



Preliminary Roost Assessment Survey

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Neath
SA11 3AD

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Final report	3 rd September 2025	Debbie Kearsley-Evans	S093842/1

This report is valid for 2 years

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Executive Summary

- DKEcology were commissioned to undertake a Preliminary Bat Roost Assessment survey of 27 Ena Avenue, Neath, SA11 3AD.
- The proposed works include a dormer extension on the rear roof and 2 Velux windows on the front roof elevation. Therefore, it was necessary to assess the potential of the existing building for supporting bats and to determine if any bats might be impacted by the continuation of the proposed works.
- The property is located on the east side of Neath town centre (Grid ref: SS 75537 97244). It is surrounded by housing/urban development for approx. 384m to 968m in all directions with very little mature vegetation within the immediate vicinity of the property, consisting only of scattered mature trees along the adjacent streets, occasional garden shrubs/trees and a small, isolated park approx. 100m north. More extensive areas of open countryside can be found in all directions on the outskirts of Neath and to the east runs for several kilometres. Providing suitable foraging opportunities for a number of bat species. However all directions would involve crossing well-lit streets and roads for several hundred kilometres with minimal mature vegetation particularly to the north and west. Although some of the access alleyways/footpaths between the terraces potentially offer a darker corridor that bats could use to access more suitable areas of habitat.
- There are no known designated sites with 2km of the property. There are a number of non-statutory sites within 2km of the property. No sites designated in relation to bats within 10km of the property.
- The NBN records search returned records of 4 bat species within 2km of the site. There were several records of roof nesting bird species within 500m of the site.
- The property consists of a mid-terraced house with a 2 storey rear extension both constructed of rendered brick with an intact A framed interlocking cement tiled roof. The property is in reasonable condition with an intact roof, solid external walls and well-sealed eaves. A small number of potential crevice roost opportunities were noted on the roof of the property during the survey, 1 of which leads into the loft area. The property has a loft space above the rear extension. The loft area above the main house has already been converted to accommodation. No free flight opportunities were noted. No evidence of bat activity was noted within or on the exterior of the building.
- No external lights were noted on the property itself and only 1 light on the garage to the rear. Street lighting was noted to the front of the property.
- The property is assessed as having **negligible to low potential** for supporting bats. The proposed works are unlikely to result in the disturbance or destruction of any bats or bat roosts. **A European Protected Species license will not be required to carry out the proposed works. However, the**

final arbitration is with Natural Resources Wales and the Welsh Government. It is recommended that any works on the roof of the property are to be carried out in a precautionary manner.

- There is no evidence of roof nesting bird activity noted during the survey.

1.0 INTRODUCTION

- 1.1 DKEcology undertook a Preliminary Roost Assessment Survey of 27 Ena Avenue, Neath, SA11 3AD.
- 1.2 The survey was carried out on the 5th August 2025. The objective of the survey was to establish the likelihood of the presence of bats in the property.
- 1.3 The property consists of a mid-terraced house with an A framed roof and a 2 storey A framed extension to the rear. The property is in reasonable condition with an intact roof, well-sealed external walls and well-sealed eaves. The owner wishes to put a dormer extension on the rear roof and 2 Velux windows on the front roof elevation.
- 1.4 This report confirms the findings of the above survey, completed in August 2025.

2.0 PLANNING POLICY

- 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 stepwise 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, 4th edition. (Mitchell-Jones, A.J. & McLeish, A.P. (Ed.)2012) by a licensed and experienced bat ecologist.

3.1 Desktop study

- 3.1.1 An LRC data search 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 no significant vegetation will be affected. 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, Using and Sharing Biodiversity Data (2020).
- 3.1.2 A data search was undertaken for records of bats within 2km and roof nesting birds within 0.5km of the site using the on-line National Biodiversity Network (NBN) Atlas.
- 3.1.3 A review of Local Biodiversity Action Plans was carried out to assess if additional ecological considerations were necessary at the planning stage for any of the species and habitats listed.
- 3.1.4 DEFRA's MAGIC website (DEFRA, 2018) was used to locate designated wildlife sites within 10km of the property. Any sites designated for reasons associated with bats were noted.
- 3.1.5 Aerial/satellite photographs were also consulted. These, as well as external and internal images of the property, are presented in Appendix 1.

