

Bat Scoping Survey Report

The Lodge

1a Primrose Bank

Bryncoch

Neath

SA10 7BX

Grid Reference: SN 7837 00176

October 2025

Helen Davies

Rhydhywel Fach, Crwbin, Kidwelly, Carmarthenshire SA17 5DE.

Email- helen@hmdavies.co.uk

Telephone-01269 870430

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Clients

Mrs Angela Van Den Bogerd
The Lodge
1a Primrose Bank
Bryncoch
Neath
SA10 7BX

Bat Survey undertaken and
Report prepared by

Helen Davies
Rhydhywel Fach
Crwbin
Kidwelly
Carmarthenshire
SA17 5DE

Email helen@hmdavies.co.uk
Telephone-01269 870430
Licence Number S091852/1

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Executive Summary This survey was carried out on request by the owner who is seeking planning permission for the re modelling of an existing late 1970's built property. The works will involve the demolition of a garage flat roof on the west elevation and the construction of a second storey extension above the garage, the demolition of an existing roof and construction of a second storey extension at the East side of the property. Plus, the re configuration of the existing front elevation projection to incorporate a new mono pitched roof. This will involve extensive new building works and roof alterations, including the cutting in of new to existing roofs.

Site and Location The property is a detached house dating circa 1978 with a later addition of an attached extension to house an indoor swimming pool. The site occupies an elevated position with a well-kept garden to the south, the whole plot is immediately surrounded to the northeast, east, south and west by small areas of mature trees which extend to small areas of pastureland to the north west and south, with the small village of Bryn Coch is located to the east. The location would be described as being semi-rural, with the large town of Neath located approximately 3km away to the southeast.

Bat Potential of the Building The property is of modern construction methods, of traditional cavity wall construction predominantly of rendered finish with stone cladding details. Concrete tiles cover the roof and there are two chimneys, one brick chimney to the western side of the roof with flush lead flashing at the base, and one stone built chimney to the south side with flush lead flashing to the base, both appear to be well sealed. The windows, doors, soffits and fascias are all UPVC. Small gaps are present in the soffits and fascias to the south side of the house and 'clean patches' were observed (see Figure 8 page 8). A gap is present along the top of the flat fibreglass roof between the fascia capping board and the fibre glass roof itself (see Figure 7 page 8). The existing roof to the main house is to be striped and re covered with slates in conjunction with the new extensions construction works.

The indoor pool building at the east side is a later extension and is in the process of being re-roofed by carpenters, no bats have been observed during this process so far.

The existing loft space to the main house measures approximately 10m in length, 5m wide and 2.5m in height to the ridge. The roof is of trussed construction with concrete tiles and breathable membrane over the timber truss rafters. No visible gaps observed to the lining itself. The back of the loft hatch is clear of any bat droppings and the remaining insulation covering the remaining ceiling area is also clear. The roof is predominantly exposed from first floor level because the ceilings have been removed, cobwebs were observed within the roof structure with no cobweb free gaps present.

The buildings and the surrounding areas would be considered as having a 'medium suitability' for supporting bats.

Evidence of bats During the scoping survey no bat droppings or feeding remains were observed to window sills and wall areas of the building, the loft space was also clear of droppings or feeding remains.

Conclusion At least two bat activity surveys would be necessary in this instance during the summer months of May through until the end of August 2026 to assess and observe if bats are using the house. Potential entry points along the UPVC fascias and soffits at the south side have been identified during this scoping survey and particular attention should be given to these areas during future activity

surveys. It was not physically possible to examine behind the breathable membrane of the roof area and activity surveys would more accurately determine if bats are currently using the roof space.

1 Introduction

Notes on bat surveys

In recent history bat populations have drastically declined and the law has now stepped in to offer bats and their roosting places protection. Bats are small, secretive animals and this makes them difficult to survey. They often use deep, secluded crevices meaning they can easily be missed. Neath, with a relatively urban landscape does have areas of wooded, river valleys and hedgerows which contain many of the British species of bat. Bats use buildings, particularly older buildings as roosting sites. They prefer places with minimal disturbance that are close to good feeding areas. To ascertain if a bat is using a site, the surveyor looks for particular signs such as droppings, urine splatters, scratch marks, remains of insect prey or urine staining and droppings around a bat access hole. To understand how bats are using a building it is often necessary to conduct further dusk and dawn surveys during the summer months.

