

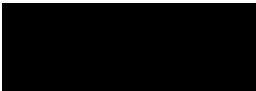


2025



Keepers Lodge, Church Road,
Port Talbot
Bat Survey Report



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1 TECHNICAL SUMMARY

The summary below is based on the current understanding of the survey remit and proposed development. Recommendations on future remit are based on best available information on potential future requirements. Further surveys may be required should the development proposals be changed or altered in any way.

Please refer to Section 5 for legislative context and more detailed description of recommendations.

Ecovigour was asked to provide an assessment of the habitats on and around Keepers Lodge located near Port Talbot, in Neath Port Talbot County borough where it is proposed to demolish stables on site, demolish the current property on site and rebuild an entirely new property.

PLEASE NOTE: where further surveys are required, these will likely be required before any planning application can be determined.

Table 1: Technical Summary Table

Feature or Species	Summary
Habitats	Keepers lodge is a residential property, with a small yard and stables to the north-east of the property. A full Preliminary Ecological Appraisal (PEA) was undertaken on the site by EcoVigour in 2024. Part of the recommendations for the PEA was to undertake this preliminary roost assessment (PRA) and subsequent bat activity surveys. For more information, please refer to the original PEA report. However, the main habitats on and surrounding the site consist of gardens, hedgerows, a pond, sealed hard surface and ancient semi-natural woodland (ASNW) immediately adjacent to the north, south and west sides of the site. There are 64 sites of ancient woodland within 2000m of the property, the closest being patch of ASNW sitting 23m to the north/south/west sides of the site. There are 5 main watercourses and 25 offsets of these watercourses within 2000m of site. The closets being the river Tawe, running 387m to the north/west of the site.
Bats	There were 35 bat records returned within a 2000m radius of site, consisting of 6 confirmed species. The closest record to site consisted of an unidentified bat foraging 539m from site in 1998. The most recent records were all recorded in 2012. There was no evidence of bats found on site during the survey, the loft space had a small number of rodent droppings inside however the licensed ecologist tested these droppings on site using the crush test and they were deemed to not be bat droppings. There were no access points into the loft space and no light ingress identified during the loft inspection. Externally there were a number of potential roosting features (PRFs) identified for bats, the masonry and roof were in good condition generally. The only features identified were gaps within the plastic soffit and fascia boards that were being utilised by birds at the time of the survey. Recommendations from the preliminary roost assessment was that one dusk activity survey was undertaken prior to works beginning. During the first activity survey common (<i>Pipistrellus pipistrellus</i>) and soprano pipistrelles (<i>Pipistrellus pygmaeus</i>) were seen to emerge from the house, therefore it was recommended a further two activity surveys were undertaken on the property.
Birds	House sparrows (<i>Passer domesticus</i>) were seen to be utilising the low potential features identified within the soffit/fascia boards of the property. The surrounding habitat is suitable for nesting bird species, with large areas of woodland, agricultural grassland, a pond within the property boundary and hedgerows.



	There were 7 records of roof nesting birds recorded within 500m of site, consisting of 7 different species. The closest records to site was a cormorant (<i>Phalacrocorax carbo</i>) recorded 361m from site in 2023. The most recent records were all recorded in 2024.
Permits	There are no permits required to undertake the works on this property due to it being a residential development.
Bat Activity Surveys	Three dusk bat activity surveys were undertaken on the property during the active season of 20205. The surveys that were undertaken on the 24th July 2025, 18th August 2025 and 4th September 2025 all had common and soprano pipistrelle emergences throughout the surveys, however the numbers reduced each survey. It was concluded that common and soprano pipistrelles are utilising Keepers lodge as a maternity roost and an EPS license from Natural Resources Wales will be required prior to any works being undertaken on the property.



2 INTRODUCTION

2.1 BACKGROUND

A building inspection was undertaken in June 2025 by EcoVigour Ltd. of the property, yard and stables at Keepers Lodge, Church Road, Port Talbot, SA8 3JR. This inspection was undertaken as part of the recommendations of the full Preliminary Ecological Appraisal that was undertaken on the property by EcoVigour Ltd in 2024.

During this inspection, rodent droppings were identified in the loft, but no bat droppings or access points were seen. There were a small number of features within the soffit/fascia boards externally, however these were being utilised by house sparrows at the time of the inspection.

