

GOULD ECOLOGY

Ecological Consultants

Proposed Redevelopment at

121 Heol Cae Gurwen

**Gwaun Cae Gurwen
Ammanford
Neath Port Talbot
SA18 1PD**

Bat Survey

August 2026

(Version 1 - Final)



Document Information

Report Type	Phase 2 Bat Survey		
Project Details	Site Location	Commissioned By	Date
Redevelopment requiring demolition of existing building	121 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot SA18 1PD Grid Ref. SN 70393 11624	GJ Planning (Agents)	April 2026

Fieldwork	Personnel	Date
Dusk Emergence Survey 1	Richard Gould, Dina Kingsnorth and Kirsten Dick	18 th June 2026
Dusk Emergence Survey 2	Richard Gould, Matara Scott and Kirsten Dick	16 th July 2026

Document Version	Details	By	Date
1 - Draft	Prepared by	Richard Gould	3 rd Aug 2026
	Checked by	Richard Gould	3 rd Aug 2026
	Issued to Client		3 rd Aug 2026
1 - Final	Issued to Client		6 th Aug 2026

Disclosure

“The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s (CIEEM) Code of Professional Conduct. I confirm that the opinions expressed are our true and professional bona fide opinions”

Signed



Richard Gould

Executive Summary

Phase 2 Bat Survey for a proposed redevelopment at 121 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot SA18 1PD, including demolition of the existing building at the site. The building was a large, derelict former club building, with extensions to the rear and side.

Survey Work

The survey work comprised 2 x **dusk emergence surveys**, conducted on 18th June 2026 and 16th July 2026. This followed a Preliminary Ecological Appraisal including Daytime Bat Walkover (Gould Ecology Ltd, June 2026) and previous bat survey work at the site (Gould Ecology Ltd, 2022).

Key Findings

The building was found to be in poor condition with much of the rear roofs missing and multiple openings to the interior.

Bat Roosting

No bat roosts were recorded at the site.

Foraging and Commuting

Bat activity to the front of the building was very low.

A single common pipistrelle bat approached the site from the west on both survey visits, and the bat was recorded foraging around the rear of the site, including entering and leaving the building during foraging bouts.

In addition, occasional soprano pipistrelle bat passes were recorded and a single myotis bat pass was recorded on the northern hedge during the July visit.

Bird Nesting Observations

Several swifts were seen foraging in the vicinity of the site during both visits. In June, 4 swifts were seen to return to a nesting or roost site beneath a soffit on a nearby building across the street.

Appraisal

The proposed demolition of the building would have a *negligible* risk of causing adverse impacts to bats or bat roosts. However, precautionary measures are recommended due to the low levels of flight activity observed within/near to the building.

Adverse impacts to bat foraging behaviour would be minor, and could be minimised by retaining vegetation on the site margins, and ensuring that night time illumination of these features is minimised.

Recommendations Summary (Refer to Section 7 for Full Details)

Areas of the building offering potential bat roost features shall be demolished carefully. Contractors shall be briefed on measures to take in the unlikely event that a bat is encountered.

Recommendations for delivering a Net Benefit to Biodiversity have been provided in the PEA report, but observations made during the dusk surveys, indicate that bat boxes would be best installed on northern or western elevations (darker areas where most bat activity was recorded), and that installation of swift nest boxes would potentially benefit local swift populations.