1.1 Site Description

Grid ref: SN 73837 00176

Location

The Lodge, 1a, Primrose Bank, Bryncoch, Neath Port Talbot, SA10 7BX



Figure 1- Location plan

Planning drawings

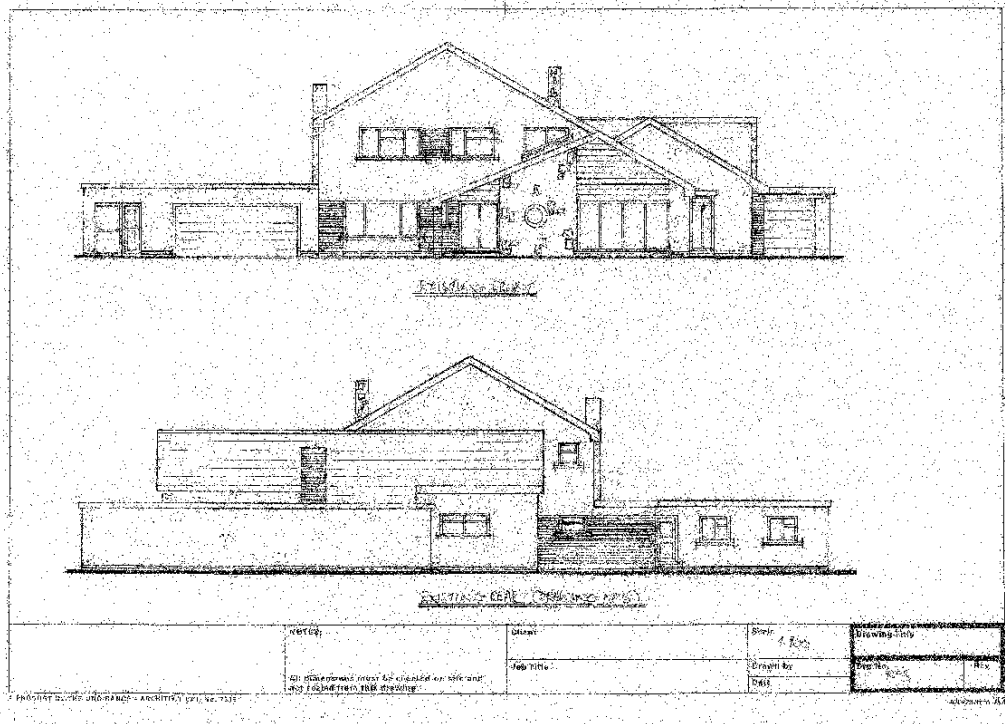


Figure 2 - Existing elevations

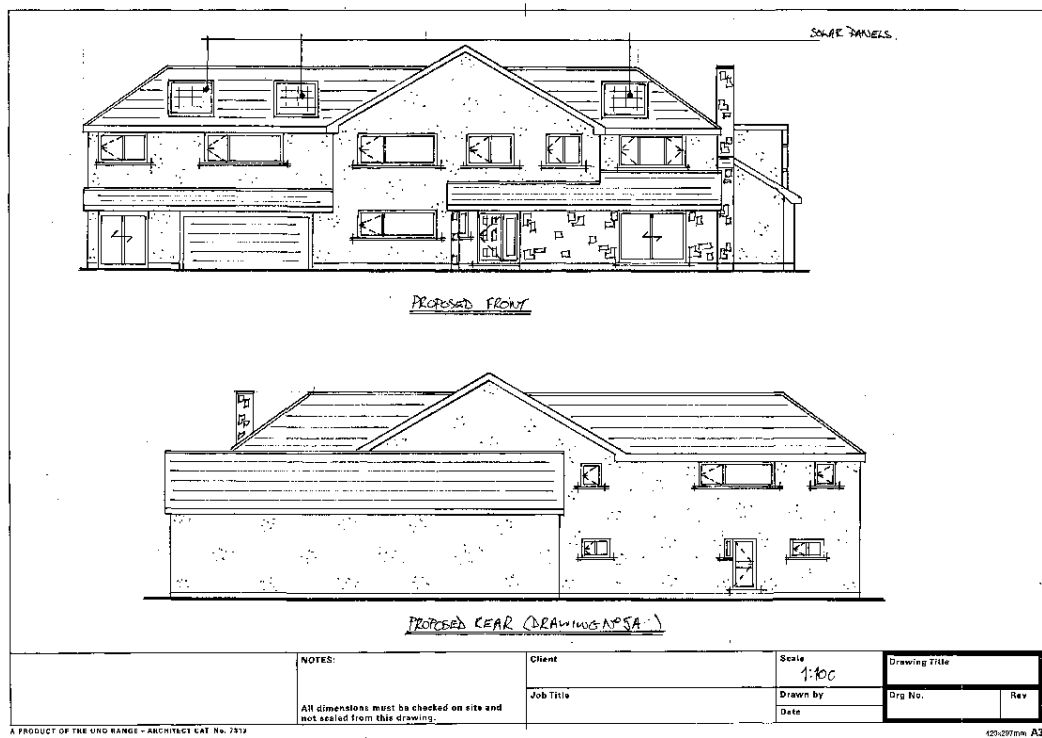


Figure 3 - Proposed elevations



Figure 4 South elevation showing garage flat roof



Figure 5 East elevation of property

The property is a detached house dating circa 1978 with a later addition of an attached extension to house an indoor swimming pool. The site occupies an elevated position with a well-kept garden to the south, the whole plot is immediately surrounded to the northeast, east, south and west by small areas of mature trees which extend to small areas of pastureland to the north west and south, with the small village of Bryn Coch is located to the east. The location would be described as being semi-rural, with the large town of Neath located approximately 3km away to the southeast.



Figure 6 North elevation of property



Gap along top of fiberglass roof
and fascia capping board

Figure 7 View on garage flat roof fascia



Figure 8 South facing elevation showing gaps at fascia / soffit boards



Figure 9 Gaps at flat roof / fascia junction



Figure 10 Front entrance canopy well sealed ceiling



Figure 11 Existing roof loft space



Figure 12 Loft space showing cobwebs

The property is of modern construction methods, of traditional cavity wall construction predominantly of rendered finish with stone cladding details. Concrete tiles cover the roof and there are two chimneys, one brick chimney to the western side of the roof with flush lead flashing at the base, and one stone built chimney to the south side with flush lead flashing to the base, both appear to be well sealed. The windows, doors, soffits and fascias are all UPVc. Small gaps are present in the soffits and fascias to the south side of the house and 'clean patches' were observed (see Figure 4 page 7). A gap is present along the top of the flat fibreglass roof between the fascia capping board and the fibre glass roof itself (see Figure 3 page 6). The existing roof to the main house is to be stripped and re covered with slates in conjunction with the new extensions construction works.

