

## Survey For Bats



**August 2<sup>nd</sup> 2026**

**Surveyor:** Nicholas Bunn

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

**License No. :** S095799/1

**Client:** Paula Bending

**Survey Address:** 67 Gelligron Road, Pontardawe, Swansea SA8  
4NP

**Grid Reference:** SN 715 049

## **Executive Summary**

A bat survey was carried out at the above property on 2<sup>nd</sup> August 2026. A single visit was made to site during which a full inspection of the external and internal elements of the structure was carried out and it has been established that the property does not present any evidence of being used by bats as a roosting location.

No evidence of bat activity associated with the property was noted during the evening emergence survey and limited suitable locations for bats to roost in were noted during the building inspection. The roof is unlined beneath the roof tiles and as such unlikely to be attractive to crevice dwelling bats.

The amount of bat activity around the site at dusk was low. Occasional common pipistrelles (*Pipistrellus pipistrellus*) were observed and recorded commuting overhead from an unknown location east of the site towards the mature trees nearby to west.

The assessment therefore is that this property has **low potential** for roosting bats to be present now or any time in the future.

No licensing or additional surveys are therefore required at this property in respect of bats.

There is no evidence of active nesting bird locations in the property.

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## 1. Introduction

### 1.1 Purpose of Survey

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

### 1.2 Proposed Development

The proposal is to convert the east-west and north-south trending sections of the roof void at the rear section of the property into habitable spaces via refurbishment and the introduction of an “L” shaped dormer window to increase the overall volume.

### 1.3 Site Context

Areas near the property in Gelligron and the adjacent Cwm Du Glen feature mature trees, wooded valley sides, and water features that offer suitable micro-habitats for nocturnal wildlife. It is a vital ecological zone for local bat populations due to its proximity to diverse semi-natural habitats and the River Tawe corridor. Located within Neath Port Talbot, the combination of urban gardens, Gelligron Common, the Mynydd Gellionnen Site of Importance for Nature Conservation (SINC), and adjacent woodlands creates a high-utility landscape for protected British bat species

