

Survey for Bats

July 7th 2025



Lead Bat Surveyor: Nicholas Bunn

Address: 33 Glanbrydan Avenue, Uplands, Swansea SA2 0HX

License No. : S093034/1

Client: Kashif Afsah

Survey Address: Glangarnant Care Home, Neaudd Road, Ammanford SA18 1UF

Grid Reference: SN 696 130

Executive Summary

A bat survey was carried out at the above property on the 7th July 2025. A single visit was made to site during which a full inspection of the property was carried out. It has been established that the building is not currently being used by bats as a roosting place and has negligible potential for future use by bats based on the lack of roosting spaces available. An evening emergence survey was carried out with no bat activity evident at all at the survey location or associated with the mature trees which surround the property.

No further visits to site are deemed necessary.

No licensing is required at this property in respect of bats.

There is no current evidence of nesting birds at the location of the proposed works.

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1. Introduction

1.1 Purpose of Survey

The survey was requested and carried out to determine if the section of the property which is subject to proposed disturbance and its current structures/features are being used by bats as a roosting place and if so to develop a mitigation plan to enable bats to re-use the building post development.

1.2 Proposed Development

The proposed development comprises an extension trending south and west attached to the current structure (see Figure 4 below).

1.3 Site Context

The detached care home is situated in a rural setting adjacent to Glanamman to the west and Brynaman to the east. The site is bordered by mature trees to the south, east and west with some open pasture to the north with the river Amman flowing east to west approximately 300m north of the property. There are small areas of woodland in all directions from the site. The Cwm Garnant River flows close to the south of the property and forms the second significant water body offering riparian bat foraging terrain.



Figure 1: Survey location (arrowed) and immediate surroundings.



Figure 2: Survey location (arrowed) in the wider context.

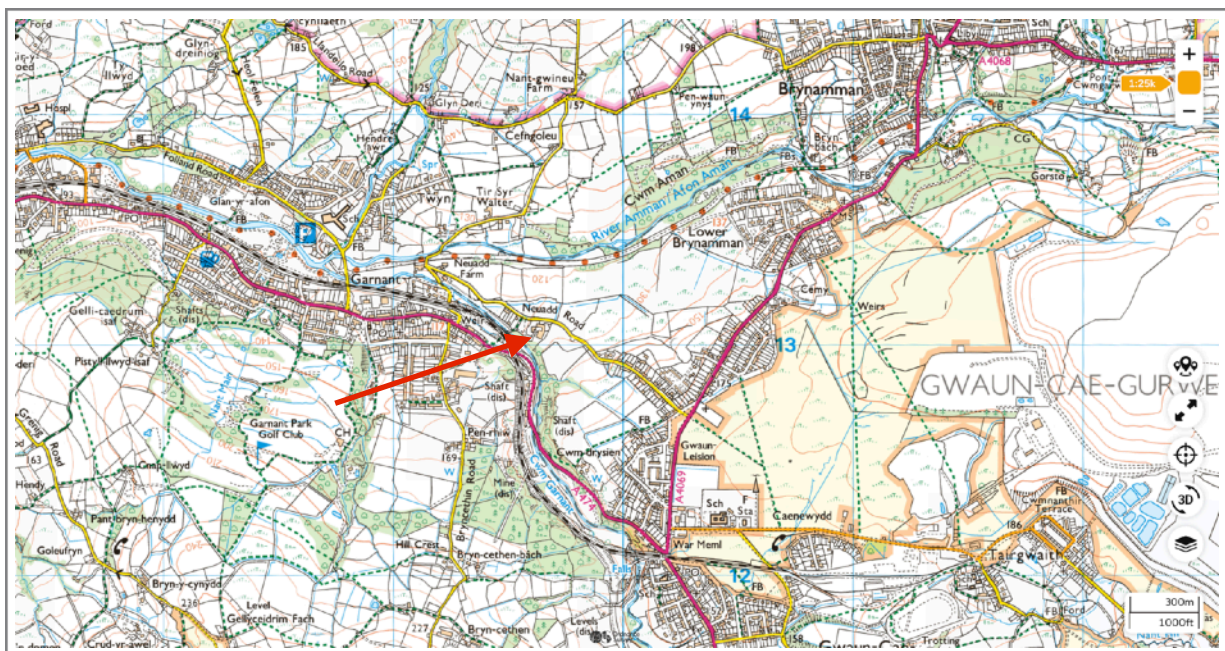


Figure 3: Survey location (arrowed) in the topographical context.