The indoor pool building at the east side is a later extension and is in the process of being re-roofed by carpenters, no bats have been observed during this process so far.

The existing loft space to the main house measures approximately 10m in length, 5m wide and 2.5m in height to the ridge. The roof is of trussed construction with concrete tiles and breathable membrane over the timber truss rafters. No visible gaps observed to the lining itself. The back of the loft hatch is clear of any bat droppings and the remaining insulation covering the remaining ceiling area is also clear. The roof is predominantly exposed from first floor level because the ceilings have been removed, cobwebs were observed within the roof structure with no cobweb free gaps present.

1.2 Proposed Works

This owner is seeking planning permission for the re modelling of an existing late 1970's built property. The works will involve the demolition of a garage flat roof on the west elevation and the construction of a second storey extension above the garage, the demolition of an existing roof and construction of a second storey extension at the East side of the property. Plus, the re configuration

of the existing front elevation projection to incorporate a new mono pitched roof. This will involve extensive new building works and roof alterations, including the cutting in of new to existing roofs.

1.3 Aims of the survey

The survey objectives were to

- assess the building for any current usage by bats through direct observation
- identify the species of bat using the site, if any
- identify where the bats are entering and roosting in the building
- identify and suggest suitable mitigation or enhancement for any loss of actual or potential bat use.

2 METHODS

Survey Methodology and Desk Study

2.1 Building Survey Methods

Carried out in accordance with the Bat Surveys Good Practice Guidelines 2023.

The scoping survey was carried out using binoculars, ladders, and high powered torches to search the walls, roof and loft spaces for suitable places for bats, like crevices, cracks and holes free of cobwebs, the roof beams and rafters and to search the floors and windowsills for bat droppings or food remains. The site was assessed both internally and externally for visible signs of bats.

2.2 Surveyor Information

2.2.1 The scoping survey was carried out on 22nd October 2025 by Helen Davies, NRW Licensed Bat worker (Licence Number S088835/1).