EcoVigour Ltd. recommended and was commissioned to undertake a single dusk emergence activity survey of the building. After undertaking the first dusk activity survey on the 24th July, both common and soprano pipistrelles emerged, and further activity surveys were recommended.

This survey report therefore details the findings of the bat survey visits undertaken in July, August and September 2025 and provides an assessment of bat activity at the site.

The surveys were carried out in accordance with current guidance on standards of survey for bats (Bat Conservation Trust, 2023) as required by Natural Resources Wales (NRW) and Neath Port Talbot County Borough Council.

2.2 SITE DESCRIPTION

Keepers Lodge is located in a wholly rural environment on Church Road, Port Talbot in south Wales (National Grid Reference SN 74215 05045; Figures 1).

The subjects of the survey were the property itself and the associated stable block to the north-east of the site (Plates 1-6).

The property is a large a two-storey stone and brick building under a slate roof with pebble dashed elevations. There is a small brick porch covering the front door on the south side of the building.

The stable block is a wooden structure with a mixture of corrugated metal and plastic sheeting roofs. The stables were no longer in use and were mainly used for additional storage for the residents of the property.

Externally, timberwork (fascias, bargeboards etc.) where present was in poor condition with a number of potential roosting features (PRFs) identified. These features were being utilised by house sparrows at the time of the survey. The roof of the residential property was in good condition with no slipped, raised or missing slates. The stables were in good condition; they were largely open and filled with stored items. The stable was a very simple structure with no crevice features identified suitable for roosting bats.

Internally, the residential property had a loft space that was inspected; there were no potential access points visible from the inside of the loft space, usually identified by light ingress. The loft space was lined with felt lining, with wooden support beams and a wall internally.

The property is isolated within a rural area within Port Talbot, surrounded by woodland, agricultural land and other farms. There is a pond located immediately to the south of the property within the site boundary.

The wider landscape is dominated by pastoral fields, woods, rivers and hedgerows.



Figure 1 - Location of the proposed site (outlined in red)

2.3 SURVEYOR INFORMATION

The building inspection was undertaken by Isabella Stephens, who holds an NRW bat survey licence. Isabella has held an all-counties bat survey licence in Wales since 2022. She also holds a level 2 survey licence for all counties in England, undertaking numerous bat surveys for commercial and voluntary purposes, dealing with a wide range of species and situations. Isabella has held NRW and Natural England development licences for a range of species and designed and implemented mitigation and monitoring.



3 ECOLOGY AND LEGISLATION

3.1 BAT ECOLOGY

British bats are small flying nocturnal mammals that feed exclusively upon insects. There are 18 species resident in Britain, ranging in size from the small pipistrelle species up to the larger noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*) and greater horseshoe bat (*Rhinolophus ferrumequinum*). Bats are active from April through to October and hibernate when insects are in short supply in the winter months. Bats emerge from hibernation in late March - early April and move into their transition / intermediary roosts. Female bats will move to maternity sites by the beginning of May and will give birth to a single baby between June and early July. The baby is reared solely by the mother and is weaned and independent by end of August. After breeding, bats move to transition / intermediary roosts and females will visit males at mating roosts. During the autumn, bats feed voraciously to gain weight for the hibernation ahead.

Although traditionally trees, caves and rock faces were used by roosting bats and are still used, many different structures are used nowadays by bats, which take advantage of readymade (man-made) roosts. Structures used frequently include bridges, icehouses, pill-boxes, disused railway tunnels, houses and barns etc. Bats have home ranges which vary from species to species; from just 3-4km from the roost for the smaller bats while the larger noctule may fly 20km or more. Threats to bats include habitat destruction and the severance of commuting routes, use of agricultural pesticides, intensification of farming methods and deliberate persecution by man. Bats have few natural predators; however, the domestic cat is probably the most efficient predator.

3.2 BAT LEGISLATION AND POLICIES

3.2.1 CONSERVATION OF HABITATS & SPECIES REGULATIONS 2017

European Union legislation required that member states designate sites for the protection of habitats and species included in the annexes of both Council Directive 92/43/EC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) and Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). This legislation was implemented in the UK by the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations"). This results in sites being designated as Special Areas of Conservation (SACs) and Special Protection Areas respectively (SPAs) and the protection of particular species. Offences under this legislation include:

- ◆ Deliberately (or recklessly in Scotland) capture, injure or kill a bat
- ◆ Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- ◆ Damage or destroy a roost (this is an 'absolute' offence)
- ◆ Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

It should be noted that whilst the UK is no longer a member state, the protection enacted under the Conservation of Habitats and Species Regulations 2017 will continue to apply in UK law through the Conservation of Habitat and Species (amendment) (EU Exit) Regulations 2019 and the European Withdrawal Act 2018.