Figure 4: Care home outline with hatched outline of the proposed extension.

1.4 Survey Details

The visit entailed a physical examination of the site in July 2025 for bats and evidence of their presence followed by evening emergence survey to strengthen the case for, in this case, a negative survey. It was determined based on the evidence found that the building had negligible potential to support bat roosting places. No further visits are now deemed necessary.

1.5 Previous Reports

No previous bat surveys have been carried out at this property.

2. Methodology

2.1 Desk Study

A formal Local Records Centre (LRC) data search was not requested due to the development being small scale and localised. There will be no significant impact on the biodiversity in terms of linear features or land being lost. The search results would be unlikely to impact on the decision making process¹. However, many surveys have been carried out in this area and the local knowledge of bats likely to be present is extensive. Aerial photographs were studied to establish the suitability of the immediate surrounding landscape for bat use.

2.2 Survey Methodology & Details

Survey Personnel:

- **Nicholas Bunn:** Licensed lead surveyor who has been involved in bat conservation since 2006.
- **Peter Doody:** Bat enthusiast training to gain a bat license

Specialist Equipment used:

- High powered LED LENSER head torch (H14.2)
- Anemometer (Climemet CM2030) to record wind speed and temperature
- Camera
- Canon XA30 Camcorder with infra red capability
- Canon XA11 Camcorder with infra red capability
- Nightfox Whisker Cameras with infrared capability
- Infra red illuminator lamps
- Close focus binoculars
- Anabatinsight & AnalookW software on PC to analyse bat sonograms recorded during survey
- Endoscope with imaging (not required)

The survey was designed based on the geographical location, i.e., in a largely rural location with suitable foraging ground within easy commuting distance for bats. It was envisaged during initial internet searches that the building may present some roosting opportunities the nature of which would be determined by the further inspections.

¹ CIEEM (2020) Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester, UK.

2.3 Building inspection 7th July 2025

Time on site	Temperature	Wind Speed	Cloud Cover	Sunset Time
19:45 - 23:15	18°C	Very Light	Clear sky	21:37

Table 1: Environmental data

The main dwelling was fully inspected and the following observations were made:

- No evidence of bat occupation was identified during the internal/external inspection of the building such as guano on walls, floors or window ledges, discarded moth wings on ledges or the floor, fur/urine staining around potential entrance points
- No evidence of live bat use in the form of foraging or commuting was observed or recorded throughout the survey period

3. Results

3.1 Ecological Appraisal (Desk Study)

Aerial photographs were scrutinised during the desk study and it was noted that the area in general offers some optimal foraging terrain for bats. Immediately to the south, east and west of the property lie some mature trees with open grassland and the River Amman to the north.

3.2 Site Photographs



Photo 1: South facing elevations



Photo 2: East facing elevation



Photo 3: North facing elevation



Photo 4: West facing elevations

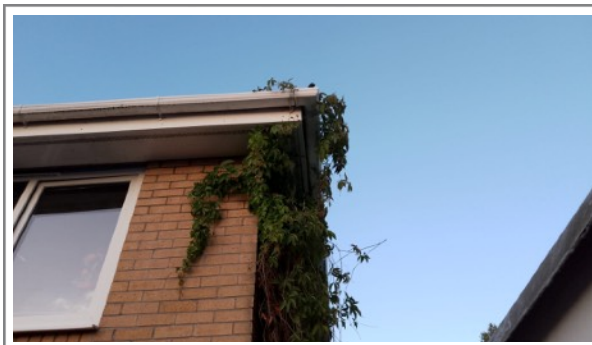


Photo 5: South-west corner soffit/wall interface



Photo 6: Infrared camera view looking north

3.3 Preliminary Roost Assessment

Not applicable as no roosts are identified.

3.4 Ecological Appraisal (Fieldwork)

Bat activity was non-existent throughout the survey. Not a single live bat in the act of commuting or foraging was noted for the duration of the survey.

The property is situated close to woodland/grassland but bats have to commute through brightly lit areas of the care home grounds to find good foraging terrain and this situation will have contributed to the lack of general bat activity in the area.

3.5 Roost Characterisation

Not applicable

4. Discussion

4.1 Data Evaluation

The following conclusions are based on the evidence found during the visits to site:

- The building presents no roosting opportunities for bats in its current state
- No sign of bat occupation was observed during the building inspections and emergence survey

4.2 Limitations of Survey

No access was made directly onto the roof on health and safety grounds, and as such this area were inspected from the ground using high powered binoculars. The roof voids of the property are shallow and not accessible to inspect fully. All other areas were subject to reasonable access.