2.3 Field Survey Results

Survey Dates	Type of survey	Temperature	Wind	Weather	Sunset time
22.10.25	Scoping	10°C	Northerly	Warm, dry and clear with no cloud cover	18.08

3. Results

3.1 Pre-survey data search & desk study. No data was sought or secured for this site.

4. Assessment

4.1 Survey Limitations

A physical examination behind the breathable membrane to the loft space was not possible and gaps to the fascias and soffits were identified during the scoping survey.

Bats are always difficult to survey and can hide away in the smallest of cracks and crevices and may move from one site to another. Some places may have been missed but every effort was made to inspect all areas.

4.2 Interpretation and Evaluation

During the scoping survey no bat droppings or feeding remains were observed to window sills and wall areas of the building, the loft space was also clear of droppings or feeding remains.

5. Recommendations and Mitigation

At least two bat activity surveys would be necessary in this instance during the summer months of May through until the end of August 2026 to assess and observe if bats are using the house. Potential entry points along the UPVC fascias and soffits at the south side have been identified during this scoping survey and particular attention should be given to these areas during future activity surveys. It was not physically possible to examine behind the breathable membrane to the roof area and activity surveys would more accurately determine if bats are currently using the roof space.

Biodiversity and enhancement measures are now required for bats to ensure compliance with The Environment (Wales) Act 2016. Bat boxes (Harlech Woodstone or similar) should be installed at tops of gables walls with mounting areas kept free from artificial lighting. Gaps to be provided in soffit boards to the East, West and rear of the property to provide roosting opportunities for crevice roosting bats. All site lighting to be low level lighting which avoids high level illumination of bat habitat areas or flight paths.

Precautionary Notes

This document has been produced by Helen Davies for the client – Angela Van Den Bogerd solely. It may not be used by any person for any other purposes other than that specified without the express permission of Helen Davies. Any liability arising out of or use by a third party of this document for purposes not wholly connected with the above shall be the responsibility of that party who shall indemnify Helen Davies against all claims, costs, damages and losses arising out of such use.

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We confirm that in preparing this Report we have exercised reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing site conditions and the degree of manpower and resources allocated to the project.

APPENDICES

Appendix 1 Bats and the law

All bat species, their roosts and breeding sites in the UK are protected under the Wildlife and Countryside Act 1981 (plus amendments) through inclusion in Schedule 5. Bats are also listed under Schedule 2 of the Conservation of Natural Habitats and Species Regulations 2017 which transcribes the EC Habitats directive (Council directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna) into UK law.

This means that it is an offence to:

Deliberately or recklessly take, injure or kill a bat

Deliberately or recklessly disturb a bat in its roost

Damage or destroy a bat roosting place even if bats are not occupying the roost at the time.

Deliberately or recklessly disturb or obstruct a bat roost or bats whilst occupying a roost.

In Court “deliberately” will probably be interpreted as someone who, although not intending to capture, injure or kill a bat, has performed an action whilst being sufficiently informed and aware of the consequences the actions will most likely have.

Local authorities have a duty under regulations 9 (1 and 5) of the Habitat Regulations to have regard for the requirements of the Habitat Directive which includes the requirement to maintain the populations of European Protected Species in a favourable conservation status”. They also have a responsibility to conserve biodiversity in all of their functions and this includes the protection and enhancement of habitats and wildlife.

Appendix 2 Additional information.

The Bat Conservation Trust

http://www.bats.org.uk/pages/about_bats.html including the ROOST section of the BCT website

Bat Surveys Good Practice Guidelines 2023.

Eurobats website –www.eurobats.org.

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/>

Mitchell-Jones, A. J. & McLeish, A.P. [2004] Bat Worker's Manual, 3rd Edition, English Nature, Peterborough

<http://www.english-nature.org.uk/pubs/publications/>

Dietz, C. Helversen, Otto von. & Nill, Dietmar. [2009] Bats of Britain, Europe & Northwest Africa

A & C Black Publishers Ltd London

Russ, J. [2012] 'British Bat Calls. A guide to Species Identification' Pelagic Publishing, Exeter UK

Appendix 3- Emergency contact numbers for bat help and advice

Urgent contacts – Natural Resource Wales Incident Hotline Freephone 24 hour service 0800 807060

Licenced Bat worker- Helen Davies 01269 870430 or 07837 043491