It is possible to undertake damaging activities under the auspices of a Protected Species Licence issued by Natural Resources Wales which provides a derogation from the Regulations, meaning that an otherwise illegal operation carried out under licence is lawful.

3.2.2 WILDLIFE & COUNTRYSIDE ACT 1981

The Wildlife & Countryside Act 1981 (as amended) is the legislation for England and Wales for nature conservation, making it an offence to:

- ◆ Intentionally or recklessly disturb a bat in or at a roost;



- ◆ Intentionally or recklessly obstruct access to a roost;
- ◆ Intentionally destroy, damage or otherwise disturb a roost (whether bats are present or not); and
- ◆ Intentionally or recklessly kill, injure or take (capture) a bat.

3.2.3 THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT, 2006

Section 40 of the NERC Act places a duty to conserve biodiversity on public authorities in England (and, for parts of the legislation, Wales). It requires local authorities and government departments to have regard to the purposes of conserving biodiversity in a manner that is consistent with the exercise of their normal functions such as policy and decision-making. 'Conserving biodiversity' may include enhancing, restoring or protecting a population or a habitat.

Section 41 requires the Secretary of State to publish and maintain lists of species and types of habitats which are regarded by Natural England to be of "principal importance" for the purposes of conserving biodiversity in England. These 56 priority habitats and 943 species are drawn from earlier lists of United Kingdom Biodiversity Action Plan Priority Species and Habitats. The Section 41 lists are needed by decision-makers in local and regional authorities when carrying out their duties under Section 40 of the Act.

A public authority can be a:

- ◆ local authority including a unitary, county, district, community, parish or town council
- ◆ government department or one of their executive agencies
- ◆ non-departmental government body
- ◆ NHS Trust
- ◆ utility company
- ◆ body carrying out functions of a public character under a statutory power

3.2.4 THE ENVIRONMENT (WALES) ACT, 2016

The Environment (Wales) Act 2016 requires that all public authorities, when carrying out their functions in Wales, seek to "maintain and enhance biodiversity" where it is within the proper exercise of their functions. In doing so, public authorities must also seek to "promote the resilience of ecosystems".

This ensures that biodiversity is an integral part of the decisions that public authorities take in relation to Wales. It also links biodiversity with the long-term health and functioning of our ecosystems, therefore helping to align the biodiversity duty with the framework for sustainable natural resource management provided in the Act.

In Wales, this legislation replaces and enhances the Natural Environment and Rural Communities Act (2006) which sought to raise the profile of biodiversity and to make sure that it is considered in all local authority decisions by ensuring that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

Other elements of NERC 2006 may still apply.

3.2.5 THE WELL BEING OF FUTURE GENERATIONS (WALES) ACT, 2015

The Well-being of Future Generations Act became law in April 2015 and is concerned with improving the social, economic, environmental and cultural well-being of Wales.

It will make the public bodies in Wales listed in the Act think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach.

To help public bodies achieve the same vision, the Act puts in place seven well-being goals. Linked to the goals a set of National Indicators are currently under development to help measure whether we are achieving the goals including the Resilient Wales goal.

Resilient Wales' goal



'A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).'

The Well-being of Future Generations Act recognises the importance of nature, and its biodiversity The resilient Wales' goal will help with nature recovery objectives in Wales.

The Act establishes a statutory Future Generations Commissioner for Wales to support the public bodies listed in the Act to work towards achieving the well-being goals.

The Act also establishes Public Services Boards (PSBs) for each local authority area in Wales. PSBs are tasked with improving the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals.



4 METHDOLOGY

The survey consisted of three parts:

1. Biological records data search;
2. Scoping survey / initial building inspection; and
3. Activity surveys:
 - ◆ Survey 1 - Dusk (emergence) survey.
 - ◆ Survey 2 - Dusk (emergence) survey.
 - ◆ Survey 3 – Dusk (emergence) survey.

4.1 DESK STUDY

A desk study was undertaken as part of the Building Inspection involving gathering data from the Southeast Wales Biodiversity Records Centre (SEWBReC). The search included all submitted records on about all species of bats from within a buffer of 2000m and roof nesting birds with a buffer of 500m.