4.3 Relevant EU & UK Legislation

Planners and Natural Resources Wales will require that the site maintains, restores or creates such features on completion of the work that will ensure continued/new use of the location by bats, and that the status of the species is not jeopardised if they consent to the development proceeding. All bats and their roosts are protected by various legislation including:

- 1. The Conservation of Habitats and Species Regulations 2017**
- 2. The Wildlife and Countryside Act 1981 (as amended)**
- 3. The Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009**

This offers comprehensive protection and the following section applies to planning:

3.2 Regulation 9(5) provides that “a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions. A Planning Authority is a competent authority for the purposes of these Regulations and is exercising a function in deciding whether or not to grant planning permission.”

Under these laws it is an offence to deliberately kill or injure a bat, to disturb a bat or to damage, destroy or block access to a roost. Bat roosts are protected under these laws whether the animals are present at the time of survey or not. Natural Resources Wales are empowered to issue licences to carry out work to bat roosts for reasons of overriding public interest.

Under the Wildlife and Countryside Act 1981, all nesting birds and their nests are protected. Once a bird places a single piece of material then it constitutes a nest. It is then an offence to cause damage to the bird, nest, eggs or chicks and immediate habitat which is likely to result in damage by causing the bird to desert its nest. This covers all bird species, with a small number of exceptions (pest species which can be controlled by special license).

5. Impact Assessment

5.1 Discussion

It will be very desirable to create suitable accommodation to encourage bat use on site post development. The proposed development could introduce roosting requirements commensurate with the species known to be present nearby as an enhancement measure. The local bats are mostly crevice dwellers and any enhancement design features should be commensurate with their ecological needs. Pipistrelles and other crevices dwellers in general will typically find roosting opportunities at gable end apexes. Other areas are also used i.e. behind barge boards, within soffits, beneath roof tiles and ridge tiles, around chimneys , etc., this list is not exhaustive but illustrates the diversity of locations within building that bats will use for roosting purposes.

It will not be practical to incorporate all of these features but one or more of the following would be very desirable:

- Rough faced walls to provide grip for landing bats to crawl into a roost
- Gaps behind hanging tiles and/or weather boarding
- Small gaps behind fascia boards and entrances to soffits
- Specialist roof tiles designed to allow bats to crawl into a void between roof tiles and felt
- Specialist bat bricks to be incorporated into walls at suitable height
- Mortar free end ridge tiles to allow access within the gaps
- Bat boxes may be placed on the building itself or nearby trees

Notes on a range of enhancement measures available are appended to this report

6. Recommendations

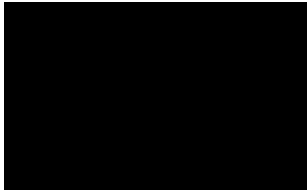
6.1 Further Surveys

No further surveys are required. This survey data will be pertinent until Summer 2027.

6.2 EPS License Requirements

No License requirements in relation to bats are necessary at this property.

Signed:



Appendix 1: Site Enhancements Discussion

i) Enhancement Discussion

The site will inevitably be disturbed by the dismantling and construction activity and it is not anticipated that bats will be resident during the proposed works.

The proposed development could provide new roosting opportunities in the same geographical location. There will be an enhanced range of roosting microclimates which may be suited to bat use. The structure will be secure and maintained.

No bats are likely to be harmed by the work and new roosting opportunities could be provided in the same locality. The potential increased range of microclimates could improve its potential value to the species known to be present nearby.