3.2 Scoping survey

- 3.2.1 The property was internally and externally inspected for bats with the aid of high-powered lamps and close focussing binoculars on the 8th April 2025 by Debbie Kearsley-Evans (NRW licence S093842/1), a licensed and experienced bat ecologist.
- 3.2.2 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.
- 3.2.3 The bat roost potential of the building was assessed and categorised using the criteria shown in table 1:

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
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).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
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.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
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 ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Table 1: Assessing potential suitability of proposed development sites for bats (Modified table taken from Bat Survey Guidelines [2023])

3.3 Limitations

- 3.3.1 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.
- 3.3.2 A daytime scoping survey for bats is therefore primarily used to assess the potential of a building to support bats. This assessment is based subjectively on the surveyor's knowledge and experience as to whether bats are reasonably likely to be present. Each building or

structure is surveyed for features that could be exploited by each bat species and is assessed in association with its location within the context of both its immediate environs and the wider landscape.

- 3.3.3 All relevant internal/external areas of the property were examined closely for signs of potential bat access points and signs of droppings and staining. Apart from section C within the rear extension loft which could not be fully accessed but was able to be adequately observed using close focusing binoculars and high powered lamps.

4.0 RESULTS

4.1 Desktop study

- 4.1.1 This section reports on the findings of the desktop survey.

4.1.1 Habitat context

- 4.1.1.1 The property is located on the east side of Neath town centre (Grid ref: SS 75537 97244). It is surrounded by housing/urban development for approx. 384m to 968m in all directions with very little mature vegetation within the immediate vicinity of the property, consisting only of scattered mature trees along the adjacent streets, occasional garden shrubs/trees and a small, isolated park approx. 100m north. More extensive areas of open countryside can be found in all directions on the outskirts of Neath and to the east runs for several kilometres. Consisting of a mixture of habitats such as semi improved grassland, woodland, mature hedgerows, scrub, well vegetated rivers and streams and open water. Providing suitable foraging opportunities for a number of bat species. However all directions would involve crossing well-lit streets and roads for several hundred kilometres with minimal mature vegetation particularly to the north and west. Although some of the access alleyways/footpaths between the terraces potentially offer a darker corridor that bats could use to access more suitable areas of habitat. Gnoll Country Park lies approx. 404m east and also has areas of open water. The River Neath and Tenant Canal lie approx. 673m north and 1Km north respectively and provide connectivity to more extensive areas of habitat to the north and south.

4.1.2 Protected sites

- 4.1.2.1 There are no known designated sites within 2km of the property.
- 4.1.2.2 There are a number of non-statutory sites within 2km. This includes the following Sites of Importance for Nature Conservation (SINCS), Tennant Canal SINC, Roman Way Reedbed SINC, Coed Bach A'R Cwm SINC, Neath Canal SINC, Catwg Wetland SINC, Neath Estuary SINC, Square Pond SINC, BWLCH Bwlch Road Hedges SINC, Gnoll County Park SINC, Preswylfa Dingle SINC, Garth Mor SINC, The Waun Cimla SINC, Gwlyptir Mynachlog Nedd SINC and Eagle Bush Valley Local Nature Reserve (LNR).

4.1.3 Species records

4.1.3.1 The NBN search returned records of several bat species within 2km of the property. Records showed the following: Soprano Pipistrelle (*Pipistrellus pygmaeus*) 2 records recorded at approximately 1.12km South from the property. 2 Common Pipistrelle (*Pipistrellus pipistrellus*) recorded the closest recorded approximately 1.29km South West from the property, 3 Noctule (*Nyctalus noctule*) records the closest recorded approximately 1.12km South from the property. A Pipistrelle Bat species (*Pipistrellus*) recorded approximately 58m South East from the property.

4.1.3.2 The NBN search returned records of a number of roof nesting bird species within 0.5km of the property. These included House Sparrow (*Passer domesticus*), Swallow (*Hirundo rustica*), Jackdaw (*Corvus monedula*), Lesser Black-backed Gull (*Larus fuscus*), House Martin (*Delichon urbicum*), Swift (*Apus apus*), Pied wagtail (*Motacilla alba*), Wren (*Troglodytes troglodytes*), Herring Gull (*Larus argentatus*) and Starling (*Sturnus vulgaris*).

