



Bat Activity Survey

63 Heol Cae-Gurwen,
Gwaun Cae-Gurwen,
Ammanford,
SA18 1HG

DKEcology
20 Glanymor Road,
Loughor,
Swansea,
SA4 6SA

Tel: 01792 410407

Email: dkearsleyevans@gmail.com

Subject	Date	Author	License number
Draft report for review	3 rd July 2024	Debbie Kearsley-Evans	S087704/1
Final report	5 th July 2024	Debbie Kearsley-Evans	S087704/1

This report is valid for 2 years

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Executive Summary

- DKEcology were commissioned to undertake a Protected Species Activity Survey for bats of 63 Heol Cae-Gurwen. Gwaun Cae-Gurwen, Ammanford, SA18 1HG. The existing building is to be refurbished and has had some structural work already carried out. Therefore, it was necessary to assess the potential of the building for supporting bats and to determine if any bats might be impacted by the continuation of the proposed works.
- The property is situated within the village of Gwaun Cae-Gurwen a linear settlement along the main road (A474) approx. 8km north of Pontardawe (Grid ref: SN 70296 11870). It is immediately surrounded by the well-lit A road to the east and housing with limited garden vegetation for approx. 150m in all directions. However well connected open countryside suitable for supporting most bat species lies within 156-433m of the property including mature hedges, water courses, woodland, scrub and pasture fields.
- There is 1 designated sites within 2km of the property but none within or immediately adjacent to the property boundary.
- The NBN records search returned no records of bat species within 2km of the site and no record of a roof nesting bird species within 500m of the site. Previous surveys in the area have recorded activity by 6 bat species within 300m of the site.
- The property consists of a rendered red brick building with an A framed roof built in the late 1800's. It has a 2 story extension to the rear and a single storey side extension. The majority of the building is in a very poor condition. The roof of the main building including the tiles and most of the roofing membrane was removed 2 years ago.
- A separate Preliminary Roost Assessment survey was undertaken on the 3RD October 2023. No physical evidence of use by bats was noted or evidence of use of the property by a large number of bats. A number of potential access points including free flight access were noted but only a small number of roosting opportunities were noted. The majority of the building was considered unsuitable for roosting bats due to the poor condition of the building and high external lighting levels. Section B was assessed as having low potential for supporting bats.
- 1 activity survey was carried out, an emergence survey on the 11th June 2024, the methods, and findings of which are the subject of this report.
- No bats were observed/recorded emerging from the property during the dusk emergence survey. No bat activity was recorded inside the upper and lower floors of section B over 10 consecutive nights in June.

- The evidence found during the preliminary roost assessment and activity survey suggests that the property is not currently being used as a roost site by any species of bat. The proposed works to refurbish the building including the installation of dormer windows to the front and rear of the main house roof are highly unlikely to result in the destruction/disturbance of bats or their roosts. Therefore, a European Protected Species licence will not to be required. However, the final arbitration is with Natural Resources Wales and the Welsh Government.
- There is evidence of bird nesting activity in the property. The development must take into account the legal status of nesting birds.
- It is recommended that at least 1 biodiversity enhancement is incorporated into the development, external lighting should be kept to a minimum to the rear of the property particularly along the boundary vegetation and rear garden area and any mature vegetation is retained.

1.0 INTRODUCTION

- 1.1 DKEcology were commissioned to undertake a protected species activity survey of 63 Heol Cae-Gurwen, Gwaun Cae-Gurwen, Ammanford, SA18 1HG.
- 1.2 The owner wishes to refurbish the existing property and install dormer windows to the front and rear of the main roof, and so if bats are present the works have the potential to impact on bats and their roosts.
- 1.3 A daytime Preliminary Roost Assessment survey was carried out on the 3rd October 2023, from which the written report assessed that the majority of the property had negligible potential for supporting bats. Section B was assessed as having low potential for supporting bats. A follow-up bat activity survey was recommended to verify whether any bats were currently using section B of the property and to calculate the numbers, species, and roost locations.
- 1.4 A dusk emergence survey was undertaken on the 11th June 2024 to confirm the presence or likely absence of bats at the site.
- 1.5 This report confirms the findings of the above activity survey, completed in June 2024.

2.0 PLANNING POLICY AND LEGISLATION

- 2.1 The following local and national planning policy relating to nature conservation and biodiversity are considered of relevance to the current proposal.
- 2.2 Certain species of animals and plants found in the wild in the UK are legally protected from being harmed or disturbed. These species, including all bat species are listed in the Wildlife and Countryside Act 1981 (as amended) or are named as European Protected Species (EPS) in the Conservation of Habitats and Species Regulations 2010.
- 2.3 There is also legislation that legally protects certain animals - for example, the Protection of Badgers Act (1992) protects badgers and their setts, and the Deer Act (1991) places restrictions on actions that can be taken against deer species.