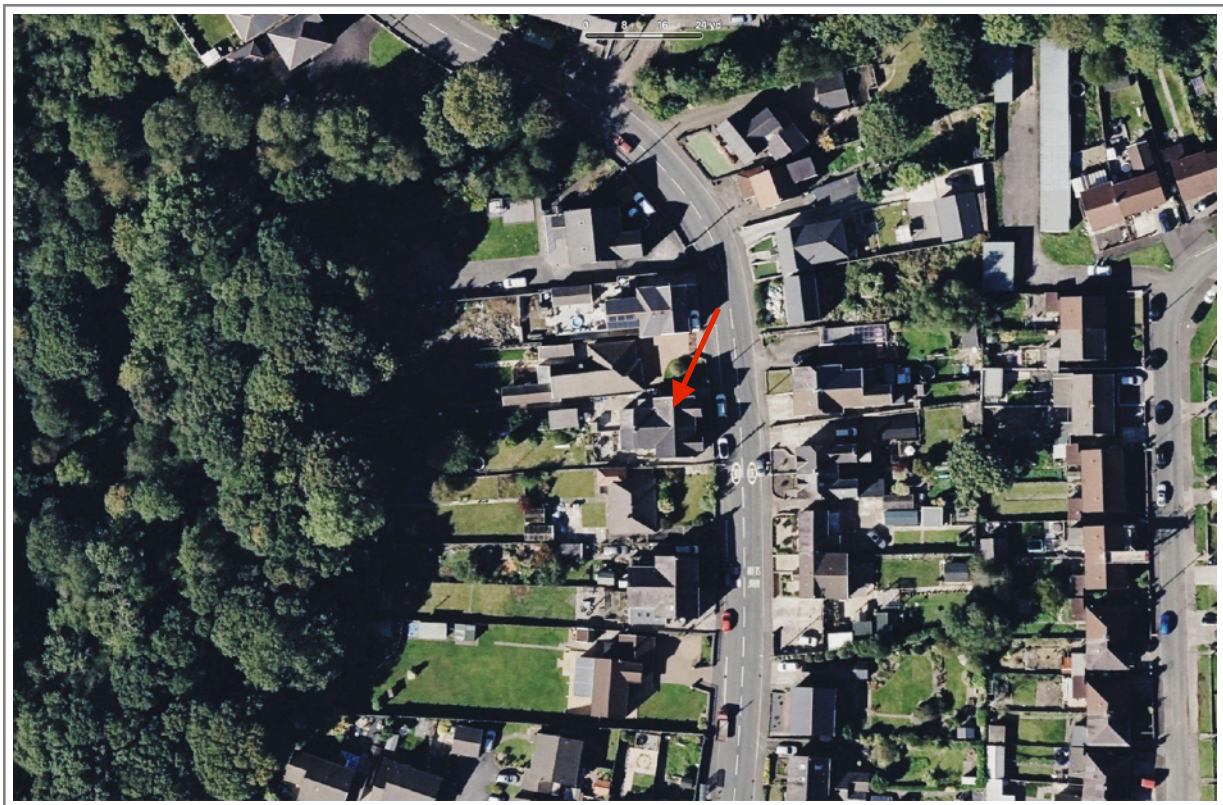


**Figure 1:** Survey location (arrowed) and immediate surroundings.



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

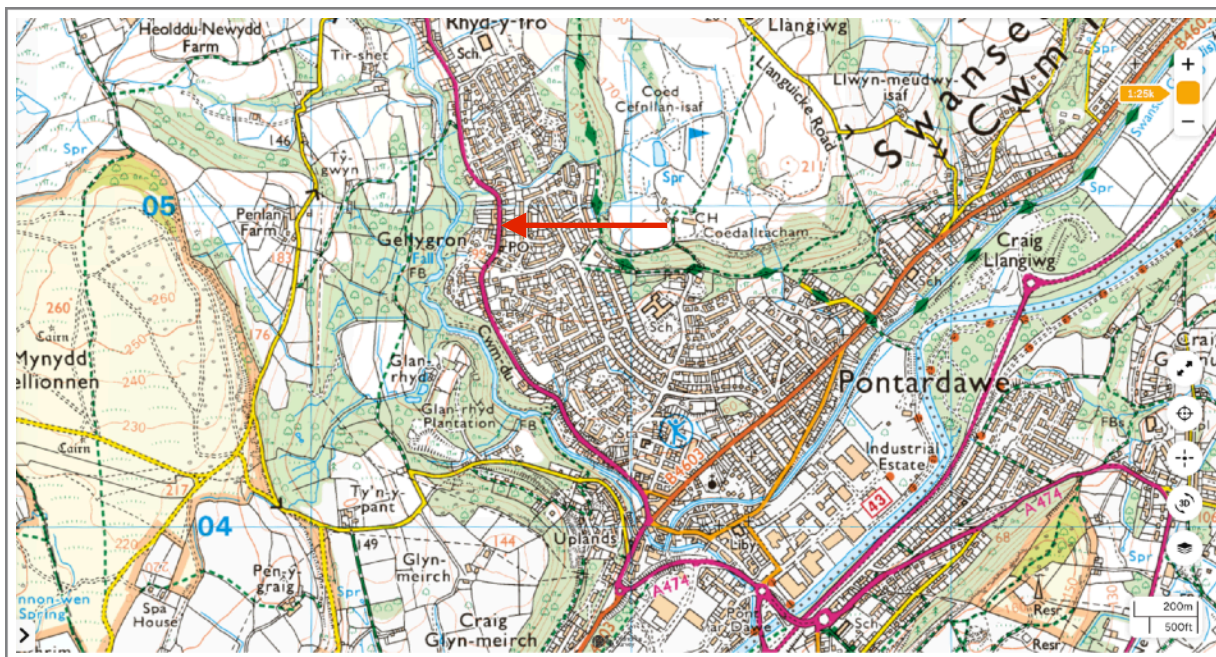


**Figure 3:** Survey location (arrowed) in the context of nearby geographical features.

### **1.4 Survey Details**

The visit entailed a physical examination of the site in August 2026 for bats and evidence of their presence. It was determined based on the features inspected and the findings of the evening emergence survey that the building has low potential to support bat roosting places. No further visits were deemed necessary.

### **1.5 Previous Reports**

No previous bat reports relating to this property were made available prior to this survey. It is assumed that none has ever been carried out.

## **2. Methodology**

### **2.1 Desk Study**

A formal Local Records Centre (LRC) data search was not requested due to the development being small scale and localised. There will be no significant impact on the biodiversity in terms of linear features or land being lost. The search results would be unlikely to impact on the decision making process<sup>1</sup>. Aerial photographs were studied to establish the suitability of the immediate surrounding landscape for bat use.