4.1.4 History of bat use

4.1.4.1 There is no record of historical use of the building by bats.

4.2 Scoping survey

4.2.1 The property consists of a mid-terraced house with a 2 storey rear extension both constructed of rendered brick with an intact A framed interlocking cement tiled roof. The property is in reasonable condition with an intact roof, solid external walls and well-sealed eaves.

4.2.2 A small number of potential crevice roost opportunities were noted on the roof of the property during the survey which included gaps under chimney lead, gaps under a small number of roofing tiles on the front elevation, along the rear roof valley 1 of which leads into loft B and around the rear Velux window. The eaves and external walls were found to be solid. No free flight opportunities were noted. No evidence of bat activity was noted on the exterior of the building.

4.2.3 The property has an A framed loft over the main part of the house (Loft A) and a lean to loft over the rear extension which is divided into 2 sections (Loft B and C), see loft plan in Appendix 2. Loft A is (approx. 4.8m x 5.6m x 0.7-2.7m in height) which has already been sealed and converted for use as accommodation. The roof and the majority of the loft walls are sealed with plasterboard apart from 1 gable wall consisting of exposed but well pointed brick. The floor is boarded throughout. Loft A is well lit by daylight from a window in the rear roof slope and has an electric light fitting. No evidence of bat activity was noted within Loft A. Part of the eave boarding is missing leading into the lean to loft above the rear extension (Loft B and C).

4.2.4 Loft B (approx. 5.7m x 3.2m x 0.3-1.1m in height) and C (approx. 3.8m x 3.2m x 0.3-1.1m in height) both have unboarded floors with no insulation and are lined with intact bitumastic felt. The adjoining, and gable walls consist of well pointed brick. Loft B and C are partially

separated by a solid brick wall. No obvious holes/daylight were noted apart from a small gap at the base of the roof valley to the rear. No evidence of bat activity was noted within either Loft B or C.

- 4.2.5 No evidence of a maternity roost or a large number of bats using any of the building was noted during the survey.
- 4.2.6 High levels of street lighting were noted immediately adjacent to the front of the property and along the street. The rear access alleyway to the west is not lit. There are no external lights mounted on the property itself and only 1 external light was noted on the garage located to the rear of the main property. There will however be some light spill from windows to the rear.
- 4.2.7 There is no overhanging or mature vegetation within the property boundary and in fact very little mature vegetation within the vicinity of the property. Consisting mainly of scattered mature trees along the adjacent streets and occasional garden shrubs/trees. The property is however not far from more extensive areas of suitable habitat such as Groll Country Park to the east but this would involve crossing several hundred metres of well-lit streets with limited vegetation although some of the access alleyways/footpaths between the terraces potentially offer a darker corridor that bats could use to access more suitable areas of habitat.
- 4.2.8 No evidence of nesting birds was noted during the survey
- 4.2.9 Appendix 1 shows photographs of the external and internal views of the property.

5.0 INTERPRETATION AND ASSESSMENT

- 5.1 The property has no immediate overhanging vegetation and very limited mature vegetation within the immediate vicinity. The surrounding area in most directions is predominantly built up consisting of housing with well-lit streets and occasional trees/garden shrubs and isolated vegetated parks providing few opportunities for foraging bats close to the property. However just over 400m to the east lies the Groll Country Park leading onto open countryside for several kilometres and the River Neath and Tenant Canal lies approx. 673m and 1km respectively providing suitable well linked foraging opportunities for a number of bat species. However there is limited connectivity to these areas from the property due to the limited vegetation and high street lighting. Some of the access paths/alleyways between the housing are unlit and potentially could provide dark corridors which bats could use to commute to more extensive areas of vegetation to the east. The surrounding habitat is assessed as having low to moderate potential for supporting bats and there are some records of 3 bat species within 2km. Therefore it would be expected that there would be some low level bat activity within the vicinity of the property most likely by more light tolerant species due to the levels of street lighting close to the property.