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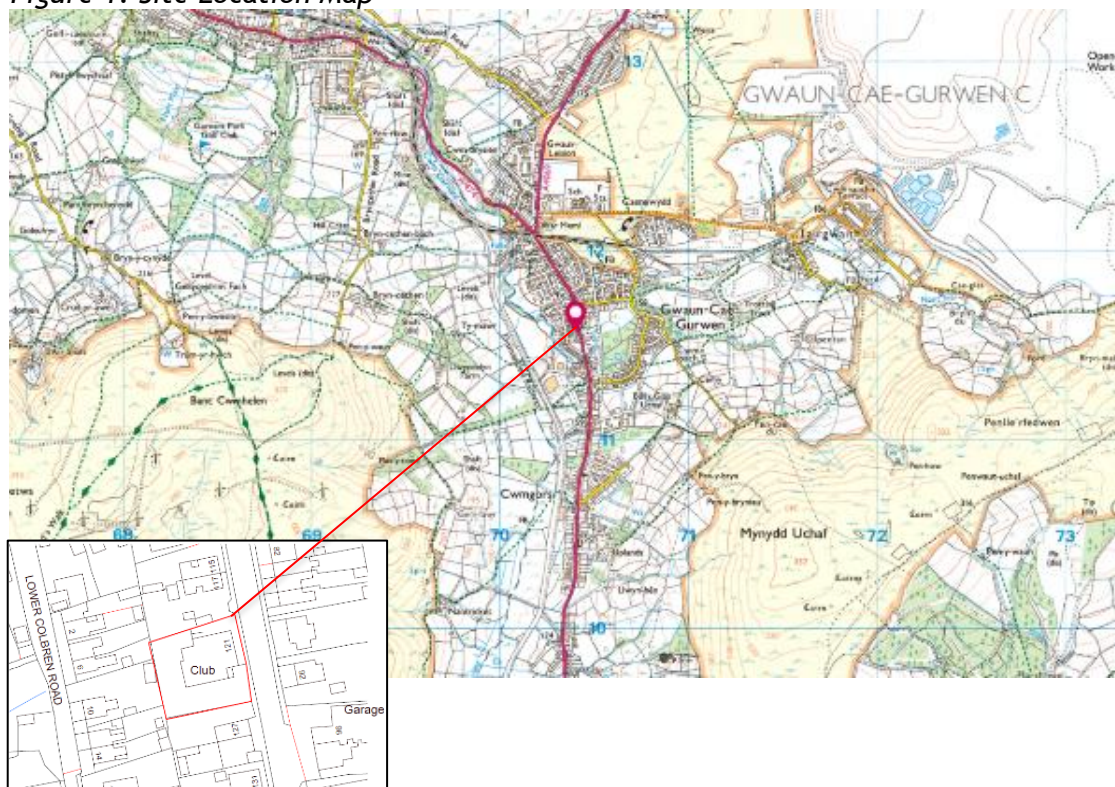
Appendix E: Bat Box and Bird Nest Models

1 Introduction & Background

- 1.1 In April 2026, Gould Ecology Ltd were commissioned to carry out a Phase 2 bat survey at 121 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot SA18 1PD.
- 1.2 The purpose of the survey was to accompany a planning application for a proposed redevelopment of the site, which would require demolition of the existing building. The survey followed a Preliminary Ecological Appraisal and Daytime Bat Walkover at the site (Gould Ecology Ltd, June 2026), and a previous Bat Survey (Gould Ecology, 2022).
- 1.3 The initial bat survey (Gould Ecology, 2022), found that the building was in poor condition, with multiple openings to the interior, but no bat roosting was recorded. Small numbers of pipistrelle species bats foraged in the vicinity, including occasional flights within the building interior.
- 1.4 The Daytime Bat Walkover (Gould Ecology Ltd, 2026), found that the building was in similar, but deteriorating condition with multiple openings. Follow-up survey work (comprising 2 x dusk emergence survey visits) was recommended in order to provide up-to-date information on the status of bats at the site.
- 1.5 The aims of this survey were:
 - To determine the presence/absence of bats at the site (in line with current good practice guidance);
 - Where bats are present, to characterise bat roosting activity and assess any potentially adverse impacts in relation to the proposals;
 - To provide recommendations for measures to avoid, minimise or compensate for any adverse impacts to bats and to deliver an appropriate scale of ecological enhancement.

Site Location

- 1.6 The site was located on North Road, within the settlement of Cwm Cae Gurwen, adjacent to the A474, approximately 7km east of Ammanford as shown in Figure 1, below.

Figure 1: Site Location Map*Personnel*

- 1.7 This report has been prepared by Richard Gould ACIEEEM MA, BSc (Hons). Richard is licenced to survey bats in England and Wales. He holds a current Bat Survey Licence from Natural Resources Wales (S096176-1).
- 1.8 Richard Gould has over 20 years' experience as a consultant ecologist and is experienced at conducting bat surveys and providing bat mitigation for a range of projects within West Wales.
- 1.9 The dusk emergence and dawn re-entry surveys were led by Richard Gould, with assistance from Kirsten Dick, Matara Scott and Dina Kingsnorth.
- 1.10 Kirsten Dick is an experienced survey assistant who has undertaken voluntary bat monitoring since 2014 and has been working on commercial bat surveys with Gould Ecology and Ecoleg Wern since 2016 where she has assisted on numerous bat surveys for barn conversions, house extensions and other projects. Kirsten undertakes voluntary work as a bat carer has a certificate in bat care from the Sussex bat group.
- 1.11 Dina Kingsnorth BSc(Hons) has a degree in biological sciences and has worked as bat survey assistant with Gould Ecology since May 2022.
- 1.12 Matara Scott is a trainee ecologist and bat surveyor who has been regularly working on bat surveys with Gould Ecology Ltd since the 2025 season. She is completing and MSc in Biodiversity and Conservation Management at Aberystwyth University and has been trained sufficiently to undertake fieldwork independently under direction of an experienced ecologist on site.