### **2.2 Survey Methodology & Details**

Survey Personnel:

- **Nicholas Bunn:** Licensed lead surveyor who has been involved in bat conservation since 2006
- **Peter Doody:** Volunteer bat enthusiast working towards gaining a Bat License

Specialist Equipment used:

- 2 Anabat Walkabout bat detectors, for hand held live recording
- 2 Anabat Express bat detectors for static recording
- Canon XA11 Camcorder with infrared capability
- Canon XA30 Camcorder with infrared capability
- 2 Nightfox Whisper cameras with infrared capability
- Array of infrared lamps
- High powered LED LENSER hand held torch (P17.2) and head torch (H14.2)
- Close focus binoculars
- Anemometer (Climemet CM2030) to record wind speed and temperature
- Anabatinsight & AnalookW software on PC to analyse bat sonograms recorded during survey

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

The survey was designed based on the geographical location, i.e., in a largely urban location with prime rural habitat nearby.

### **2.3 Photographs**



**Photo 1:** East facing elevations (front)



**Photo 2:** East/North facing elevations



**Photo 3:** North facing elevations (detail)



**Photo 4:** West facing elevations (rear)



**Photo 5:** Typical view in the unlined roof void



**Photo 6:** General view of the roof void area looking north

#### **2.4 Building inspection & emergence survey 2<sup>nd</sup> August 2026**

| Time on site  | Temperature | Wind Speed | Cloud Cover      | Sunset Time |
|---------------|-------------|------------|------------------|-------------|
| 19:45 - 22:45 | 19°C        | Very light | Part cloud cover | 21:05       |

**Table 1:** Environmental data

The property was fully inspected and the following observations were made:

- The internal/external elements of the building were fully inspected and no outward sign of active roost spaces for bats were observed
- All ridge/roof tiles and fascia/soffit boards are uniformly tight with some gaps evident around the roofing elements
- No evidence in the form of bat guano or any other sign of current or historic bat occupation was present in the unlined roof void
- Common pipistrelles were observed and recorded commuting from an unknown roost east of the property and were flying in the direction of the mature woodland immediately west of the property
- Bat activity was generally low and intermittent

### **3. Results**

#### **3.1 Ecological Appraisal (Desk Study)**

Aerial photographs were scrutinised during the desk study and it was noted that mature woodlands exist within easy commuting distance for bats in all directions and the terrain, other than the immediate well lit urban areas, would be considered optimal to attract a thriving bat population.

#### **3.2 Ecological Appraisal (Fieldwork)**

The property is assessed as having low potential for bat use due to the general lack of features present in the fabric of property that could be deemed suitable for bats to use for in season roosting or forming winter hibernacula. The roof void is unlined therefore denying any crevice dwelling bats any roof tile/felt spaces to roost in. The general level of bat activity was low and the busy road immediately adjacent to the property could certainly be perceived as a discouragement to commuting bats, hence the low number of passing bats.

#### **3.3 Preliminary Roost Assessment**

Not applicable

#### **3.4 Roost Characterisation**

Not applicable

#### **3.5 Bat Activity Summary**

Commuting routes were observed to be east to west for a low number of bats (4). Foraging activity around the property was not observed and is partly due to the bright street lights immediately east of the property boundary.

## **4. Discussion**

### **4.1 Data Evaluation**

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

- The building presents low potential for roosting opportunities for bats in its current state
- No bat guano or any other sign of bat occupation or activity in relation to the property was observed during the building inspections and evening emergence survey

### **4.2 Limitations of Survey**

No access was made directly onto the roof on health and safety grounds, and as such this area were inspected from the ground using high powered binoculars.

### **4.3 Relevant EU & UK Legislation**

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

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

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

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

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

Under the Wildlife and Countryside Act 1981, all nesting birds and their nests are protected. Once a bird places a single piece of material then it constitutes a nest.

It is then an offence to cause damage to the bird, nest, eggs or chicks and immediate habitat which is likely to result in damage by causing the bird to desert its nest. This covers all bird species, with a small number of exceptions (pest species which can be controlled by special license).

## 5. Impact Assessment

### 5.1 Discussion

It will be very desirable to create suitable accommodation to encourage bat use on site post development. The refurbishment of the property could introduce roosting features commensurate with the species known to be present nearby as an enhancement measure.

The local bats are mostly crevice dwellers and any enhancement design features should be commensurate with their ecological needs. Pipistrelles and other crevices dwellers in general will typically find roosting opportunities at gable end apexes. Other areas are also used i.e. behind barge boards, within soffits, beneath roof tiles and ridge tiles, around chimneys , etc., this list is not exhaustive but illustrates the diversity of locations within building that bats will use for roosting purposes.