Planning Policy Wales and Technical Advice Note 5

- 2.4 This document set out the land use planning policies of the Welsh Assembly Government, with Chapter 5 dealing with Conserving and Improving Natural Heritage and the Coast. The advice contained within Planning Policy Wales (PPW) is supplemented for some subjects by Technical Advice Notes (TAN's).
- 2.5 TAN 5 (Welsh Assembly Government, 2009) specifically provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The TAN provides advice for local planning authorities on the key principles of positive planning for nature conservation; nature conservation and Local Development Plans; nature conservation in development management procedures; development affecting

protected internationally and nationally designated sites and habitats; and development affecting protected and priority habitats and species.

2.6 Under Section 2.4 within the TAN 5, 'when deciding planning applications that may affect nature conservation local planning authorities should':

- Pay particular attention to the principles of sustainable development, including respect for environmental limits, applying the precautionary principle, using scientific knowledge to aid decision making and taking account of the full range of costs and benefits in a long-term perspective;
- Contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment;
- Promote the conservation and enhancement of statutorily designated areas and undeveloped coast;
- Ensure that appropriate weight is attached to designated sites of international, national, and local importance;
- Protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans;
- Ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on nature conservation;
- Ensure that the range and population of protected species is sustained;
- Adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered;

Wildlife & Countryside Act 1981

2.7 The Wildlife & Countryside Act 1981 (as amended) is the primary legislation for England and Wales for the protection of flora, fauna, and the countryside. Part I within the Act deals with the protection of wildlife.

2.8 The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.

2.9 There are 'defences' provided by the legislation. These are cases where acts that would otherwise be prohibited by the legislation are permitted. Notably these allow things to happen that are reasonable, unpredictable, and unavoidable, such as running over a badger on the road.

- 2.10 Licensing: certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing protected animals can be allowed by obtaining a license. Trade in the more widespread species is also permitted if licensed.

Conservation of Habitats and Species Regulations 2010 (as amended)

- 2.11 The Conservation of Habitats and Species Regulations 2010 ((amended in 2012) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales)) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994.
- 2.12 These regulations provide for the designation and protection of domestic and European Sites (e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]) the protection of European Protected Species (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) and the adaptation of planning controls for the protection of such sites and species.
- 2.13 Under the regulations, public bodies (including the Local Planning Authority) have a duty in exercising their functions to have regard to the EC Habitats Directive.
- 2.14 Licensing: certain prohibited actions under the Regulations may be undertaken under licence by the proper authority. For example, where an EPS has been identified and the development risks intentionally, recklessly, or deliberately affecting an EPS, then a 'development licence' may be required.

3.0 METHODOLOGY

The survey was undertaken in accordance with current and appropriate guidelines for bat surveys stated in Bat Surveys for Professional Ecologists: Good practice guidelines, 4th edition, Collins, J (ed.) (2023) & The Bat Workers' Manual, 3rd edition. (Mitchell-Jones, A.J., & McLeish, A.P. (Ed.), 2004) by a licensed and experienced bat ecologist.

3.1 Desktop study and Preliminary Roost Assessment

- 3.1.1 A data search was undertaken for records of protected species including bats, species of conservation concern, locally important species, within 2km of the site and roof nesting birds within 0.5km using the on-line National Biodiversity Network (NBN) Atlas.
- 3.1.2 An LRC data search/enhanced bats and roof-nesting birds search (barb+) over a 2km radius was not undertaken due to the small size, low predicted impact, and nature of the development. The overall impact on biodiversity is likely to be localised and of low significance and current proposals suggest that no linear features severed. It is considered very unlikely that the development will have any impact outside the footprint of the works. The data search results would be considered unlikely to impact on the decision-making process and therefore an LRC search has not been undertaken. This approach is consistent with CIEEM Guidelines for Accessing and Using Biodiversity Data (2016).
- 3.1.3 The remainder of the desktop study, examining aerial photographs, using DEFRA's MAGIC website (DEFRA, 2020) to locate designated wildlife sites within 10km and reviewing local biodiversity action plans was conducted as part of the preliminary roost assessment survey and followed the methods described in that report. The methodology used during the preliminary roost assessment survey was also detailed there. In essence, the potential of the site to support roosting bats was assessed, along with a search for signs of use by bats (for example, droppings, moth wings, scratch marks, staining, etc.) or the actual presence of bats.

3.2 Activity surveys

- 3.2.1 A dusk emergence survey was undertaken on the 11th June 2024. Three surveyors were present during the survey (Debbie Kearsley-Evans, Sarah Allen and Marilena Durant). The weather was dry, calm, clear-1/3 cloud, and an average temperature of 10°C.
- 3.2.2 For the dusk emergence survey, surveyors were on site 15 minutes before sunset (start time: 21:19; sunset 21.34) and remained on site for 1.5 hours after sunset (survey finished: 23:04), in line with BCT Guidelines (Collins, 2023).
- 3.2.3 Sony FDR-AX53 4K IR camcorders, Nightfox red digital night vision goggles and Pixfra Arch A613 thermal image monoculars were used to view the property. Full spectrum bat detectors were used, including Anabat Scout, Anabat Chorus and echometer touch 2 pro. Surveyors positioned themselves so that all relevant aspects of the building were visible during the survey.