2 Legislative and Planning Policy Context

- 2.1 The following paragraphs summarise the key aspects of current UK wildlife legislation which are relevant to the project.

The Conservation of Habitats and Species Regulations 2017 (as amended)

- 2.2 The **Conservation of Habitat and Species Regulations** provide for the designation and protection of 'European sites' and the protection of 'European protected species (EPS)'. All **UK bat species** are included within this legislation.
- 2.3 Aspects of this legislation relevant to development projects mean that it is an offence to:
- Deliberately capture, injure or kill an EPS (i.e. a bat);
 - Deliberately disturb an EPS;
 - Damage or destroy a breeding site or resting place of an EPS (e.g. a bat roost).
- 2.4 In particular, the term '*disturbance*' relates to any action which is likely to impair their ability 'to survive, to breed or reproduce, or to rear or nurture their young, or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.' This includes obstructing access to any place used by bats for shelter (i.e. a roost) whether they are present or not at the time.
- 2.5 It should also be noted that to damage or destroy a breeding site or resting place of an EPS (such as a bat roost) is an offence, whether or not the action was deliberate.
- 2.6 In some cases, otherwise illegal actions may be permitted through gaining a **derogation licence** from the statutory nature conservation body (in Wales, this is **Natural Resources Wales (NRW)**). This process is often used for development projects where disturbance to (or destruction of) a bat roost is likely to be caused by the proposed works. Further details of licensing requirements are provided in Appendix B.

The Wildlife and Countryside Act (1981, as amended)

- 2.7 Much of the protection previously afforded to bats under the **Wildlife and Countryside Act (WACA)** is now superseded by the Conservation of Habitats and Species Regulations (2017).
- 2.8 However, the WACA specifically protects against:
- Intentional or reckless obstruction of access (of a bat) to a structure or places used for shelter or protection (i.e. blocking of **bat access** to roosts);
 - Intentional or reckless disturbance of a bat when occupying a place of shelter or protections.
- 2.9 These acts would cause an offence under the WACA, unless the act was '*the incidental result of a lawful operation and could not have reasonably been avoided*'.
- 2.10 The Wildlife and Countryside Act also affords legal protection to **nesting birds**, including to:

- Intentionally kill, injure or take any wild bird (*certain authorised persons are permitted to kill or take certain species using permitted methods under licence*);
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built (unless it can be demonstrated that the act was ‘the incidental result of a lawful operation and could not have reasonably been avoided’);
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The Environment (Wales) Act 2016

- 2.11 **Section 6 of the *Environment Act*** includes a ‘Biodiversity and Resilience of Ecosystems Duty’, which places a duty on planning authorities 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”
- 2.12 **Section 7 of the *Environment Act*** contains a list of species and habitats of principal importance in Wales. All habitats and species on this list are treated as a ‘material consideration’ within the planning process, and planning is unlikely to be granted where adverse impacts to any of these are expected.
- 2.13 Currently, the Section 7 list includes the following bat species: barbastelle, common and soprano pipistrelle, brown long eared, Bechstein’s, noctule, greater and lesser horseshoe bats.

Planning Policy

- 2.14 A summary of **Planning Policy Guidance which relates to bats and biodiversity** is provided in **Appendix C**. The main implications of the guidance are summarised in the following paragraphs.
- 2.15 Development projects with the potential to cause significant adverse ecological effects or to breach the legislation are required to submit sufficient information to ensure that such risks are assessed. This will be based on site surveys which describe the existing ‘baseline’ ecological conditions.
- 2.16 Where the risk of causing a significant adverse ecological effect has been identified, the project design must incorporate appropriate impact avoidance, mitigation or compensation measures, as required under UK legislation and planning policy.
- 2.17 Planning Policy Wales 12 requires that development proposals include measures to benefit biodiversity, including consideration of ecosystem resilience. A planning application should therefore include information on measures that will enhance, restore and/or create new habitats and improve the built environment for wildlife, in addition to any measures for protecting existing wildlife and habitats on site.

3 Methodology

Desk Study

- 3.1 An updated desk study was conducted within the Preliminary Ecological Appraisal Report (Gould Ecology Ltd, 2026), which included an assessment of surrounding habitats and a search for bat records within 2km of the site. Relevant species records (bats) are reproduced in the current report for context.

