano pipistrelle (Pipistrellus pygmaeus) bat species. **External building inspection** **B1** – The Premier Inn is a four-story building with a pitched roof and rendered external walls. No evidence of roosting bats was identified on the exterior of the building. However, several potential access points were identified (gaps, holes and crevices) via the soffit boards on the front, rear and sides of B1, which offer 'low' potential for roosting bats (refer to Appendix 4 and 5 for further information).

	B2- The former Beefeater restaurant is a two-story building with a pitched roof, rendered external walls and wooden porch features. No evidence of roosting bats was identified on the exterior of the former Beefeater restaurant, However, several potential access points were identified via the soffit and between roof tiles and facia boards. Additionally, several panels were missing from the porch ceiling on the north west corner. These features offer 'low' potential for roosting bats (refer to Appendix 4 and 5 for further information). **Roosting habitat – Trees** There were no trees within the proposed site boundary that contained suitable features to support roosting bats.
Foreseen Impacts	**Foraging and commuting habitat** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. **Roosting habitat [Buildings]** **B1** –The external inspection of the Premier Inn identified 'low' potential for roosting bats. The proposed works appear to be confined to the internal structure of the ground floor. If bats are present within roof space of the Premier Inn the works have the potential to disturb bats through potential noise, vibration and additional light spill.

	B2 – The external inspection of the former Beefeater restaurant identified 'low' potential for roosting bats. The external inspection from the ground of the roof identified multiple access points via the soffit boards which may offer roosting opportunities for bats. The proposals include a three-story annexe to the existing structure and will require modification to the roof space. If bats are present the works have the potential to cause disturbance, death or injury to bats. **Roosting habitat – Trees** None foreseen.
Recommendations	**Roosting habitat [Buildings]** • One bat emergence/re-entry survey will be required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. Survey visits should be completed during the optimal survey period mid-May to August inclusive. • Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. • A minimum of four surveyors per building are required to provide full coverage of each of the building's elevations to look for emerging/re-entering bats. • An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. • Lighting mitigation may be required based on the outcome of the night bat survey(s).

	• If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a licensed bat ecologist after planning permission is granted, but before commencement of works. **Internal inspection** The roof space of buildings 1 and 2 were inaccessible during the site visit and if feasible should undergo an internal inspection by a bat licenced ecologist. This can be undertaken prior to the bat emergence/re-entry survey. **Foraging and commuting habitat** Dependent on the outcome of further survey. **Artificial lighting** Dependent on the outcome of further survey and lighting design. **Suggested biodiversity enhancements** Enhancements are dependent on the outcome of further survey.
Birds	
Summary of Survey Findings	**Desktop study data** Records of bird species within 1km of the site cannot be established without Purchasing data from West Wales Biodiversity Information Centre West Wales Biodiversity Information Centre (wwbic.org.uk).

	Buildings No evidence of nesting birds were identified within the proposed development boundary, however, there were holes and gaps present in the soffits of the roof space of both B1 and B2, which may provide suitable nesting sites for birds. **Trees and vegetation** There were no trees with suitable features or cover to support nesting birds within the site footprint. However, the introduced shrub habitats on site may support nesting birds. **Barn owls** The site did not identify suitable nesting sites for barn owl.
Foreseen Impacts	**Buildings and habitats** The buildings (B1 and B2) and habitats (introduced shrubs) within the site boundary provide opportunities for nesting birds. Therefore, if there are any works proposed to the roof and/ or localised vegetation clearance has potential to disturb and/ or harm nesting birds and their eggs/ young. **Barn owls** None foreseen.
Recommendations	**Buildings** Any works to the buildings and localised vegetation clearance that has potential to disturb and/ or harm nesting birds should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately prior to the commencement of works by a qualified ecologist. All active nests will need to be retained until the young have fledged.

	Suggested biodiversity enhancements The installation of a minimum of two bird boxes on completion of the development will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction. **Barn owls** None required.
Hedgehogs	
Summary of Survey Findings	The modified gardens and introduced shrub onsite provide foraging, commuting and resting opportunities for hedgehogs.
Foreseen Impacts	No impacts are anticipated on hedgehogs as a result of the proposed development. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	If works are to take place in the immediately surrounding habitat of B1 and B2 A precautionary working method should be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.

	• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
Other species	
Summary of Survey Findings	The proposed development site did not offer suitable habitat to support amphibians, reptiles, badger, otter or water vole. The habitats on site are considered to be of low ecological value and they did not provide shelter, commuting , foraging or breeding opportunities for these species. Additionally, the site was surrounded by artificial lighting, roads with high traffic, and disturbance from humans and domesticated cats.
Foreseen Impacts	No impacts are anticipated on amphibians, reptiles, badger or water vole as a result of the proposed development.
Recommendations	None required

References

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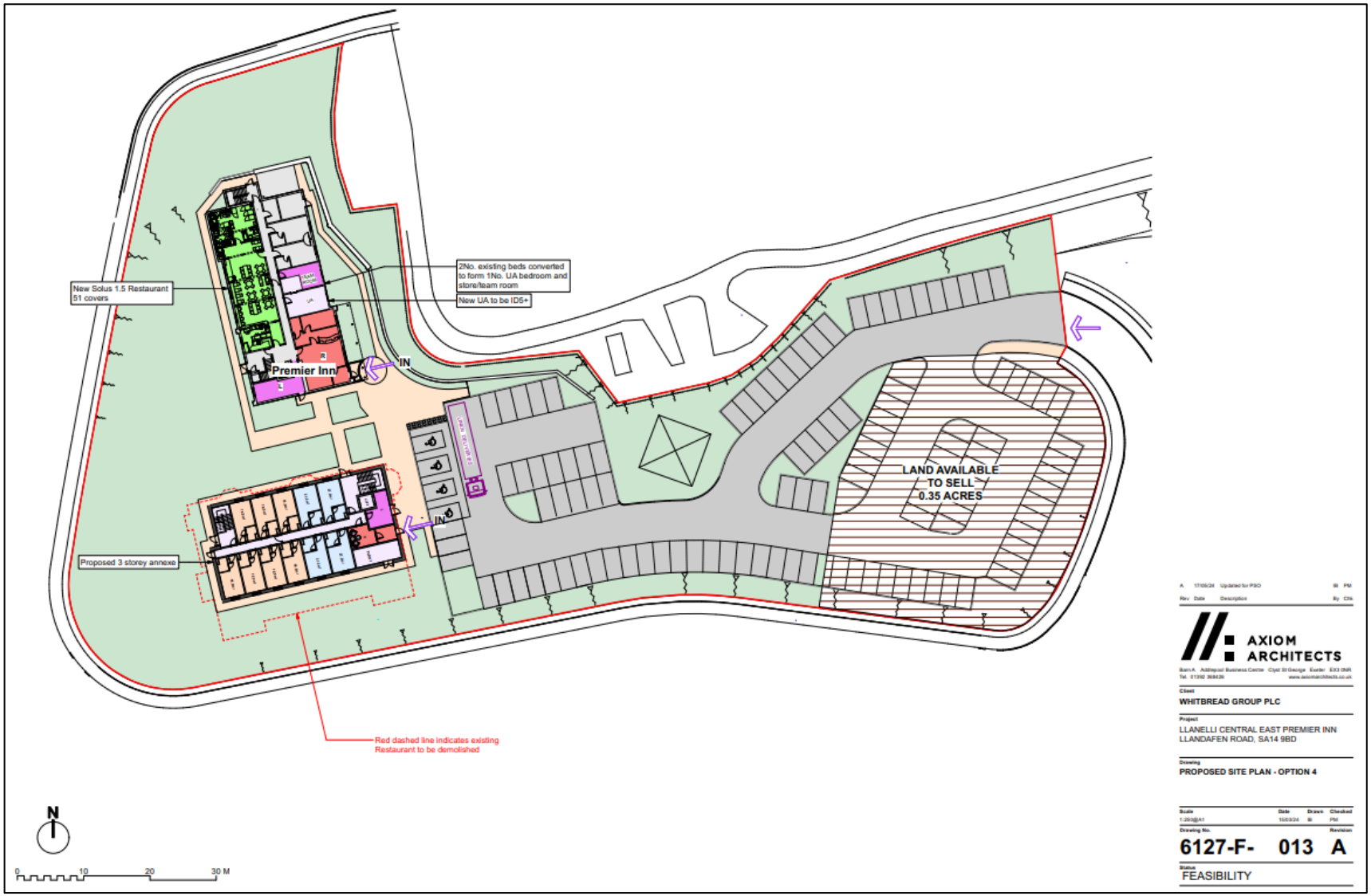
UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at http:s//www.ukhab.org).