Details of all sites within 10km notified for the presence of horseshoe bat species was also requested.

4.2 PRELIMINARY ROOST ASSESSMENT

4.2.1 Buildings – external daytime assessment

The building was subject of an external inspection by a bat licensed ecologist on 25th June 2025 to assess the potential of the building to support bats. The assessment also aimed to identify any features that may be used by bats. The assessment was subjective and based primarily upon the building's structure, current use, location and the presence (or otherwise) of suitable roosting locations within it. The assessment involved a brief scan of the building's exterior from close range. The inspections included:

- ◆ checking the exterior of the structure for locations that appeared potentially suitable for use by bats as roosts or as access points to roosts further inside the building; and
- ◆ closer inspection of such locations for bats and signs of use by bats.

4.2.2 Buildings – internal day time assessment

Following the external inspection, an internal daytime assessment was undertaken using a torch and where appropriate, an endoscope, ladder and binoculars to search all safely accessible internal voids (including roof spaces, cellars etc.) deemed to be potentially suitable for use by bats as roosts.

Internal inspections continue the assessment carried out previously of the external fabric of the building and also to look for direct evidence of bats within the building. Evidence may persist inside buildings, whereas weather will deteriorate any evidence on the outside of the building. Evidence of roosting bats includes:

- ◆ Live or dead bats;
- ◆ Bat droppings;
- ◆ Fur oil/urine staining;
- ◆ Characteristic scratches; and
- ◆ Noise made by bats.

4.3 ACTIVITY SUREYS

As the building provides bats with a limited number of suitable access points, the building was classified as being of low to medium importance to and for bats. Therefore, a single activity survey was recommended and commissioned to determine whether or not any species of bat was using the building, and whether or not any further activity surveys would be required to determine in what numbers and for what purpose. This is so that



an adequate assessment of any potential impacts of the development on bats that might use the building can be made in line with current survey guidelines and best practice.

During the first survey undertaken on the 24th July 2025 common and soprano pipistrelles were seen to be emerging from the soffit boards on the north-east corner of the house and from the southern face, therefore it was recommended that two more activity surveys were undertaken on the property.

4.3.1 Dusk survey – 24.07.2025

A dusk emergence survey was carried out on the building on 24th July 2025 utilising 4(no.) surveyors (S1 – S4; locations shown at **Figure 2**) situated so as to be able to view all visible elevations and roof lines of buildings likely to be used by bats at the same time. The surveyors were equipped with Batlogger M and M2 full spectrum bat detectors. Night vision aids used included a mixture of Canon XA11-60 and Pixfra Arc thermal cameras.



(Image courtesy of Google Earth)

Figure 2 – detail of Keepers lodge.

4.3.2 Dusk survey – 14.08.2025

A second dusk survey was undertaken on the 14th August 2025 using the same surveyor locations and equipment as 24.07.2025.

4.3.3 Dusk survey – 04.09.2025

A second dusk survey was undertaken on the 24th September 2025 using the same surveyor locations and equipment as 24.07.2025.



4.4 CONSTRAINTS

There may be records not submitted to or digitised by the local records centre; it should be noted that the lack of records does not prove absence.

There were no other constraints to the surveys.



5 RESULTS

5.1 DESK STUDY

5.1.1 Species

5.1.1.1 Bats

The data search identified 35 records of 6no. named species of bat and 3no. unclassified species / groups of bats within 2km. Species identified in the data search are listed at **Table 1**.

The closest record was of an unclassified bat 539m to the north-east, with the closest day roosting records being from 846m from site, consisting of common pipistrelles. The same roost site also offers horseshoe species bats a hibernation roost.

Table 2 - Bat species included in the records search

Scientific name	Common name
Chiroptera	Bat
Myotis nattereri	Natterer's Bat
Myotis	Myotis Bat species
Nyctalus noctula	Noctule Bat
Pipistrellus pipistrellus	Common Pipistrelle
Pipistrellus pygmaeus	Soprano Pipistrelle
Pipistrellus	Pipistrelle Bat species
Plecotus auritus	Brown Long-eared Bat

5.1.1.2 Birds

The data search identified 7 records of birds, consisting of 7 species all within 500m of the site. Species identified in the data search are listed in **Table 2**.

The closest record to site was that of a comorat, being recorded 361m to the west of the site.