- 5.2 The property externally is in a reasonable condition and has an intact roof, solid external walls and eaves. Only a small number of potential crevice roost/entrance points were noted on the roof of the property via raised tiles/roofing lead with only 1 gap leading directly into the loft area, offering access to a larger enclosed space that could potentially be used by a larger number of bats over a more extended period. Although the approach route to this gap was restricted due to its location, angle of the roof and the adjacent uPVC fascias which would limit its suitability for bats. The remainder of the loft area was found to be well sealed internally and Loft A was completely lit by daylight with no internal roosting features. No signs of bat activity were noted within any of the loft areas.
- 5.3 Therefore the property does have some limited roosting potential but this is mostly confined to the exterior of the property and is only suitable for small numbers of individual crevice dwelling bat species. Although 1 access point was noted into the interior of the property which could potentially provide more sheltered roosting opportunities for larger numbers of bats over a longer period. Given the limitations of the surrounding habitat i.e. high levels of street lighting, the limited immediate foraging/commuting opportunities, the restrictive location of the 1 loft access point and the fact that no evidence of bat activity was noted within/on the exterior of the building it is highly unlikely that the building is being used frequently or by larger numbers of bats.
- 5.4 The property overall is assessed as having negligible to low potential for supporting bats as it has one or more potential roost sites that could be used by individual bats opportunistically/small numbers of bats for longer periods of time but these sites either do not provide enough space, shelter, protection or appropriate conditions and or suitable surrounding habitat to support a larger number of bats/roost of higher conservation status.
- 5.5 The current bat survey guidelines state that 'if the structure has been classified as having low suitability for bats, an ecologist should make a professional judgement on how to proceed based on all of the evidence available and the balance of probabilities' and that 'thought processes and decision making should be adequately recorded as a paper trail'. The guidance also states that there is an option of using 'precautionary measures during the works', as opposed to completing further surveys.
- 5.6 Therefore given the negligible to low suitability of the property for supporting bats and the fact that the proposed works will not directly impact the rear extension which has the greater potential as there is an access point into the loft space of the extension, **then it is considered appropriate and proportionate that no further surveys of the property are required but that some of the works will be carried out in a precautionary manner i.e. the removal of sections of the rear and front roof of the main building in order to construct the rear dormer extension and put in the new Velux windows (see section 7 for further details).** The proposed roof works on the main part of the building are unlikely to result in the disturbance or destruction of bats or bat roosts and a European Protected Species license will not be required to carry out the proposed roof works. However, the final arbitration is with Natural Resources Wales and the Welsh Government.
- 5.7 No evidence of bird nesting activity was noted during the survey.
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6.0 CONCLUSION

- 6.1 The property is assessed as having negligible to low potential for supporting bats. The proposed works are unlikely to result in the disturbance or destruction of any bats or bat roosts. **A European Protected Species license will not be required to carry out the proposed works.** However, the final arbitration is with Natural Resources Wales and the Welsh Government. **It is recommended that any works on the roof of the property are to be carried out in a precautionary manner.**
- 6.3 No evidence of a maternity roost or a large number of bats using the property was noted during the survey.
- 6.4 All bats and their roosts, irrespective of the number of bats, species and whether bats are present or not, receive protection from the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).
- 6.5 There is no evidence of roof nesting bird activity.

7.0 RECOMMENDATIONS

- 7.1 It is considered unlikely that bats will be disturbed by the proposed works however there is the potential that individual bats could be using the property opportunistically. Therefore as a precaution it is recommended that any work on the roof of the property i.e. removal of roof tiles, roofing timbers and roofing membranes, removal/repair of the fascias/soffits be carried out using the precautionary principle set out in 7.2. When carrying out the works it is advised to be mindful that bats by their very nature are mobile and will often move between different roosts sites staying for short periods throughout the active season.
- 7.2 **Precautionary principle** – The removal of any roof materials including tiles, timbers, roofing membrane and the removal/replacement/repair of any soffits/fascias should be removed slowly by hand being lifted rather than rolled and checked on their underside prior to stacking/disposal to ensure no bats are clinging to the underside. Where any crevices/cracks/wall tops are exposed ideally they should be left for 24 hours in order to allow any bats that may be present to leave.
- 7.3 A toolbox talk should be given to all contractors/staff members who are completing any of the works stated in section 7.2 prior to commencement, explaining the risk of bats being present, the legislation they are protected under, how they should proceed with the works (i.e. careful removal of all tiles and flashing, checking underneath/behind etc), and what to do if they find bats.
- 7.4 If a bat is encountered during works, it should be carefully covered and work in that area cease. The ecologist will be contacted for advice on how to proceed. Depending on the