3.3 Recording devices

- 3.3.1 A recording device was left inside section B of the building on the upper and lower floor from the 11th June to the 22nd June 2024.

3.4 Limitations

- 3.4.1 Bats are a difficult group to survey for and it is usually signs of their activity rather than their actual presence that indicates the existence of a bat roost. However, many species of bat in the UK are crevice dwelling, and signs of bats and the bats themselves can be difficult to find within a building. The combination of a daytime scoping survey and activity surveys aim to address these difficulties, although for small roosts individual bats can be missed by surveyors. However, best efforts were made to record activity and observe actual behaviours at the site.
- 3.4.2 There were no other limitations, and all relevant elevations of the building were able to be viewed adequately by the surveyors during the activity survey.

4.0 RESULTS

4.1 Desktop study and Preliminary Roost Assessment survey

- 4.1.1 The results from the desktop study and Preliminary Roost Assessment survey were reported in the preliminary roost assessment survey report. In summary:
- The property is situated within the village of Gwaun Cae-Gurwen a linear settlement along the main road (A474) approx. 8km north of Pontardawe (Grid ref: SN 70296 11870). It is immediately surrounded by the well-lit A road to the east and housing with limited garden vegetation for approx. 150m in all directions. However well connected open countryside suitable for supporting most bat species lies within 156-433m of the property including mature hedges, water courses, woodland, scrub and pasture fields.
 - There is 1 designated sites within 2km of the property but none within or immediately adjacent to the property boundary.
 - The NBN records search returned no records of bat species within 2km of the site and no record of a roof nesting bird species within 500m of the site. Previous surveys in the area have recorded activity by 6 bat species within 300m of the site.
 - The property consists of a rendered red brick building with an A framed roof built in the late 1800's. It has a 2 story extension to the rear and a single storey side extension. The majority of the building is in a very poor condition. The roof of the main building including the tiles and most of the roofing membrane was removed 2 years ago. A number of potential access points including free flight access were noted but only a small number of roosting opportunities were noted. The majority of the building was considered unsuitable for roosting bats due to the poor condition of the building and high external lighting levels.

- Section A was assessed as having negligible potential for supporting bats and section C as having no potential for supporting bats.
- Section B was assessed as having low potential for supporting bats. 1 follow up activity survey was recommended.

4.2 Dusk emergence survey 11th June 2024

- 4.2.1 In total, 2 species of bat was recorded during the survey: Common Pipistrelle (*Pipistrellus pipistrellus*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*).
- 4.2.2 Activity levels were relatively low with 64 calls recorded in total during the survey. Activity consisted of a small number of passes onto the property from the north and north east in the early part of the survey and then consistent feeding activity by a small number of both species along the driveway and the boundary vegetation to the rear of the property between 22.05 and 22.15. Activity then stopped and no further calls were recorded for the remainder of the survey. Activity was dominated by common pipistrelle with only 1 pass by a soprano pipistrelle bat noted which then briefly fed along the boundary vegetation to the rear of the property. A small number of calls were noted within the expected emergence period for both species (13 common pipistrelle and 1 soprano pipistrelle) but all bats were observed flying onto the property from the north/north east. Activity during the emergence survey can be seen in Appendix 2.
- 4.2.3 No bats were seen/recorded emerging from the property during the survey.
- 4.2.4 External lighting levels were high with most of the front of the property and adjacent street to the north east illuminated by street lighting and all of the gardens to the west illuminated by external lights. Light spill from the neighbouring property also illuminated part of the north west elevation of section B although the roofline of the property to the rear remained in darkness. A number of external lights are mounted to the rear and side of the property which when used would illuminate a significant area to the south east/south west. The rear garden and the boundary vegetation to the rear remained in darkness throughout the survey.
- 4.2.5 House sparrows were observed entering and leaving the roof along the south west gable of section B during the survey.

4.3 Recording devices

- 4.3.1 A recording device left in the upper floor of section B for 10 consecutive nights, in June returned no bat calls.
- 4.3.2 A recording device left in the lower floor of section B for 10 consecutive nights, in June returned no bat calls.