Dusk Emergence Surveys

- 3.2 Phase 2 Bat Surveys were conducted in line with the methods described within Collins 2023 *'Bat Surveys for Professional Ecologists - Good Practice Guidelines - 4th ed.*
- 3.3 2 x dusk emergence survey visits was conducted at the site on 18th June 2026 and 16th July 2026.
- 3.4 Three surveyors and 4 x night-vision cameras were deployed in order that all building elevations could be viewed simultaneously. Survey visits were commenced 15 minutes before sunset and lasted for at least 1½ hours after sunset or until no further bat emergence was considered likely.
- 3.5 Surveyors remained in their allocated positions and watched for any bat emergence activity. General bat activity at the site was also noted.
- 3.6 Each surveyor provided a record of their observations of bat activity along with the call recordings from their bat detector for their part of the site.
- 3.7 Bat detectors used were Elekon Batlogger M and M2 ultrasonic detectors which make full spectrum recordings of bat calls on all frequencies and provide audio feedback to surveyors in real time.
- 3.8 Night vision aids comprised a Guide TK612 Thermal Imager, Guide Track IR19 Pro and 2 x Nightfox Whisker infra-red infra-red camcorders.
- 3.9 Recordings from bat detectors were subsequently analysed using the dedicated Elekon software 'BatExplorer
- 3.10 Video recordings from the camcorders/ thermal imager were reviewed where the surveyor indicated potential bat emergence or interest in the vicinity of the building, or it was too dark to see clearly.
- 3.11 Survey results forms are provided in *Appendix D*, which provide further details on weather conditions, surveyor locations and equipment used.

4 Results

Desk Study

Existing Bat Records

- 4.1 The following paragraphs summarise the records of protected and priority species (relevant to the proposals) within 2km of the site held by SEWBREC.

Bats

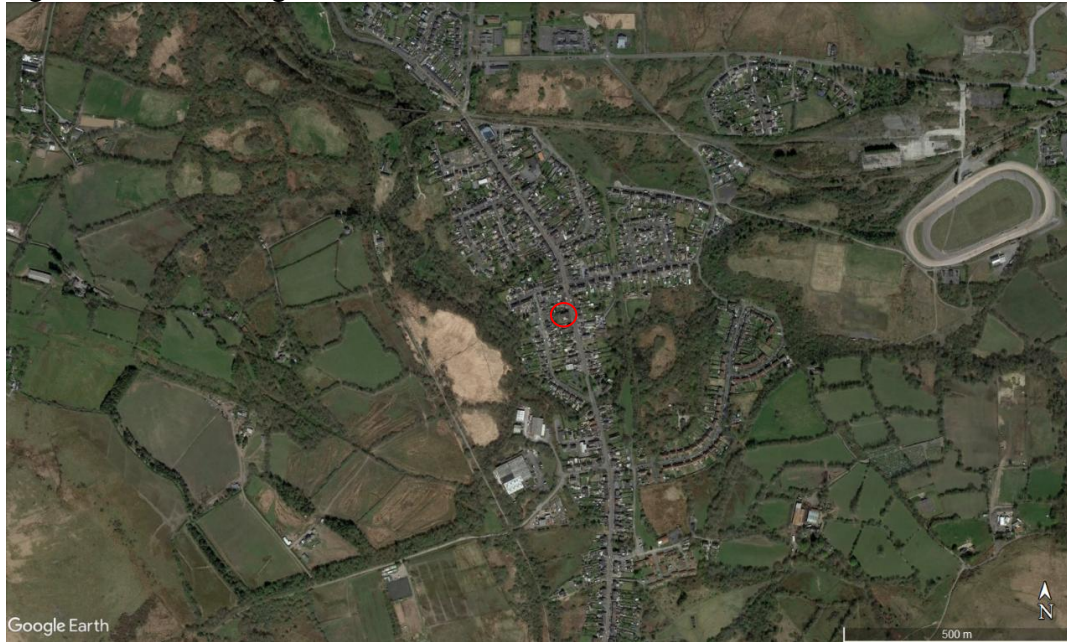
- 4.2 There were 32 records for bats within the search area, which included common pipistrelle, soprano pipistrelle, myotis, brown long-eared and noctule.
- 4.3 The nearest bat records comprised records for common pipistrelle and soprano pipistrelle bat flight passes during a survey of the site in 2022; a record for bat droppings in a loft 295m from the site (2017), common and soprano pipistrelle bats 390m from the site (2012), a common pipistrelle bat maternity roost 812m from the site (2006) and small numbers of roosting pipistrelle bats 976m from the site (2012).
- 4.4 Records for myotis species bats were made 1.2km from the site (2023) and historical records for brown long eared bats occurred just over 2km from the site.