Table 3 - Bird species included in the records search

Scientific name	Common name
Phalacrocorax carbo	Cormorant
Motacilla cinerea	Grey Wagtail
Scolopax rusticola	Woodcock
Phylloscopus sibilatrix	Wood Warbler
Phylloscopus trochilus	Willow Warbler
Troglodytes troglodytes	Wren
Turdus philomelos	Song Thrush

5.1.2 Designated sites

No statutorily designated sites notified for bats or including them as primary reasons for designation / notification were found within 10kms of Keepers Lodge:

Designated sites will not be considered further in this report.



5.2 PRELIMINARY ROOST ASSESSMENT

5.2.1 External assessment

Photos are at **Appendix A**.

It was found that the main house offer bats a number of potential access points via:

- ◆ Gaps under the fascia boards;
- ◆ Gaps within the soffit boards;

No evidence of bats was recorded externally.

The stables were open and did not provide any suitable features for crevice dwelling species due to the design of the stables. They could hold potential for free hanging species and species that utilise barn structures stables were filled with items that were used by the residents.

5.2.2 Internal assessment

The roof loft within the house was inspected, some rodent droppings were found within the loft space however no bat droppings were found. There was no light ingress or obvious access points that could be identified within the loft space. The roof was lined with what is believed to be felt with a wall structure internally located.

No evidence of bats was found anywhere in the buildings.

5.2.3 Summary

The building sits in a rural area which is likely used by a range of bat species. No evidence of bats was found at the time of the external and internal inspection however due to the features identified it was recommended that dusk activity surveys were undertaken on the property.

5.3 BAT ACTIVITY SURVEY

5.3.1 Summary

Due to the PRFs identified on the building and bats emerging during the first survey, three activity surveys were recommended to determine levels of bat activity in the area, whether or not bats were using the building and whether or not further surveys would be required. The activity surveys were therefore recommended in line with current guidelines and best practice and undertaken.

Mitigation and an NRW development licence in respect of bats would be required as bats are confirmed as using the building.

5.3.2 Survey 1 – 24/07/2025

Table 4 - survey #1 information summary

Survey Type	Date	Timing	Sunset / Sunrise	Weather
Dusk	24/07/2025	21:01 – 22:46	21:16	Fine. No cloud; no rain; wind 0.16– 15°C

Overall there was foraging activity recorded by common and soprano pipistrelles consistently throughout the night. Passes from noctules (*Nyctalus noctula*) and a myotis species (*Myotis spp.*) were also recorded during the survey.

No bats were seen to be utilising the stables on site.



Emergences were recorded from four different points on the house, please refer to figure 2 There were approximately 20 emergences all together.

5.3.3 Survey 2 – 14/08/2025

Table 5 - survey #2 information summary

Survey Type	Date	Timing	Sunset / Sunrise	Weather
Dusk	14/08/2025	20:25 – 22:10	20:40	Fine. No cloud; no rain; wind 0, 18-17°C

Overall levels of bat activity at the site were similar to the previous survey, with passes by noctule, common and soprano pipistrelle bats being heard and / or seen.

Common and Soprano pipistrelle bats were seen to emerge from four different points during the survey, shown in figure 2 below . 4 bats emerged throughout the survey.

5.3.4 Survey 3 – 04/09/2025

Table 6 - survey #3 information summary

Survey Type	Date	Timing	Sunset / Sunrise	Weather
Dusk	04/09/2025	19:40 – 21:25	19:55	Fine. No cloud; no rain; wind 0. 20-19°C

Overall levels of bat activity at the site were very low, with occasional passes by noctule, common pipistrelle bats being heard and / or seen. No soprano pipistrelles were heard during the survey.

No bats were seen to emerge from, enter, or otherwise take an interest in any of the buildings on the property during the survey.