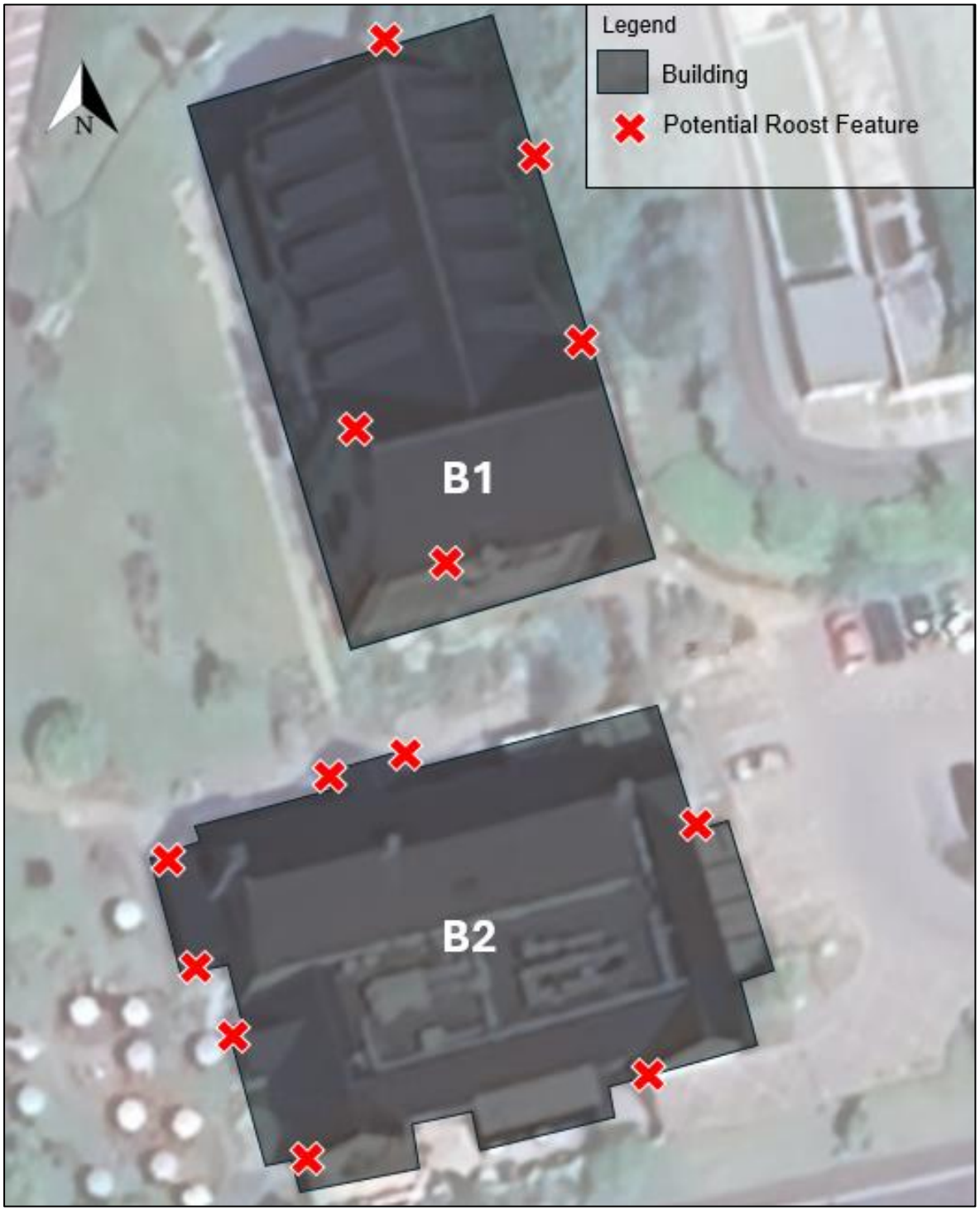
Appendix 1: Location map

Appendix 2: Habitat drawing

Appendix 3: Proposed plan



Appendix 4 locations of Potential roost features

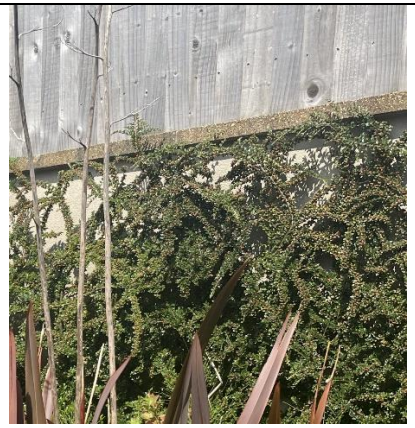


Appendix 5: Photographs

Plate	Description	Photograph
1	Built-up areas and gardens – sealed surfaces, introduced shrubs	
2	Built-up areas and gardens – scattered trees	
3	Built-up areas – introduced shrub	

4	**Built-up areas and gardens – beefeater outdoor patio**	
5	**Modified grassland**	
6	**Montbretia**	

7	**Montbretia**	
8	**Rock cotoneaster**	

9	**Rock cotoneaster**	
10	**B1 – south aspect – soffit failing creating gap**	
11	**B1 – west aspect -hole in soffit box/ facia board**	

12	**B1 – north aspect - Hole between tiles and soffit box and gap between building and soffit**	
13	**B1 - east aspect - Hole in soffit**	

14	**B1 – east aspect - Gap between building and soffit/ facia board**	
15	**B2 – east aspect – hole in soffit**	
16	**B2 – south aspect – gap between roof tiles and facia board**	

17	**B2 – south aspect – gap between tiles and facia board**	
18	**B2 – west aspect – gap between facia board and soffit**	
19	**B2 – west aspect – missing boards from porch underside**	

20	**B2 – north-west aspect – missing boards from porch underside**	
21	**B2 – north aspect – soffit falling away**	
	B2 – north aspect – soffit falling away	

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Rebecca Howells BSc (Hons), Senior Consultant	25/07/2024
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	29/07/2024
Proof	0.3	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	30/07/2024
Final	1.0	Ann Balshaw BA (Hons)	31/07/2024