Previous Bat Survey at the Site

- 4.5 A Bat Survey was conducted at 121 Heol Cae Gurwen by Gould Ecology Ltd in 2022, which comprised 2 x dusk emergence survey visits and 1 x dawn re-entry survey visit.
- 4.6 No bat roosts were recorded within the building. Low numbers of common pipistrelle and soprano pipistrelle bats were recorded foraging in the vicinity.

Site Setting

- 4.7 The site was a large, derelict club building comprising a main section at the front with rear extensions. It was set within a small plot comprising vegetated hard-surfaces adjacent to the A474 and surrounded by residential houses with small gardens.
- 4.8 Habitats in the wider area included watercourses, woodland, marshy grassland and agricultural grassland.

Figure 2: Site Setting***Dusk Emergence Survey Results***

- 4.9 Table 2, below, summarises the results of the dusk emergence and dawn re-entry surveys conducted at the site. Survey data is provided in Appendix B

Table 2: Dusk and Dawn Survey Results Summary

<i>Survey 1</i>	<i>DUSK EMERGENCE SURVEY</i>		
<i>Survey Date</i>	19 th June 2026	<i>Sunset Time</i>	21:38
<i>Bat Species recorded</i>	Soprano pipistrelle and common pipistrelle bats were recorded.		
<i>Bat Roosting Activity</i>	No bat roost emergence activity was recorded from the building		
<i>Bat Foraging and Commuting</i>	1 x common pipistrelle bat was recorded foraging in the vicinity of the building - primarily to the rear and side, with occasional flights within the open section of the building to the rear. Occasional passes by soprano pipistrelle bats was also recorded		
<i>Survey 2</i>	<i>DUSK EMERGENCE SURVEY</i>		
<i>Survey Date</i>	16 th July 2026	<i>Sunrise Time</i>	21:26
<i>Bat Species recorded</i>	Common pipistrelle, soprano pipistrelle, myotis.		
<i>Bat Roosting Activity</i>	No bat roost emergence activity was recorded from the building		
<i>Bat Foraging and Commuting</i>	1 x common pipistrelle bat foraged regularly around the northern hedge and rear of the building, including several flights within the building. Occasional soprano pipistrelle foraging activity was recorded along the northern hedge and around the building. A single myotis bat pass was recorded on the northern hedge.		

Bat Survey Results Summary and Interpretation

Roosting

- 4.10 No bat roosts were recorded at the site.

Foraging and Commuting

- 4.11 Bat activity to the front of the building was very low
- 4.12 A single common pipistrelle bat approached the site from the west on both survey visits, and the bat was recorded foraging around the rear of the site, including entering and leaving the building during foraging bouts.
- 4.13 In addition, occasional soprano pipistrelle bat passes were recorded and a single myotis bat pass was recorded on the northern hedge during the July visit.

Bird Nesting Observations

- 4.14 Several swifts were seen flying in the vicinity of the site on both visits. In June, 4 swifts re-entered a nest or roost site beneath a soffit on a building across the street from the site. In July, 11 swifts were seen foraging in the vicinity, but were not seen to return to a nest or roost.

5 Survey Limitations

- 5.1 Bats are small and highly mobile creatures which can be difficult to see, especially in low light levels. However, visibility of the buildings on site during survey work was generally good on both nights. Visibility was aided by the use of infra-red and thermal imaging cameras.
- 5.2 The survey work was conducted during two visits in May and June 2026. This represents a sample of bat activity during the active season, but can only provide a 'snapshot' of bat activity at the site over the course of a year. In this case, the survey effort was undertaken within the main breeding season, and followed a similar survey conducted in 2022.
- 5.3 Bat use of an area may change according to season, or may differ from year to year, and assumptions must be made about possible bat use of the site at other times of year. However, the survey work was undertaken according to current guidelines and was considered sufficient to inform the impact assessment in relation to the project proposals.
- 5.4 The condition of structures (and hence suitability for bat roosting) may change over time. Hence, a follow-up check may be required if there is a delay of over 2 years between the date of survey and commencement of work

6 Appraisal

Bats - Roosting

- 6.1 No bat roosts were recorded at the site, and the survey effort was deemed sufficient to conclude that bat roosts are likely absent.
- 6.2 Therefore demolition of the building would be likely to have a *negligible* risk of disturbing bats or their roosts.
- 6.3 However, the building was used during foraging bouts by a common pipistrelle bat on both visits. Precautionary working methods are therefore recommended as a contingency against the possibility of bats occurring within the building at a future time.