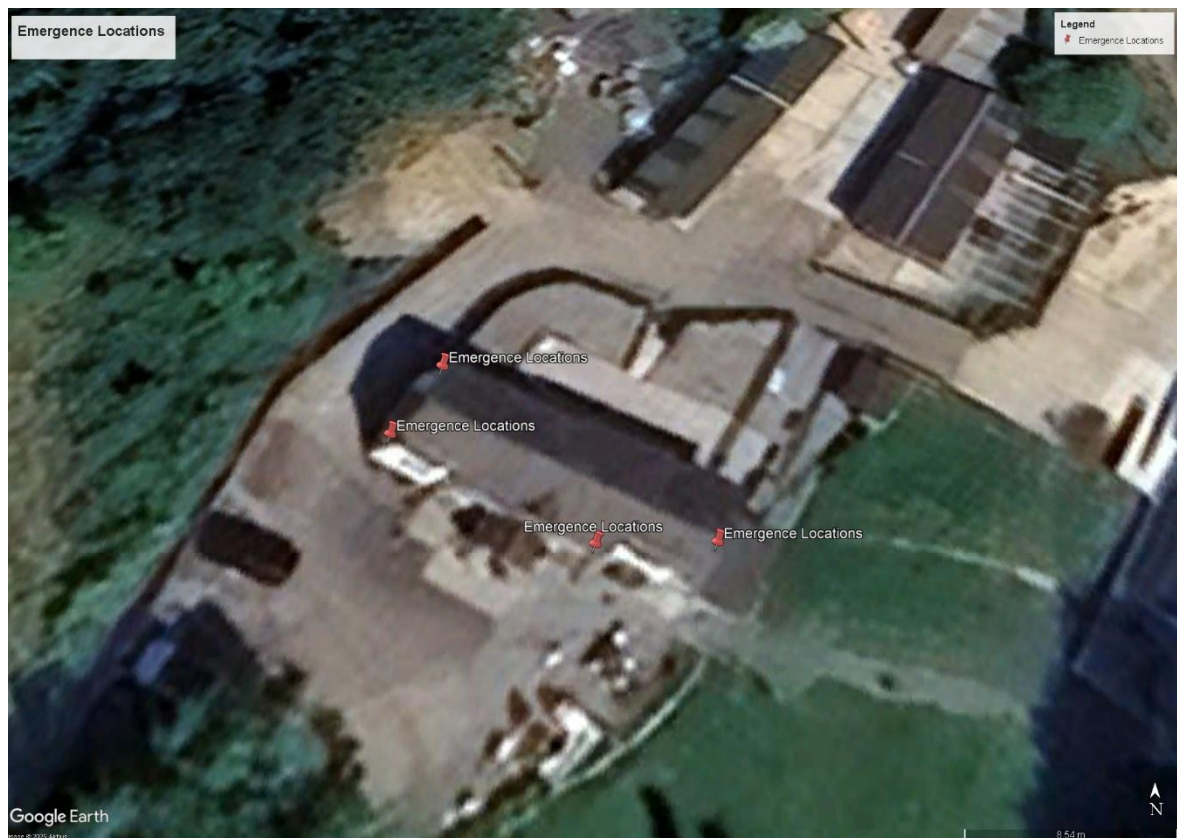


Figure 2 - Emergence locations noted during the activity surveys.



6 EVALUATION OF ECOLOGICAL FEATURES

6.1 SUMMARY

It is confirmed that, due to the number of animals seen, Keepers lodge is currently utilised as a maternity roost by both common and soprano pipistrelle bats. The stables on the property are not utilised by the bats.

6.2 BATS

Common and Soprano pipistrelles are utilising Keepers lodge as a maternity roost. They are roosting under the soffit and fascia boards on all elevations of the house. They were found to emerging from four different points, on the east, north-west and south faces of the house.

The general foraging and commuting activity in the area is relatively low, with only four species being recorded foraging.

A European Protected Species Licence will be required from Natural Resources Wales prior to any works on the property which might adversely impact on bats and their likely roosting sites.

Confidence level: high

6.3 WINTER USE

Pipistrelle bats are known to utilise buildings during the winter hibernation period, the roost identified was a maternity roost of both common and soprano pipistrelles which seemed to have disbanded by the final survey in September 2025. The usage of the building during hibernation period by pipistrelles is unlikely, however, it cannot be ruled out.

Confidence level: high

6.4 ROOST LOCATIONS

The maternity roost was found to be utilising gaps under the fascia boards as well as small gaps between and behind the soffit boards. They were emerging from three elevations of the house on the east, north-west and the south side of the house.

Confidence level: high

6.5 INCIDENTAL RECORDS

None.



7 CONCLUSION

All bats are internationally important as they are protected by European law. Therefore, any roost where they are found is of **high** ecological importance.

Within the context of the site and the proposed development, it is considered that the building is currently used by bats for maternity purposes. Therefore, the property is considered to be of **high** ecological importance to and for bats.

A Natural Resources Wales development licence will be required prior to works on the building which could affect bats or their roosts.