5.0 INTERPRETATION AND ASSESSMENT

- 5.1 The evidence found during the preliminary roost assessment and activity surveys suggests that the property is not currently being used by any species of bat and there is no evidence to suggest that a maternity roost or a large number of bats are currently or have historically used the property.
- 5.2 This is based on the lack of signs of use by bats both inside and outside of the building, no bats being observed/recorded emerging from the property during the activity survey, no bat calls recorded on the devices left inside section B of the building and no fresh droppings or feeding remains noted during the survey period within or on the exterior of the building.
- 5.3 The activity during the survey suggests that there are a low number of pipistrelle bats roosting within the vicinity of the property and that bats roosting elsewhere use the vegetation in the rear garden and along the property boundary to the south east/south west as feeding and commuting routes.
- 5.4 The proposed refurbishment of the property is highly unlikely to result in the disturbance or destruction of any bats or bat roosts. Therefore, a European Protected Species license will not be required to carry out the proposed works.
- 5.5 Although the survey found no evidence of bats currently or historically using the property. Bats are active within the area and are opportunistic and might move into a building even while work is taking place and be found some distance from a known or potential access point. Builders need to be made aware of these facts. If bats are found during the development, work should cease, and Natural Resources Wales (NRW) should be contacted for advice.
- 5.6 There is currently a lot of external lighting both on and surrounding the property with only small areas to the rear of the property which remain in darkness during the night. Bats were seen to use the driveway and the rear boundary/garden vegetation for feeding and commuting. Lighting can be extremely disturbing to most bat species although the species found to be active around the property are some of the more light tolerant bat species. Therefore in order to retain the current level of bat activity around the property as well as ensuring that the driveway is adequately lit when in use then ideally the level of external lighting to the rear and south east side of the property should be kept to a minimum and incorporate specifications that will reduce the impact of any current/proposed external lighting (see recommendations in section 7.7).
- 5.7 As bats were seen to feed along the mature boundary vegetation to the rear of the property. Ideally any existing mature vegetation particularly along the rear boundary should be retained.

5.8 Evidence of nesting activity by house sparrow was noted during the dusk emergence survey. Therefore the development must take into account the legal status of nesting birds (see recommendations in section 7).

5.9 To provide biodiversity enhancement, it is recommended that at least 1 ecological feature is incorporated into the development (see recommendations in section 7).

6.0 CONCLUSION

6.1 The property is not currently being used as a roost by any species of bat and there is no historical evidence of use of the building by bats.

6.2 The proposed works are highly unlikely to result in the destruction/disturbance of bats or their roosts.

6.3 A European Protected Species licence will not be required to undertake this work. However, the final arbitration is with Natural Resources Wales and the Welsh Government.

6.4 It is recommended that at least 1 feature to enhance biodiversity is incorporated into the development, external lighting to the rear of the property and along the south east side is kept to a minimum and any existing mature vegetation is retained in order to maintain current bat flight paths (see recommendations in section 7).

6.5 The development must take into account the legal status of nesting birds.

7.0 RECOMMENDATIONS

7.1 While no evidence of bats using the property was found, as bats have been recorded in the area and feeding activity by low numbers of pipistrelle bats was noted particularly to the rear of the property, It would be beneficial if measures could be included to allow bats to roost at this site in the future. Renovating existing buildings or constructing new buildings provide opportunities to incorporate new bat roosts into the final structure in order to encourage bats to use the building. A crevice roost opportunity could be incorporated in the development as an enhancement.

7.2 Most bat species, including the species recorded within the vicinity of the property, prefer crevices and cracks in walls and timbers, and they need very little space for roosting. They can be accommodated by incorporating specially constructed bat bricks/bat roost boxes into/onto walls.

7.3 A bat box such as a Schwegler 1WQ or suitable equivalent could be installed at the apex of the south west gable of section B, see fig 1 for the suggested locations. Care should be taken to

ensure that access points are not installed above windows or doors or close to any external lighting positions.