Bats - Foraging and Commuting

- 6.4 Bat activity at the site was relatively low and the proposed redevelopment would be unlikely to cause significant impacts to bat foraging or commuting habitats.
- 6.5 The site and surrounding area was already subject to significant levels of night time illumination. However, the project proposals could increase the overall night time illumination of the site which could lead to minor adverse impacts to the small numbers of bats using the area. In particular, the northern hedge was noted to provide a darker corridor and was used by a myotis species bat on one occasion.
- 6.6 The risk of causing adverse impacts to bats could be minimised by ensuring that the lighting is designed according to the ILP/BCT Guidance Note 08/23 - Bats and External Lighting in the UK.

Licensing Considerations

- 6.7 As no bat roosts were recorded at the property, no bat derogation licence is likely to be required for the proposed demolition works.

7 Recommendations

Mitigation

Bats

- 7.1 As a precaution, building features with potential suitability for bat roosting (such as roof slates, wall tops, fascias, flashing, and spaces around the wall frame) shall be dismantled carefully and checked for bats before discarding.
- 7.2 Construction personnel shall be informed of what to do in the unlikely event that a bat is encountered:
 - If a bat is found, works in the vicinity shall halt and a bat licensed ecologist shall be called for advice on bat welfare and licensing considerations.
 - The bat must not be handled or moved unless there is an immediate threat to its life (in which case it may be moved to a place of safety - the handler must wear gloves for protection against bites).

External Lighting

7.3 Any new external lighting should be designed in accordance with the BCT/ILP *Guidance Note 8 'Bats and External Lighting in the UK'*).

7.4 Key points of this document are summarised below:

External Lighting:

- Shall only be used where necessary;
- Shall be of the minimum brightness required for the task;
- Shall illuminate only the area required - should be cowled and directed downwards;
- Shall avoid illuminating bat roosts, hedgerows, trees or other vegetation;
- Should not contain ultra-violet (UV) elements (such as metal halide lamps);
- Shall be on only when necessary - for instance on PIR sensors or timers;
- LED lighting is generally preferred for its controllability, energy efficiency and lack of UV element.

Ecological Enhancement

7.5 Recommendations for ecological enhancements have been provided in the PEA report (Gould Ecology Ltd, 2026).

7.6 Observations made during the bat survey would indicate that installation of bat boxes would be most beneficial on the rear (west) or side (northern) elevations of any new building, particularly in areas with lower levels of night time lighting.

7.7 Furthermore, several swift were observed flying nearby during survey work, and some were seen to return to a roost/nest beneath a fascia in a nearby building. Therefore, installation of swift nest boxes high up on building elevations could provide valuable nesting habitat for this species. (typically swift boxes are installed within or beneath soffits)

8 Conclusions

8.1 Provided all of the recommendations contained within Section 7 of this report are implemented, the proposed works can be conducted with *negligible* risks of adverse ecological impacts.

8.2 Additional details relating to providing a net benefit to biodiversity have been provided within this report (to be read in conjunction with the PEA report).

References

Bat Conservation Trust / Institute of Lighting Professionals (2023) - Guidance Note 08 - 23 Bats and External Lighting at Night - <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

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Welsh Assembly Government (2021) Biodiversity enhancements: guidance for heads of planning. <https://gov.wales/biodiversity-enhancements-guidance-heads-planning>

Welsh Assembly Government (2022) COP15, Biodiversity Deep Dive, Section 6 Duty and the Planning System

Appendix A: Bat Survey Results

Survey Details	DUSK EMERGENCE SURVEY 1 121 Heol Cae Gurnen, Gwaun Cae Gurwen		
Date of Survey	18 th June 2026	Sunset time	21:38
Time Start and Finish	21:23 - 22:50	Wind (Beaufort Scale)	1
Temperature °C (start - finish)	17 - 16	Cloud Cover/ Precipitation	100% / None

Surveyor	Experience	Location	Equipment
Richard Gould	Experienced, licensed surveyor	1	Elekon Batlogger M2
Dina Kingsnorth	Experienced surveyor	2	Elekon Batlogger M2
Kirsten Dick	Experienced surveyor	3	Elekon Batlogger M
Night vision aids		Refer to Plan	1 x Guide TK612 Thermal Imager 1 x Guide IR19 Pro Thermal Imager 2 x Nightfox Whisker Infra-red camcorders