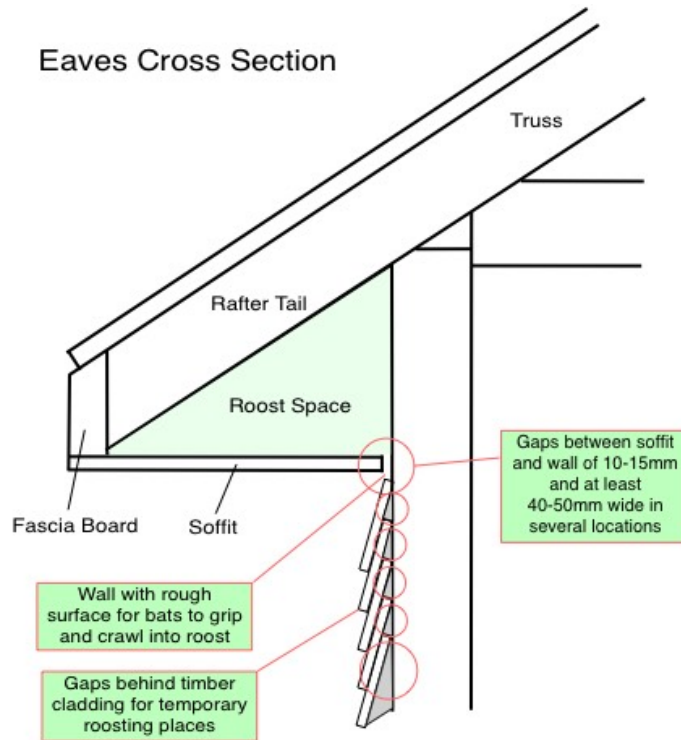
ii) Primary Enhancement Measures

It would be desirable to incorporate suitable accommodation on site to encourage bat use post development. The building that will be reconfigured on site could include roost opportunities commensurate with the ecological requirements of bats known to be present locally.

Crevices dwellers in general will typically find roosting opportunities at gable end apexes. Other areas are also used i.e. behind barge boards, within soffits, beneath roof tiles and ridge tiles, around chimneys, etc., this list is not exhaustive but illustrates the diversity of locations within building that bats will use for roosting purposes.

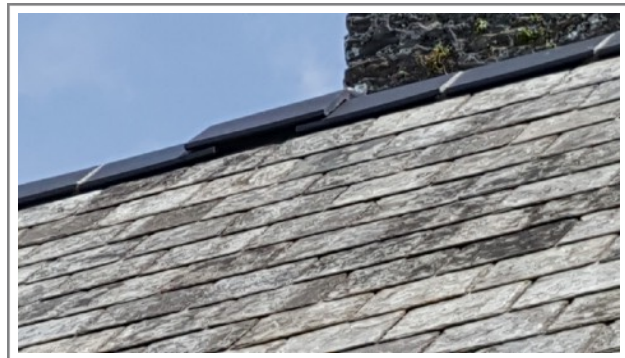
The following enhancement measures are presented for information purposes:

iii) Soffits, Fascia Boards and Timber Cladding



iv) Bat Ridge and Roof Tiles

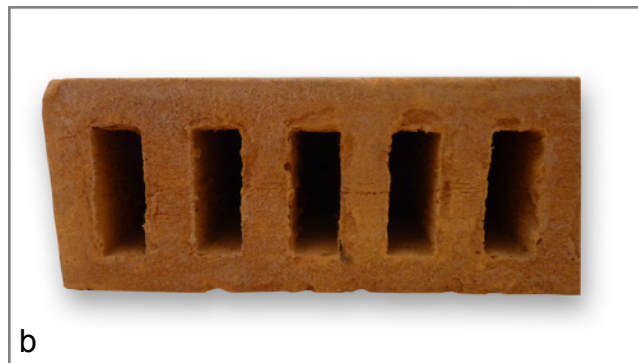
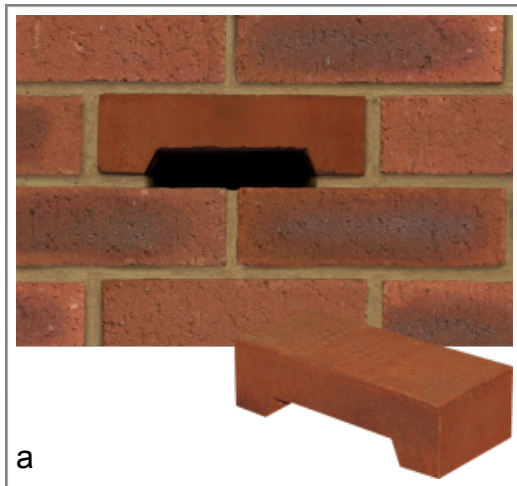
These can be incorporated at various locations on all roof ridges and faces. There are numerous types on the market and the ones most sympathetic to the proposed design may be used.