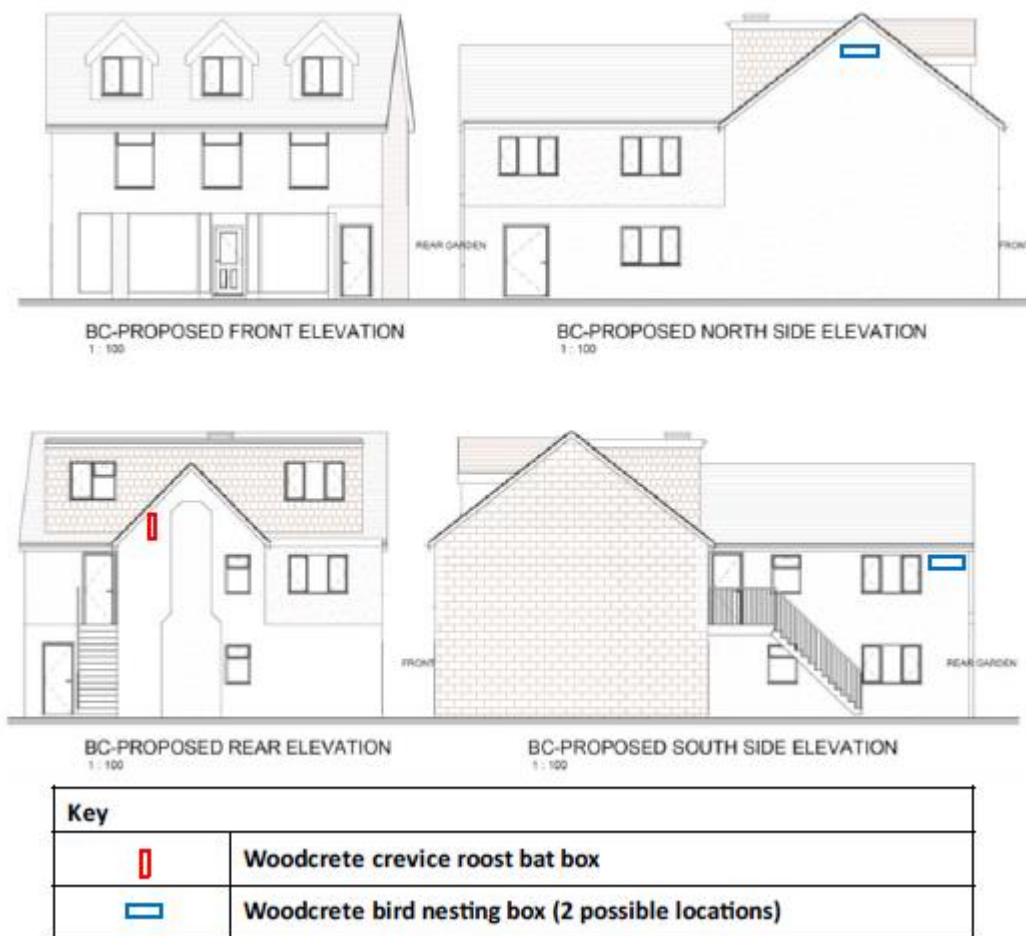


Fig 1

- 7.4 As most bat activity was noted along the driveway and over the boundary/garden vegetation to the rear. It is recommended that any current/proposed external lighting to the south west/south east is kept to a minimum and ideally should adhere to some/all the following specifications were possible in order to ensure that current bat flight paths are retained. External lighting should not illuminate the mature boundary and garden vegetation to the rear see fig 2.

Lighting should be positioned no higher than 6 feet [1.8m] above the ground, have internal downward pointing LED's, to direct the light below the horizontal plane, at an angle of less than ninety degrees from vertical, and shall not be fixed to, or directed at, bat roost access points or gables or eaves. Lighting will be less than 3 lux at ground level and there will be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. The lighting shall have a warm light spectrum (2700 Kelvin or lower) to reduce the blue light component and should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. Lighting shall be Passive Infrared (PIR) triggered and will be on a short timer (a maximum of 1-2 minutes once the stimulus has passed) and be motion-

sensitive only too large objects, like humans and cars. All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.

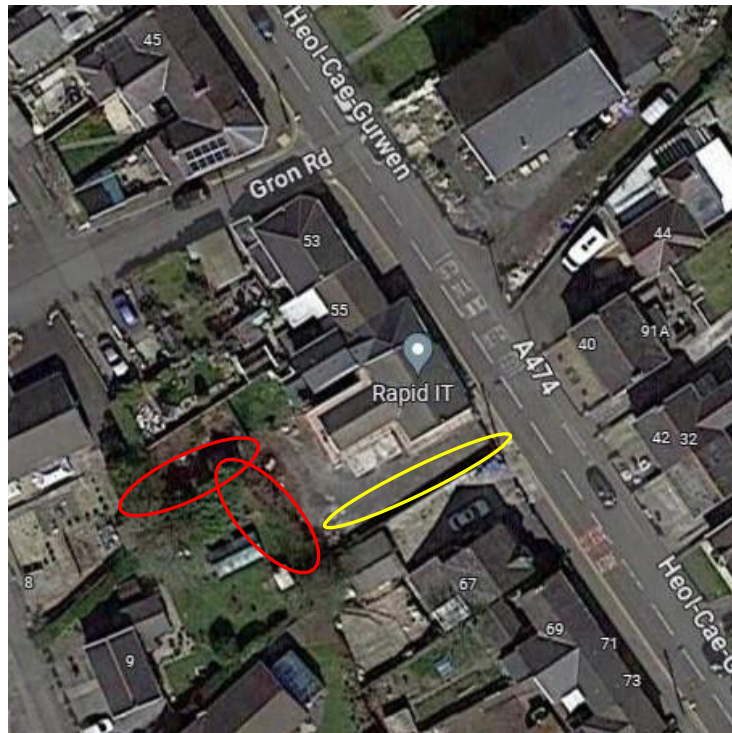


Fig 2 Showing areas not to be illuminated (in red) and the areas where external lighting should be kept to a minimum (in yellow)

Nesting Birds

- 7.5 All wild British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended). Included in this protection are all nests (at whatever stage of construction or use) and all dependent young until such time as the nest is abandoned and the young have fledged and become independent.
- 7.6 As some evidence of bird nesting activity in the roof of section B was noted during the survey. If any work that is likely to impact nesting birds is to be carried out within the bird nesting season (March to August inclusive) a check for nesting birds must be undertaken by a suitably qualified ecologist/Clerk of works in the 24-hour period prior to the works. If any active nests are found these will be protected, until nesting is complete, and the young have fledged, and this has been verified by a suitably qualified ecologist/Clerk of works.
- 7.7 As an enhancement it is recommended that at least 1 suitable bird nesting opportunity is incorporated into the development. The most suitable locations would be on the south east elevation of section A, or the north west elevation of section B see fig 1.