Key Activity from All Surveyor Locations - Dusk Survey 1

Time	Species	Number	Surveyor Location	Notes
21:38	Common pipistrelle	1	2 and 3	Faint call, not seen
21:44	Common pipistrelle	1	3	Faint call, not seen
21:46	Common pipistrelle	1	3	Bat flew from west into window opening to rear of building
21:47	Common pipistrelle	1	2	Faint call, not seen
21:47	Common pipistrelle	1	3	Flying over hedge to rear of building
21:59	Bat	1	2	Seen to rear of building
22:00	Soprano pipistrelle	1	2	Flew along side of building
22:15	Common pipistrelle	1	3	Foraging along north side of building flew in and out of window opening to rear
22:21 - 35	Common pipistrelle	1	3	Foraging around northern side of building and hedge to rear, brief entry into window opening to rear, then out again
22:23	Common pipistrelle	1	2	Not seen
22:26	Common pipistrelle	1	2	Flying to rear of building
22:25 - 26	Common pipistrelle	1	1	Two passes, not seen
22:32 - 33	Common pipistrelle	1	1, 2	Two passes, not seen
22:33 - 34	Common pipistrelle	1	2	Flying to rear of building

Summary

No bat roost emergence from building.

1 x common pipistrelle bat was recorded foraging in the vicinity of the building - primarily to the rear and side, with occasional flights within the open section of the building to the rear.

Occasional passes by soprano pipistrelle bats was also recorded

Nesting Birds

4 - 5 swifts were seen flying in the vicinity of the site, re-entering a nesting site beneath the fascia of a house across the road to the east of the site.

Dusk Survey 1 - Plan Showing Surveyor Locations and Key Bat Activity



KEY

- | | | |
|--|---|--|
|  Surveyor 1 |  Surveyor 2 |  Surveyor 3 |
|  Thermal Imager |  Infra-red Camcorder | |
|  Site location | | |
|  Main bat flight / foraging areas | | |

Common pipistrelle bat flew in and out of window opening to rear - first entry at 21:47



Survey Details	DUSK EMERGENCE SURVEY 2 121 Heol Cae Gurnen, Gwaun Cae Gurwen		
Date of Survey	16 th July 2026	Sunset time	21:26
Time Start and Finish	21:11 - 22:45	Wind (Beaufort Scale)	1
Temperature °C (start - finish)	22 - 19	Cloud Cover/ Precipitation	5% / None

Surveyor	Experience	Location	Equipment
Richard Gould	Experienced, licensed surveyor	1	Elekon Batlogger M2
Matara Scott	Experienced surveyor	2	Elekon Batlogger M2
Kirsten Dick	Experienced surveyor	3	Elekon Batlogger M
Night vision aids		Refer to Plan	1 x Guide TK612 Thermal Imager 1 x Guide IR19 Pro Thermal Imager 2 x Nightfox Whisker Infra-red camcorders

Key Activity from All Surveyor Locations - Dusk Survey 2

Time	Species	Number	Surveyor Location	Notes
21:45	Common pipistrelle	1	3	Flew from hedge on northern margin past rear of building
21:58	Bat	1	1	Seen flying across street to the north at a distance from the site
22:07	Common pipistrelle	1	3	Flew south to north past rear of building
22:07 - 08	Pipistrelle	2	1	Flew past northern corner and east elevation of building
22:08	Soprano pipistrelle	1	3	Foraging along northern hedge
22:08	Soprano pipistrelle	1	2	Not seen
22:09	Common pipistrelle	1	3	Foraging along northern hedge,
22:11 - 28	Common pipistrelle	1	2, 3	Foraging around rear of building and northern hedge, including several entries into building via rear window and existing from roof
22:13	Soprano pipistrelle	1	3	Flew Flew west to east, then foraging to rear of building
22:14 - 15	Common pipistrelle	1	1	Flying to south of building
22:16	Myotis	1	3	Single pass by northern hedge
22:17	Soprano pipistrelle	1	1, 2	Foraging around building - south elevation
22:25	Common pipistrelle	1	1	Flew round front of building
22:30	Common pipistrelle	1	3	Not seen
22:35 - 40	Common pipistrelle	1	2	Flying to rear of building

Summary

No bat roost emergence from building.

1 x common pipistrelle bat foraged regularly around the northern hedge and rear of the building, including several flights within the building.

Occasional soprano pipistrelle foraging activity was recorded along the northern hedge and around the building.

A single myotis bat pass was recorded on the northern hedge.

