



Trystan Figuères BSc (Hons), MSc
Consultant Ecologist
Email: trystanfigueres@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Roost Assessment

Survey site:

46 Park Drive, Skewen, Neath Port Talbot SA10 6SG

Client:

Amelia Hockett

Survey date:

10/07/2026

Project:

This report is prepared to inform a planning application with Neath Port Talbot County Borough Council. This proposal can be described as "The side and rear 2 storey extension of 46 Park Drive."

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until January 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
• A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. • A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting. • Due to the timing of the site visit, a retrospective assessment of whether the loft space or tiles were actively utilised by bats prior to its removal cannot be made. In its current, fully exposed and actively disturbed state, the remaining building structure is assessed as providing negligible roosting suitability. Building features are described below.

1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 10/07/2026 by Trystan Figuières BSc (Hons), MSc, Consultant Ecologist accredited agent on Natural Resources Wales Bat Licence S094455/2.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
29	67	20	6	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as

currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

At the time of the survey, active internal renovation works - including the complete removal of ceilings, floors, and wall plaster - had already dismantled the enclosed loft void, restricting a complete retrospective assessment of its pre-development suitability. While remaining external ridge features were inspected, the lack of an intact ceiling and roof lining meant the structural baseline was heavily altered prior to the site visit, limiting the capacity to definitively confirm or rule out historic internal roosting.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SS 71262 97367 and has an area of approximately 0.04ha. The site consists of a semidetached residential dwelling within a suburban area of Skewen. The surrounding landscape is highly transitional, bridging urban development and open countryside. To the south and east, the site is bordered by residential housing and the wider built-up footprint of Skewen. Conversely, the northern boundary immediately adjoins a block of mature deciduous woodland and unmanaged scrub, which transitions into agricultural pasture and rural hills. To the west, the local landscape features a mix of residential plots and transport infrastructure, including the M4 corridor situated nearby.

Priority Habitats

There are 9 priority habitat types within 2 km of the site. These are highlighted below.

- Restored Ancient Woodland Site - 30m W
- Ancient Semi Natural Woodland - 95m SW
- Lowland Dry Acid Grassland - 505m W
- Lowland Heathland - 505m W
- Purple Moor Grass And Rush Pastures - 600m NE
- Plantation On Ancient Woodland Site - 710m NE
- Marsh Fritillary Habitat - 915m N
- Lowland Fens And Reedbeds - 1425m SW
- Ancient Woodland Site Of Unknown Category - 1520m SW

The site is well-connected to nearby habitats given the residential garden backs onto a mature woodland parcel to the north, which in turn connects to the wider landscape.

Preliminary Roost Assessment

Designated Sites

Statutory Designations within 2km

There is one statutory designated site within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Reason	Distance from Site
Crymlyn Bog Site of Special Scientific Interest (SSSI, SAC, Ramsar)	Presence of Annex I habitats transition mires and quaking bogs, and Calcareous fens with Cladium mariscus and species of the Caricion davallianae.	1260m SW

Statutory Designations within 10km

No additional national network sites (SAC, SPA, Ramsar) are located within 10km.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to any possible non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Appropriate buffering between the development zone and retained habitats
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

A Construction Ecological Management Plan (CEMP) may be required, outlining best practice measures to delineate the construction zone and to minimise the possibility of pollution and damage to nearby habitats during construction.

3. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

The site is not within 10km of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats. In the wider landscape there are 9 priority habitats within 2km. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably the mature woodland at the rear of the site is likely to provide excellent foraging and commuting opportunities. Bats are well known to utilise linear features like woodland edges to aid navigation whilst travelling between foraging resources and roost sites.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). There was no evidence of roosting bats identified.

Buildings**Summary**

The building is a semi-detached residential dwelling. At the time of the survey, internal strip-out works had already commenced, including the demolition of the northern conservatory and the removal of floors and plaster. Notably, the ceilings have also been removed, exposing the roof rafters.

Due to the timing of the site visit, a retrospective assessment of whether this loft space or tiles were actively utilised by bats prior to its removal cannot be made. In its current, fully exposed and actively disturbed state, the remaining building structure is assessed as providing negligible roosting suitability. Building features are described below.



Loft spaces - Prior to these works, the loft space possessed features - specifically ridge gaps and an unlined roof - that could have provided potential access points and roosting opportunities for bats. However, because the ceilings have been dismantled, this enclosed loft void no longer exists, and the area is now entirely open to the gutted lower floors, including the high lux levels from the first-floor windows.