8.0 REFERENCES

Bat Conservation Trust, 2010. Bats in Buildings. *Bats and the Built Environment Series: Volume 1*.

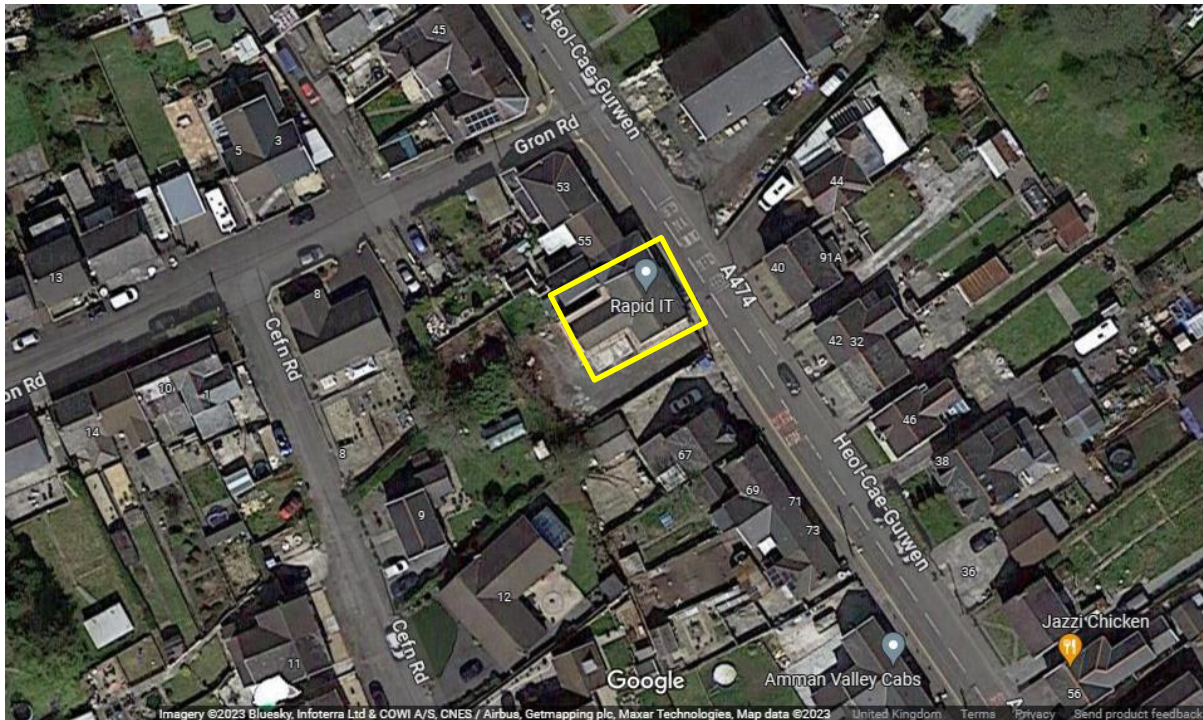
Collins, J (ed.), 2023. Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Ed. The Bat Conservation Trust. London.

Department for Environment, Food and Rural Affairs (DEFRA) (2018). *MAGIC online interactive mapping service*. Accessed May 2024, at <http://www.magic.gov.uk/>