Ecological supervision of elements of the project is recommended.

Mitigation and enhancements will be required. Please refer to section 8 below for further information and suggestions.



8 IMPACTS OF DEVELOPMENT

8.1 PROPOSED DEVELOPMENT

It is proposed to entirely demolish the existing property on site and replace it with a modern domestic building.

8.2 PREDICTED IMPACTS WITHOUT MITIGATION

Common and soprano pipistrelles are currently utilising the building as a maternity roost. Without mitigation, the works could result in the killing of, injury to and disturbance of bats and the destruction of a bat roost.

8.3 MITIGATING THE IMPACTS

8.3.1 Temporary mitigation

2 Schwegler 1FS bat boxes will need to be erected on trees within the eastern boundary of the site prior to any works beginning. This is to ensure a suitable roosting space for any bats that may be utilising the property during works. The bat box is known to be suitable for supporting maternity roosts and large colonies of crevice dwelling bat species. These will need to be installed prior to any works beginning on the property and remain in place until all works have been completed on site.

8.3.2 Permanent mitigation

Suitable roosting features to support a maternity roost will need to be re-instated into the new property. The maternity roost are utilising features within the soffit and fascia boards of the current property. With the erection of the new property roosting features can be incorporated into the new soffit and fascia boards with similar dimensions to the ones present and in use currently by the roost.

These will be installed in the form of small cuts into the underside of the boards to allow access points for the common and soprano pipistrelles to continue roosting within.

8.3.3 Enhancements

With the permanent mitigation being put in place to retain the bat roost once works have been completed, additional enhancements aren't required but are suggested. Extra bat boxes can be installed around the property on trees near the pond on site and the maternity box installed prior to works on site can also be retained.

8.4 CONCLUSION

It is considered that as bats are currently using the building, an NRW licence and mitigation will be required prior to any works commencing. Note that a licence can only be applied for after a full planning consent has been granted. NRW state that a licence application has a statutory turnaround period of 40 working days, although simple requests can be turned round quicker.



8.5 LANDSCAPING

Full extend of any landscaping plans have not been completed yet; however it is anticipated that the garden surrounding the main house is likely to change as part of the demolition project.

8.6 GENERAL

It should be noted that if at any stage of the project:

- ◆ Another bat species (besides common and soprano pipistrelles)

are observed within the building, all works affecting those areas and / or bats will cease and not resume until such time as NRW has been consulted and the development licence suitably amended to suit the species and number of bats observed.



9 GENERAL RECOMMENDATIONS

9.1 LICENSING

It is considered that a Natural Resources Wales development license in respect of bats will be required.

9.2 SUPERVISION

It is recommended that the removal of the roof, soffit and fascia boards is supervised by a suitably experienced and licensed ecologist.

An ecologist should be "on call" for the duration of the project and consulted in the event that bats are found during the other phases of the development.

9.3 TIMESCALES

The works to remove the roof, soffit and fascia boards will all need to be undertaken outside the maternity season, but before hibernation season. It is recommended that the roof is removed during the month of April so that all possible roosting features for the bats have been dismantled prior to maternity season. Any bats found during the removal of the roof, soffit or fascia boards will be moved by hand into the maternity roost box installed on site prior to works beginning. The remaining works on the property can be undertaken during the remainder of the season.

9.4 LIGHTING

Any bat enhancement feature installed must not be exposed to any direct or indirect lighting at all.

Where it is necessary, any and all external lighting will be directed away from retained vegetation, hedges and boundaries; wherever possible, it will be low level, movement sensitive and on timers to reduce adverse impacts on bat commuting routes and foraging habitats.

9.5 BUILDING MATERIALS CONSTRAINTS

The roof materials used within the building should be only bituminous roofing felt that does not contain polypropylene/polyethylene filaments. An example is bitumen felt type 1F, which is hessian reinforced. 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 structure. Sarking boards may be an alternative to bituminous felt.

9.6 ROOFING MATERIALS CONSTRAINTS

There are no constraints on roofing materials as bats will not have access to the roof spaces of the building however it would be ideal if these could be kept similar to what is currently being utilised by the bats



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11 APPENDIX A – SITE PHOTOS



Plate 1 - Internal loft space



Plate 2 - Gaps under the soffit boards



Plate 3 - Peeled back cladding on soffit board



Plate 4 - Front elevation of the property



Plate 5 - Back elevation of the property



Plate 6 - The stables on site