circumstances of the find, it may be necessary for the works to stop and a licence be put into place prior to proceeding, or it may be possible to continue with the work as planned.

- 7.5 It would be recommended that at least 1 biodiversity enhancement is incorporated into the development. Renovating existing buildings provides opportunities to incorporate new bat roosts into the final structure in order to encourage bats to use the building.
- 7.6 Most bat species 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. A bat box such as a Schwegler 1WQ or suitable woodcrete equivalent could be installed at the apex of the west gable of the rear extension, see fig 7.1. Care should be taken to ensure that access points are not installed above windows or doors or close to any external lighting positions.

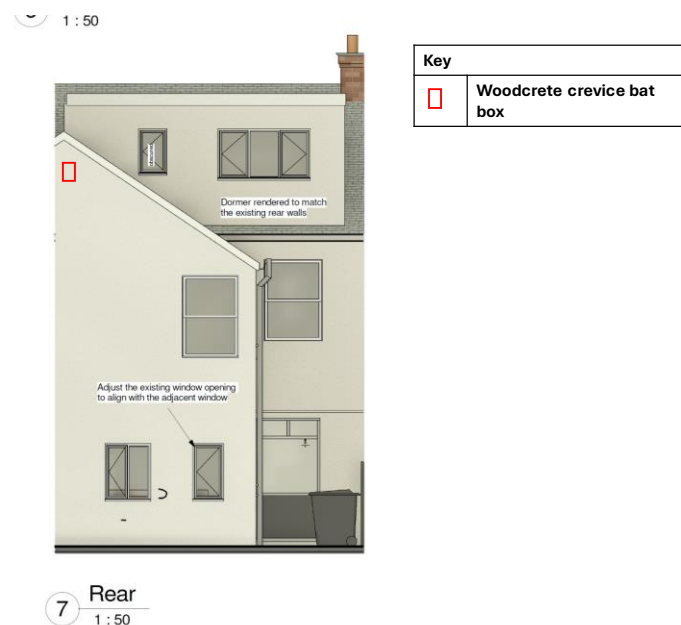


Fig 7.1

8.0 REFERENCES

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APPENDICES

APPENDIX 1: Photographs

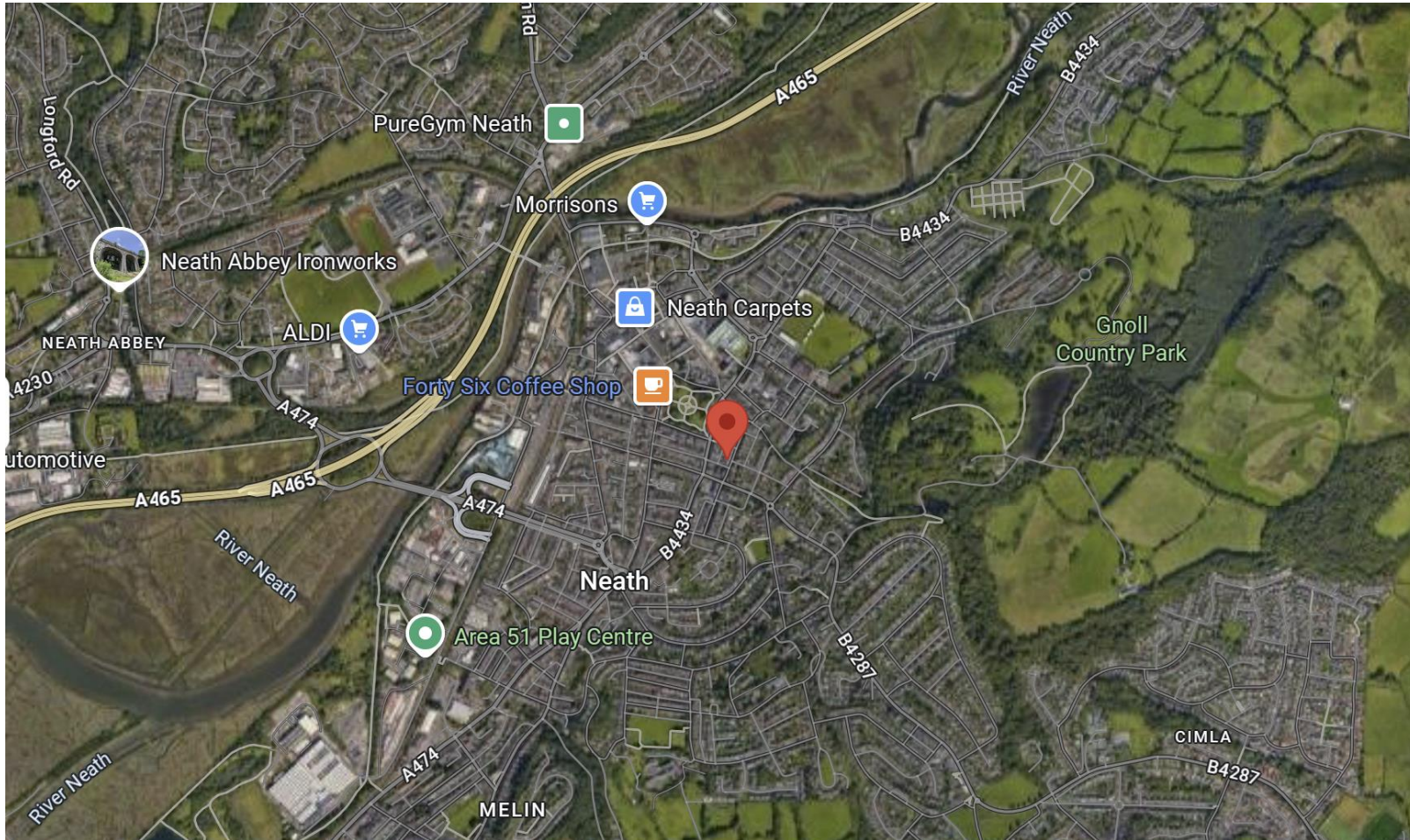


Fig 1 Satellite view of the property, placing it in landscape and habitat context (base image: Google Earth, 2025)



Fig 2 Satellite view of the property (base image: Google Earth, 2025)