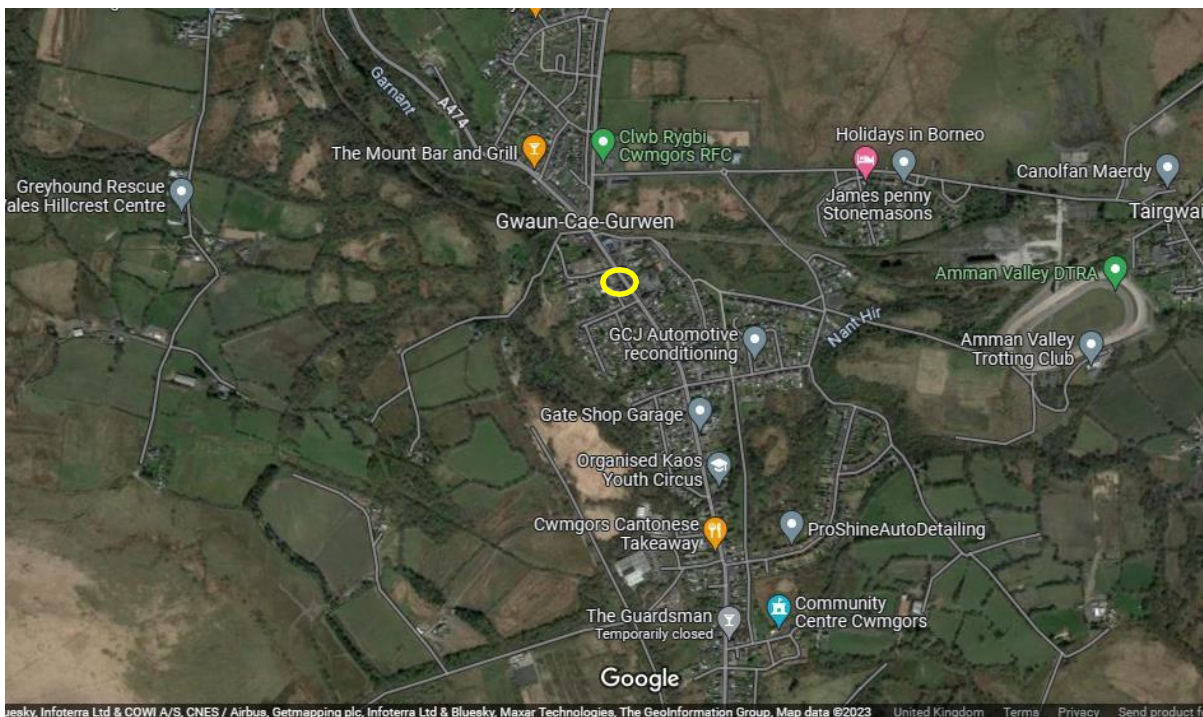
www.googlemaps.co.uk, accessed June 2024.

APPENDICES

APPENDIX 1: Site location



Satellite view of the property (base image: Google Earth, 2024)



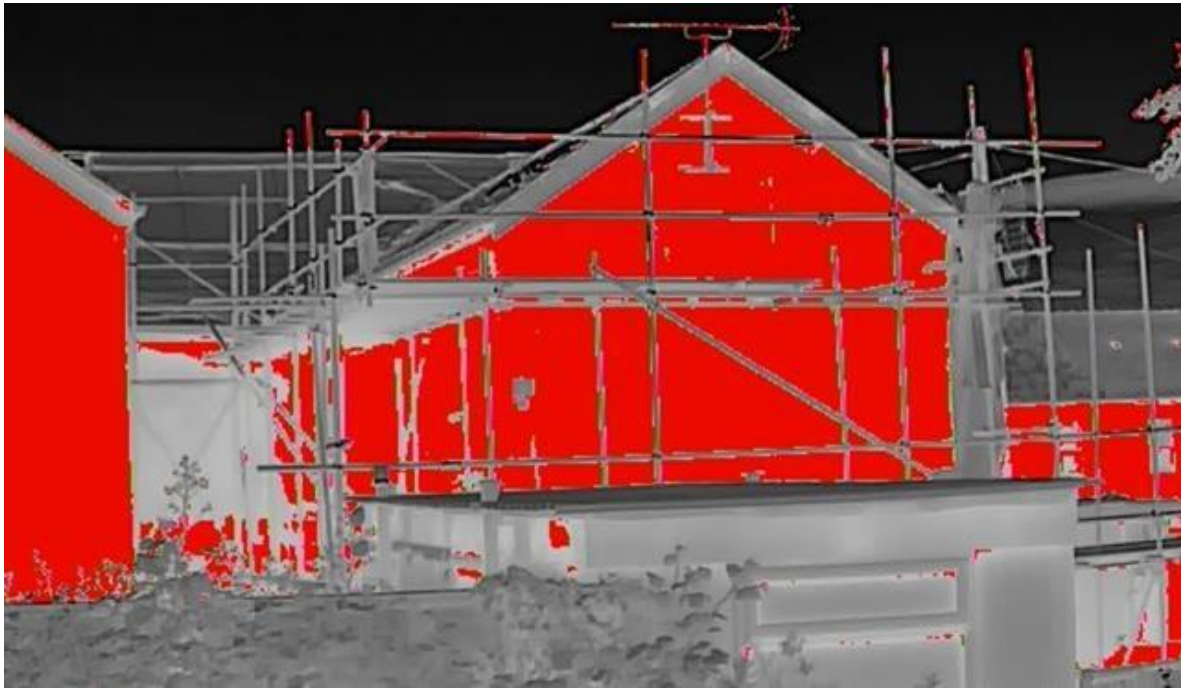
Satellite view of the property, placing it in landscape and habitat context (base image: Google Earth, 2024)

APPENDIX 2: Survey results

Surveyors positions during the emergence survey



KEY	
S	Surveyor



Photograph of the north west and south west elevations of the property at the darkest point of the survey



Photograph of the north east elevation of the property at the darkest point of the survey



Photograph of the south east elevation of the property at the darkest point of the survey

APPENDIX 3: Glossary

Transitional roosts

April–September/October. These sites are usually used by small groups of bats prior to taking up residence in, or after dispersal from, the maternity roost before and after hibernation. They are likely to be in or close to good feeding areas.