v) Bat Bricks

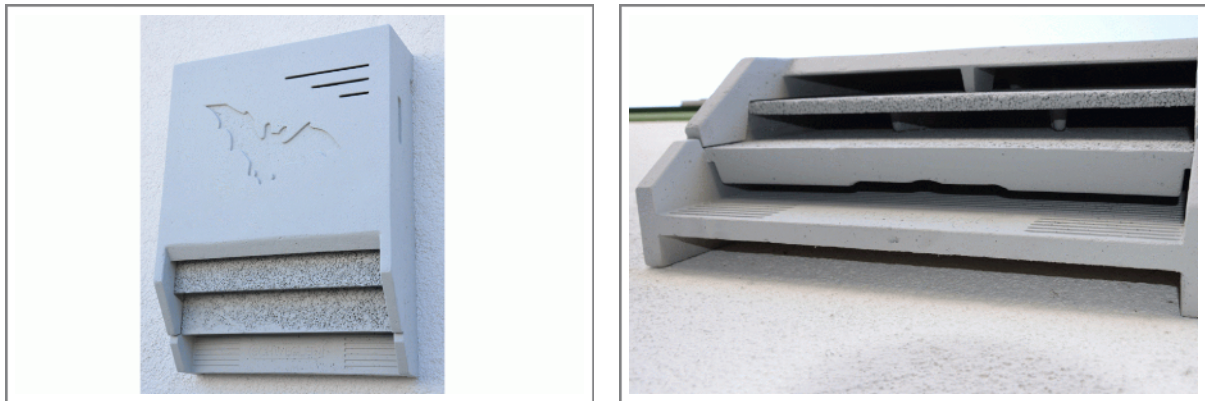
It is dependant upon the design if it is possible to locate these in discreet locations within the brickwork, if it is possible then it should be recommended.

Entry into wall cavity (a), or crevices in the brick itself (b)



vi) Bat Box Example

Bat boxes can provide mitigation for lost bat roosts. In this instance they could also be used as a permanent compensatory measure to provide opportunities for crevice dwelling roosting. A typical type is presented below but there are many variations on the market.



vii) Notes on Lighting

If any of the enhancements are incorporated into the new design, the following notes on external lighting should be taken into account: External lights can delay the timing and prolong the duration of emergence for some species. External lighting reduced the number of *Pipistrellus pygmaeus* emerging from roosts (Downs et al. 2003)².

Illumination of a roost entrance can have consequences for predation and connectivity. Bats may be forced to use alternative exits if available. Alternative exits may be suboptimal in terms of predation risk. Alternative exits may increase predation risk due to their location in relation to the surrounding landscape (e.g., bats may be forced to fly across open areas or roads once leaving the exit) or due to their situation (e.g., located low to the ground or near a window sill enabling easy access for predators such as domestic cats)³. External lighting should be kept to a minimum and not be directed at potential roost entrances or emergence pathways. Lighting should be positioned below the horizontal plane of bat emergence points and have Passive Infra Red (PIR) triggers to minimise illumination.

² Downs, N.C., Beaton, V., Guest, J., Polanski, J., Robinson, S.L. & Racey, P.A. (2003) The effects of illuminating the roost entrance on the emergence behaviour of *Pipistrellus pygmaeus*. *Biological Conservation*, 111, 247-252.

³ Stone, E.L. (2013) Bats and lighting: Overview of current evidence and mitigation

viii) Notes on Roofing Membranes

When bats and breathable roofing membranes come together, anecdotal evidence suggests it may not end well for either party. There have been some reports of bats becoming entangled in membranes and damage to membranes caused by bats.

When/if roofing felt is to be installed in a roof that is used by bats then the use of bituminous roofing felt is encouraged. Bituminous felt is dark-coloured, with a rough surface that bats can grip onto and will help maintain a suitable and safe environment for bats within the roof void/structure.

Breathable Roofing Membranes (BRMs), made from spun-bond polypropylene/polyethylene filaments, should not be installed into a roof that is used by bats, and if bats are encouraged to use the site, this should be taken into consideration.

The long fibres that make up BRMs have a tendency to be pulled out by roosting bats and pose an entanglement threat to the bats.

BRMs are not obligatory under any Building Regulations. Ventilation, regardless of the roofing felt or BRM used, is still required (see British Standard BS 5250:2011).

Appendix 2: Site Layout

Address: Glangarnant Care Home, Neuadd Road, Ammanford SA18 1UF

Grid Reference: SN 696 130

Site Layout



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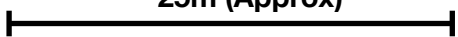
 **Infrared Camera
Position**

 **Surveyor Position**

 **Extension Impact
Area**

 **Proposed
Extension
Footprint**

25m (Approx)

 **Scale**

Appendix 3: Disclaimer

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