Front elevation of the property



Rear elevation of the property



View looking north at the front of the property



View looking south at the front of the property



View looking north at the rear of the property



View looking south at the rear of the property

External views of the property



Loft room A



Loft room A



Access into eaves from Loft room A



Loft B



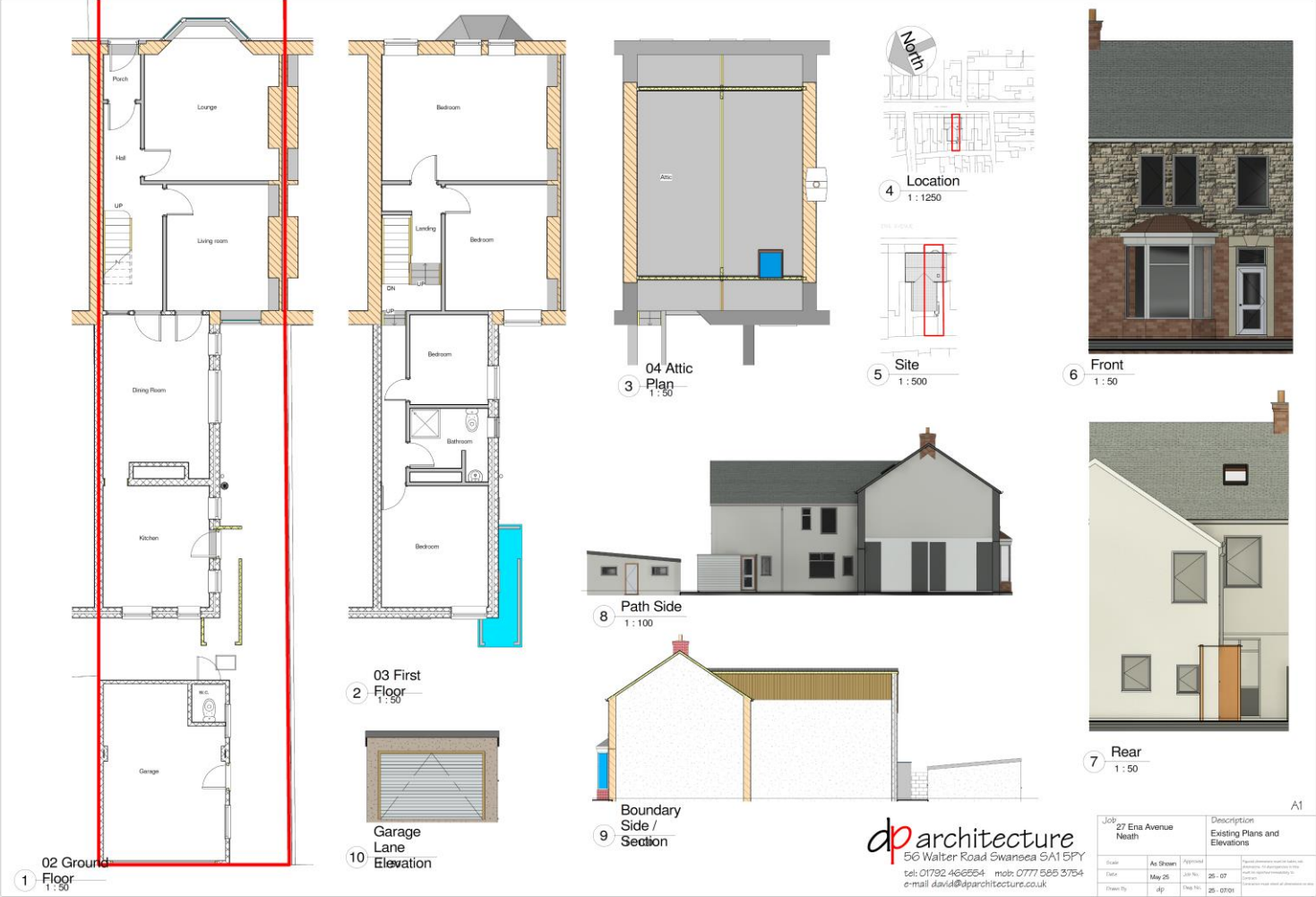
Loft C

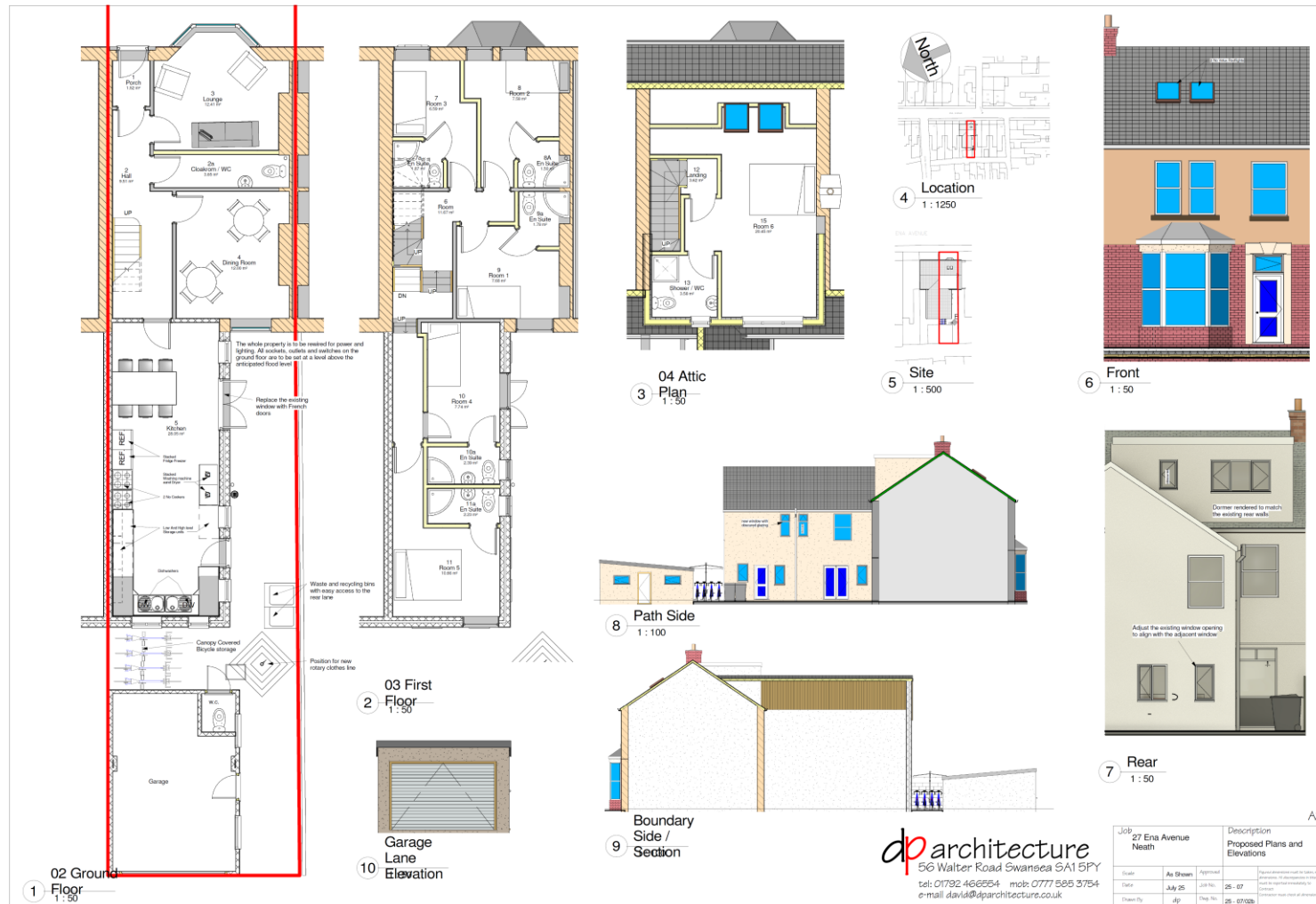
Internal views of the property

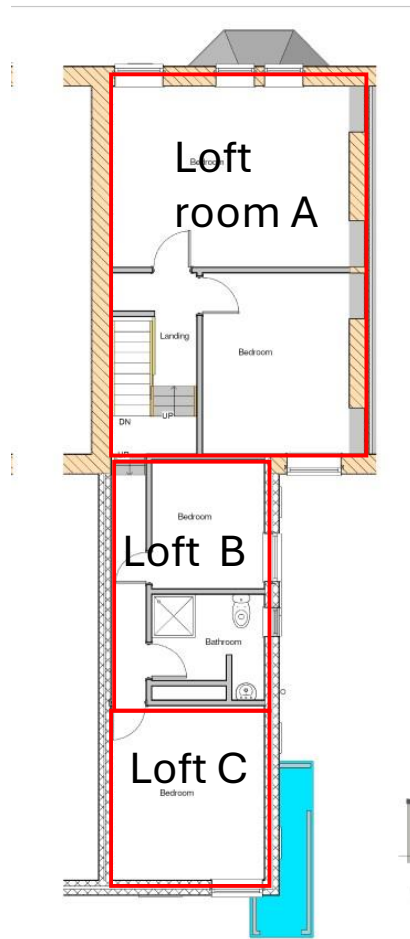


Potential crevice roost points via gaps under roof tiles, under chimney lead, and at the top and bottom of the rear roof valley

APPENDIX 2 : Plans







Plan to show the loft spaces

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: [REDACTED]
Debbie Kearsley-Evans Tel: [REDACTED]

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). *Focus on Bats*. English Nature: Peterborough.
<http://www.english-nature.org.uk/pubs/publications/>

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1*. Chartered Institute of Ecology and Environmental Management, Ampfield.

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.)

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- 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.
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- 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.
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- 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.