Exposed loft space



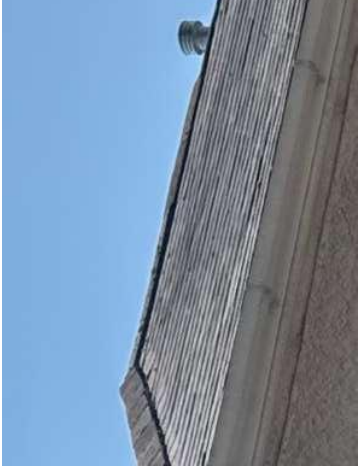
Exposed loft space

Roof tiles – The ridge tiles have gaps in the mortar. As the roof is entirely unlined, and because the internal ceilings have been removed, any gaps under the ridge tiles are directly exposed to the open, gutted rooms below. Consequently, these features are subject to draft, internal light spill, and ongoing acoustic and physical disturbance from the active renovation works.

The slate roof tiles appeared to be well sealed, with no apparent gaps or subsequent access points.



Clay ridge tiles with gaps and well-sealed slate tiles.



Clay ridge tiles with gaps and well-sealed slate tiles.

Eaves – The eaves consist of a very shallow uPVC soffit box and barge board. These are well sealed and in good condition across the hipped roof. There is some slight lifting on the southeastern corner of the flat roof extension. There is also a slight gap where the flat roof felt is coming away from the barge board. The gap on the flat-roof extension is considered suboptimal given the poor thermal stability of the materials and exposure to drafts and wind wash.



Slight gap under flat roof felt and barge board.



Well-sealed eaves at the hipped roof.



Well-sealed retained soffit box above the porch.

Walls – The external walls have pebbledash render in good condition with no gaps or damage. The internal walls have recently been de-plastered, exposing damaged mortar and gaps. These brick and mortar gaps are poorly accessible; whilst access is theoretically possible through the ridge gaps now that the loft space is removed, colonising any new features during the high disturbance of the ongoing renovation works is considered highly unlikely.



Exposed brick walls.



Mortar gap in the newly exposed brick walls.

3.2 Foreseen Impacts

Roosting habitat [Buildings]

There are no foreseen impacts for the remainder of the proposed works.

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development may include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas – most notably the mature woodland at the rear of the garden.

3.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

The installation of 2 bat boxes at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the extension. Suitable bat boxes include Habitat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

4. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

Buildings

Whilst the ridge gaps could provide access to small nesting birds, no evidence of nesting birds was identified on or within B1.

Trees and vegetation

No habitat for schedule 1 birds was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

Buildings / trees

As works are ongoing, it is unlikely that any birds will start nesting given the ongoing disturbance.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