Birds

11 swifts were seen flying in the vicinity of the site. No nesting activity recorded.

Dusk Survey 2 - Plan Showing Surveyor Locations and Key Bat Activity



KEY

- | | | |
|--|---|--|
|  Surveyor 1 |  Surveyor 2 |  Surveyor 3 |
|  Thermal Imager |  Infra-red Camcorder | |
|  Site location | | |
|  Main bat flight / foraging areas | | |

Appendix B: Bat Licensing Information

In some cases, actions which would otherwise be illegal under the Conservation of Species and Habitats Regulations (2017) may be permitted through gaining a derogation licence from the statutory nature conservation body (in Wales, this is Natural Resources Wales / NRW). This process is often used for development projects where disturbance to (or destruction of) a bat roost is likely to be caused by proposed works to buildings and other structures.

In order for a licence to be granted, the proposed development must demonstrate that it meets the *three tests*, as follows:

- That the development is 'in the **interests of public health and public safety**, or for other **imperative reasons of overriding public interest**, including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- That there is '**no satisfactory alternative**';
- That the derogation (i.e. any permission/licence granted) is 'not detrimental to the maintenance of the populations of the species concerned at a **favourable conservation status** in their natural range'.

Where the need for a derogation licence has been identified, an application must be made to NRW **following the granting of planning consent** (where this is applicable), and prior to site works commencing.

The application will need to demonstrate that the project meets the three tests (listed in above), and will need to be submitted with a **Method Statement** prepared by a consultant ecologist which provides detailed information on the status of bats at the site, the likely impacts to bats and the proposed mitigation measures. A consultation form completed by the Planning Officer will also be required.

Further details on bat licensing and relevant forms and guidance are available at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/bat-licensing/?lang=en>

Appendix C - Summary of Planning Policy Guidance Relating to Bats and Biodiversity

National Planning Policy

National Planning Policy includes provision for protection of wildlife and biodiversity under Section 6 of Planning Policy Wales 12 (Feb 2024). This is implemented through the local development plan and supplementary planning guidance.

In general, development projects with the potential to cause significant adverse ecological effects or to breach the legislation are required to submit sufficient information to ensure that such risks are assessed. This will be based on site surveys which describe the existing 'baseline' ecological conditions.

Where the risk of causing a legal offence or a significant adverse ecological effect has been identified, the project design must incorporate appropriate impact avoidance, mitigation or compensation measures, as required under UK legislation and planning policy.

Section 6 of the Environment (Wales) Act 2016 also places a '**Biodiversity and Resilience of Ecosystems Duty**' on planning authorities 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”.

In response this duty, Planning Policy Wales 12 states that *“Resilient ecological networks are vital for nature recovery and are networks of habitat in good ecological condition linking protected sites and other biodiversity hotspots across the wider landscape, providing maximum benefit for biodiversity and well-being (Future Wales, Policy 9). Development plan strategies, policies and development proposals must consider the need to:*

- *support the maintenance and enhancement of biodiversity and the resilience of ecosystems;*
- *ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats, including the most recent targets set out in the 2022 UN Global Biodiversity Framework;*
- *ensure statutorily and non-statutorily designated sites and habitats are properly protected and managed and their role at the heart of resilient ecological networks is safeguarded;*
- *safeguard protected species and species of principal importance and existing biodiversity assets from direct, indirect or cumulative adverse impacts that affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water, air and soil, including peat; and*
- *secure the maintenance and enhancement of ecosystem resilience and resilient ecological networks by improving diversity, extent, condition, and connectivity.”*

Furthermore, PPW 12 states that:

“Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long-term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site. The step-wise approach outlined below is the means of demonstrating the steps which have been taken towards securing a net benefit for biodiversity. In doing so, planning authorities must also take account of and promote the resilience of ecosystems, in particular the following attributes, known as the DECCA Framework”:

- diversity between and within ecosystems;
- the extent or scale of ecosystems;
- the condition of ecosystems including their structure and functioning;
- the connections between and within ecosystems; and
- adaptability of ecosystems including their ability to adapt to, resist and recover from a range of pressures likely to be placed on them through climate change for example.

Appendix E: Ecological Enhancement Resources

Integrated Bat Box Examples

Schwegler 2FR Bat Tube



Vivara Pro Woodstone Bat Tube



Example of Linked Bat Tubes



Integrated Bird Box Examples

Schwegler Swift Box



Terraced Sparrow Best-Brick



Woodstone Build-in Open Nest Box



Build-in Bird Box



House martin nest cup