Maternity roosts

May–August. Predominantly warm sites where female bats congregate to give birth and rear their young and stay there until the young are weaned and independent [late July –August]. The sites are frequently traditional with the same individuals returning year after year. Enclosed roof spaces, wall cavities, soffit boxes, spaces under roofing materials and a variety of tree holes and crevices are all examples. These tend to disperse between August and September. Adult males are rarely found with the females.

Satellite Roost

May–August. Breeding females may have alternative roost sites in close proximity to the main nursery colony.

Mating Roosts

September–November. All bats in the UK are Polygamous i.e. males mate with several females. A roost site that a male bat will occupy and attempt to attract females to for mating and will defend against other males. Sometimes these occur in groups known as ‘leks’ and include cavities in stonework, underground sites, trees, and buildings.

Hibernation roosts

October–March. Sheltered and undisturbed places with relatively high humidity and stable temperatures throughout the winter. For example: underground sites (caves, mines, adits etc.), deep cracks and crevices in built structures (houses, bridges etc.), hollows, cracks, and crevices in trees.

Night roosts

March–November. Places away from the day roosts where bats rest after feeding during the night. These roosts vary in their conservation significance. Night roosts may be used by a single animal or the whole colony. Particular species depend on night roosts in key foraging areas e.g. lesser horseshoe bats.

Day Roosts

March–November. Daytime roosts for bats to rest in. Males of most species spend the summer roosting alone or in small groups. Bats regularly use a number of day roosts switching from one to the other depending on food sources and weather but conversely, they can be resident for weeks.

Feeding Roost

May–November. These roosts can be occupied by a single animal or a few individuals throughout the active season. They vary in significance as they may be used by one or many bats to hang up and feed, shelter from the weather, or to rest temporarily. Feeding roosts are often used by *Plecotus* and *Rhinolophus* species.

Swarming Sites

August-November. Large numbers of bats from several different species swarm around caves and mines. The bats are often Myotis species and appear to be important for mating. Bats travel many kilometres to attend, and a good proportion will also hibernate at these sites.

APPENDIX 4: Additional Information

a) Emergency contact numbers for bat help and advice

Natural Resources Wales (NRW): Tel: 0300 065 3000
Debbie Kearsley-Evans Tel: 01792 410407 or 07901732255

b) Further reading for information about bats

The Bat Conservation Trust website (including the 'Roost' section):
http://www.bats.org.uk/pages/about_bats.html

The Bats of Britain website: <http://www.bio.bris.ac.uk>

Eurobats website: www.eurobats.org

c) Reference material

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature: Peterborough.
<http://www.english-nature.org.uk/pubs/publications/>

Mitchell-Jones, A. J. (2004). *Focus on Bats*. English Nature: Peterborough.
<http://www.english-nature.org.uk/pubs/publications/>

Russ, J. (2012). *British Bat Calls: a guide to Species Identification*. Pelagic Publishing: Exeter.

APPENDIX 5: Disclaimer

Copyright and Intellectual Property

- The copyright of ecology reports provided remain the property of the ecologist pending payment of the account in full.
- We provide species data sets to the local Biodiversity Information Centre on an annual basis which will include any records from your survey (species and general location.)

Accuracy of information

- Our ecologists are experienced and professional in their approach and work to published Professional Codes of Conduct (British Standard 42020:2013 “Biodiversity. Code of practice for planning and development” and CIEEM Guidelines for Ecological Report writing (2016) where appropriate. Ecologists are however working in the natural world which may be subject to rapid changes not under their control. The information they collect will be as accurate as possible based on the time of the year and the natural conditions they face but we, and they, cannot be held responsible for any changes which occur subsequently.
- The company warrants that the reports supplied will be based on information collected using reasonable care and skill. In some cases, data sets may be large, and, in such circumstances, ecologists will make professional judgements on their analysis and presentation of data.
- Most reports are valid for a maximum period of two years provided no significant changes have been made to the property or land use nearby.
- It is possible that further survey work is recommended which would be the subject of additional fees. In this event the company and the ecologists cannot accept any liability if the client proceeds without acting on this advice.
- Ecological reports provide information on the site as a whole and the company and the ecologists cannot be held responsible for the effects that the findings might have on any planning or developments proposed.

Confidentiality

- The reports provided will be for the client’s sole use and for the purposes declared in the initial contact and confirmed in our quotation.
- No other party may use, copy, or rely on the report or any of its contents or conclusions without written confirmation from the author.
- The company will maintain a copy of the reports, on behalf of the ecologist, in an electronic format. It will not be provided to any other person without the client’s consent.
- The survey data will be submitted to the South East Wales Biological Records Centre automatically unless otherwise requested

Limitation of Liability

- The company and its ecologist contractors shall not be held responsible for any claim arising out of any defect found in the service provided as a result of information provided which is subsequently found to be defective.

Contacts between the company, its ecologists and the client shall be governed by the laws of England and Wales.