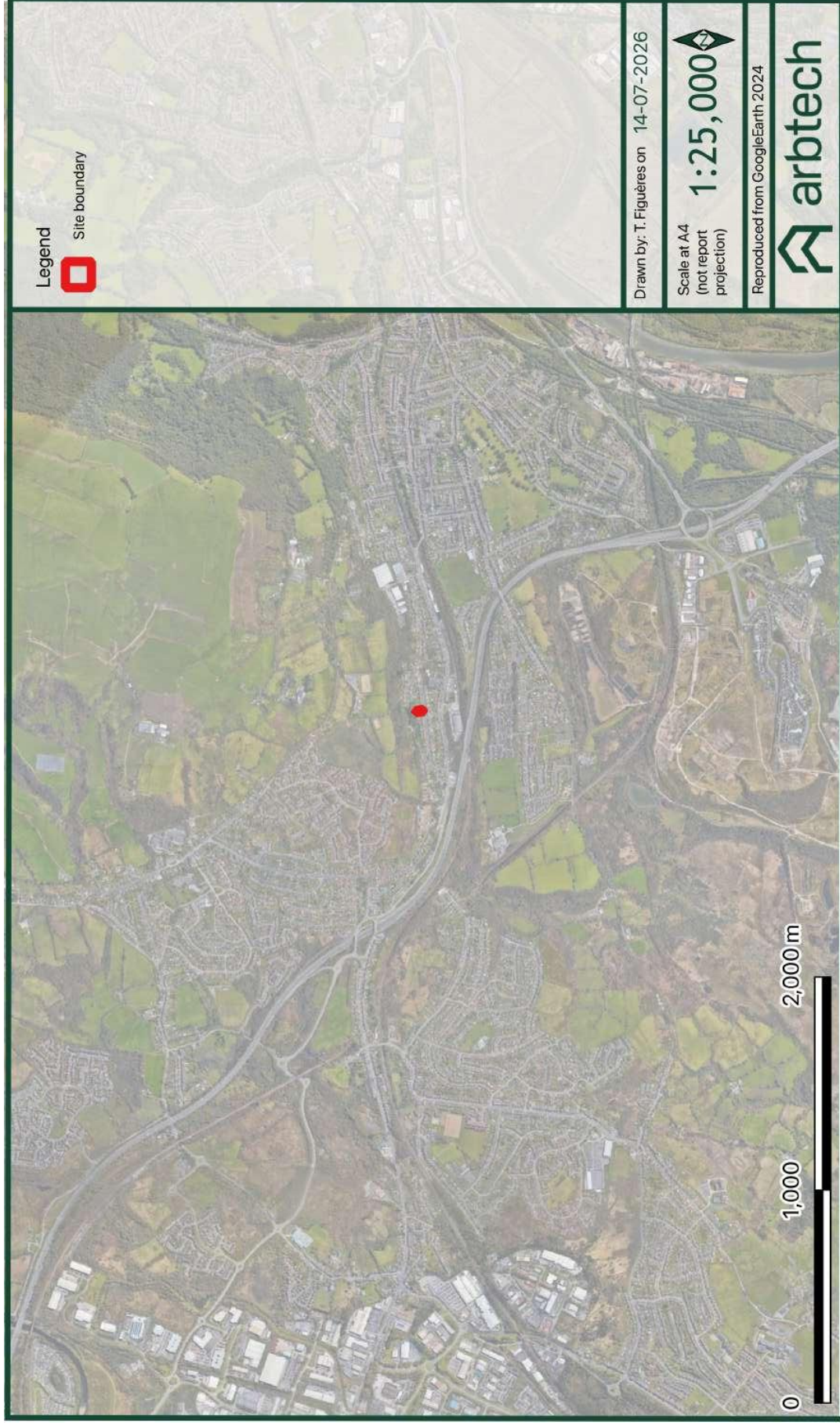
The installation of a minimum of 2 bird boxes will be integrated into the new extension. These will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

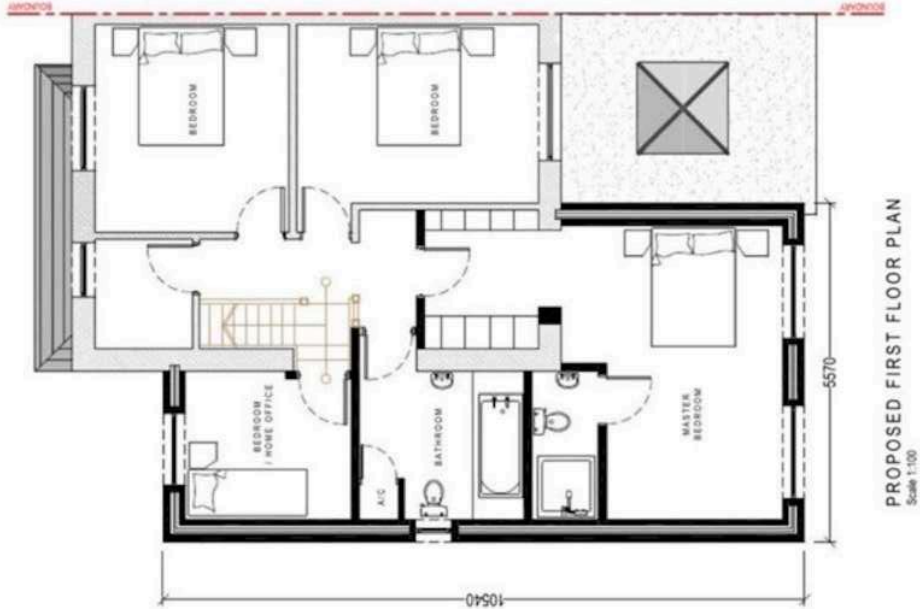
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



Client	Project Name
General Notes	PROPOSED ELEVATIONS & FLOOR PLANS
Drawing Title	PLANNING
Drawing No.	01-01
Date	01-10-2023
Scale	1:100
Author	AD
Check	AD

APPENDIX 4: PHOTOGRAPHS

	
Photo 1: B1 pre recent renovation works.	Photo 2: B1 pre recent renovation works.

	
Photo 3: Southern and eastern elevations of B1.	Photo 4: Northern and eastern elevations of B1. Note the old location of the conservatory.

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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Trystan Figuères BSc (Hons), MSc, Consultant Ecologist	14/07/2026
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