It may not be practical to incorporate all of these features but one or more of the following would be very desirable (most appropriate enhancement underlined):

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

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

## **6. Recommendations**

### **6.1 Further Surveys**

No further surveys are required.

### **6.2 EPS License Requirements**

No license requirements in relation to bats is necessary at this property.

Signed: 

## **Appendix 1: Site Enhancements Discussion**

***i) Enhancement Discussion***

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

The proposed development could provide new roosting opportunities in the same geographical location. There will be an enhanced range of roosting microclimates which may be suited to bat use. The structure will be secure and maintained. No bats are likely to be harmed by the work.

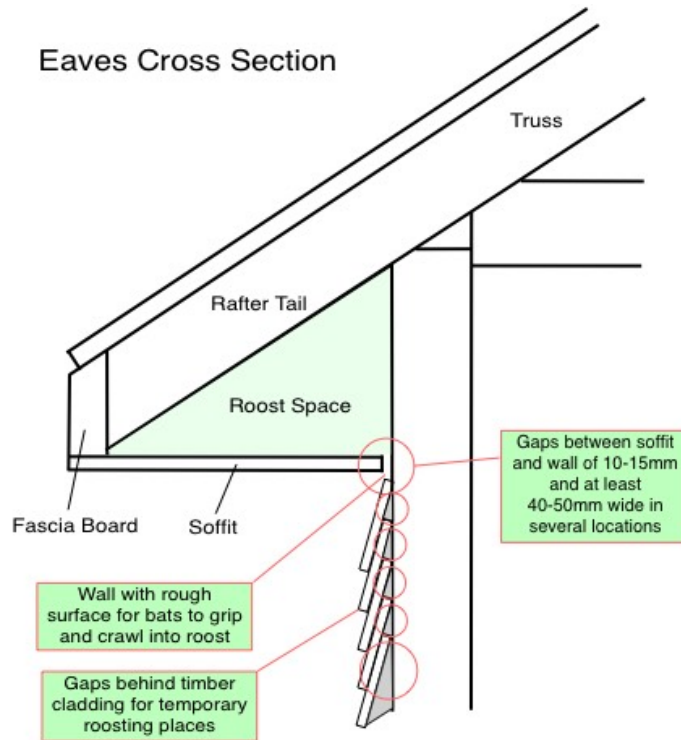
***ii) Primary Enhancement Measures***

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

Crevices dwellers in general will typically find roosting opportunities at gable end apexes. Other areas are also used i.e. behind barge boards, within soffits, beneath roof tiles and ridge tiles, around chimneys, etc.

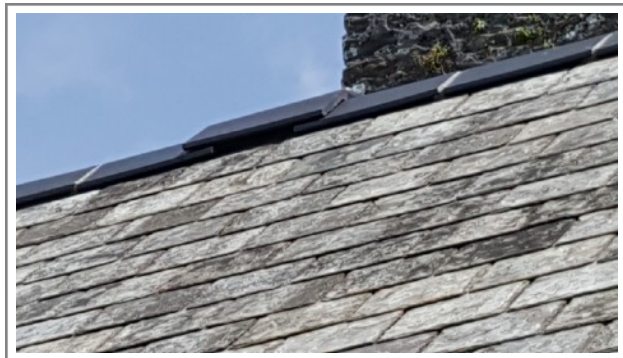
The following enhancement measures are presented for information purposes:

**iii) Soffits, Fascia Boards and Timber Cladding**



**iv) Bat Ridge and Roof Tiles**

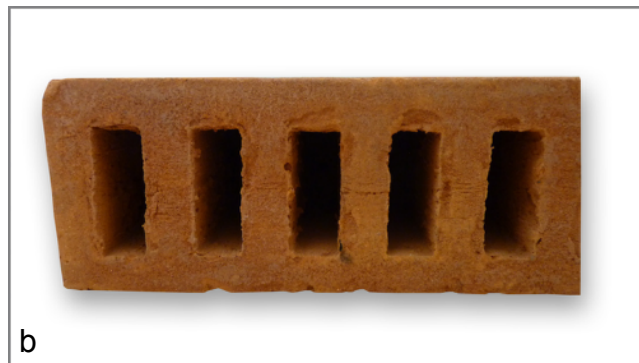
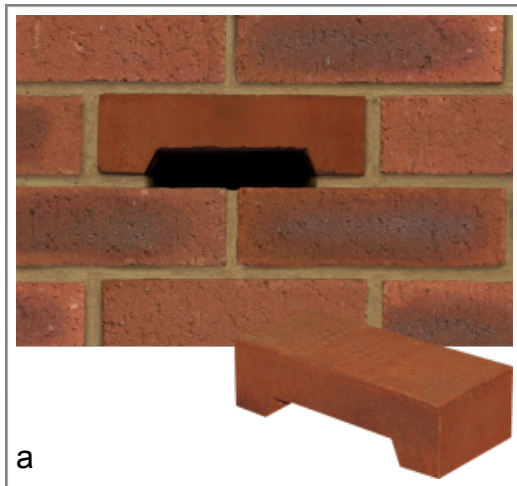
These can be incorporated at various locations on all roof ridges and faces. There are numerous types on the market and the ones most sympathetic to the proposed design may be used.



**v) Bat Bricks**

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

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



#### vi) **Bat Box Example**

Bat boxes can provide encouragement for bat use at the site. A typical type is presented below but there are many variations on the market.



“The attractive design of this bat box is suitable for crevice roosting bats and has a rough interior to provide lots of grip. Bats need to increase their body temperature before flight so prefer warm roosting spots, which is why many of our bat boxes have a black exterior to absorb heat from the sun. WoodStone isn’t just strong, it also has good thermal insulation, reducing temperature fluctuations inside the box and helping to make this an ideal roost site”<sup>2</sup>.

The Beaumaris Bat Box is made from 100% WoodStone which is very durable so this product has a 10 year warranty.

Approx. weight: 6kg

A bat box placed at the apex of the main south facing gable end above the entrance porch would be the most suitable location as an enhancement measure.

<sup>2</sup> [https://www.birdfood.co.uk/beaumaris-bat-box-small?gad\\_source=1&gbraid=0AAAAAD-VN-Fp75\\_pqPd9LmdfDF40vVT-N&gclid=EAlaIQobChMI8IS3mp25iwMVZZIQBh1hxiKjEAQYBiABEglqtPD\\_BwE](https://www.birdfood.co.uk/beaumaris-bat-box-small?gad_source=1&gbraid=0AAAAAD-VN-Fp75_pqPd9LmdfDF40vVT-N&gclid=EAlaIQobChMI8IS3mp25iwMVZZIQBh1hxiKjEAQYBiABEglqtPD_BwE)

### **vii) Notes on Lighting**

If any of the enhancements are incorporated into the new building the following notes on external lighting should be taken into account: External lights can delay the timing and prolong the duration of emergence for some species. External lighting reduced the number of *Pipistrellus pygmaeus* emerging from roosts (Downs et al. 2003)<sup>3</sup>.

Illumination of a roost entrance can have consequences for predation and connectivity. Bats may be forced to use alternative exits if available. Alternative exits may be suboptimal in terms of predation risk. Alternative exits may increase predation risk due to their location in relation to the surrounding landscape (e.g., bats may be forced to fly across open areas or roads once leaving the exit) or due to their situation (e.g., located low to the ground or near a window sill enabling easy access for predators such as domestic cats)<sup>4</sup>. External lighting should be kept to a minimum and not be directed at potential roost entrances or emergence pathways. Lighting should be positioned below the horizontal plane of bat emergence points and have Passive Infra Red (PIR) triggers to minimise illumination.

### **viii) Notes on Roofing Membranes**

When bats and breathable roofing membranes come together, anecdotal evidence suggests it may not end well for either party. There have been some reports of bats becoming entangled in membranes and damage to membranes caused by bats. When/if roofing felt is to be installed in a roof that is used by bats then the use of bituminous roofing felt is encouraged. Bituminous felt is dark-coloured, with a rough surface that bats can grip onto and will help maintain a suitable and safe environment for bats within the roof void/structure.

Breathable Roofing Membranes (BRMs), made from spun-bond polypropylene/polyethylene filaments, should not be installed into a roof that is used by bats, and if bats are encouraged to use the site, this should be taken into consideration. The long fibres that make up BRMs have a tendency to be pulled out by roosting bats and pose an entanglement threat to the bats.

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

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<sup>3</sup> Downs, N.C., Beaton, V., Guest, J., Polanski, J., Robinson, S.L. & Racey, P.A. (2003) The effects of illuminating the roost entrance on the emergence behaviour of *Pipistrellus pygmaeus*. *Biological Conservation*, 111, 247-252.

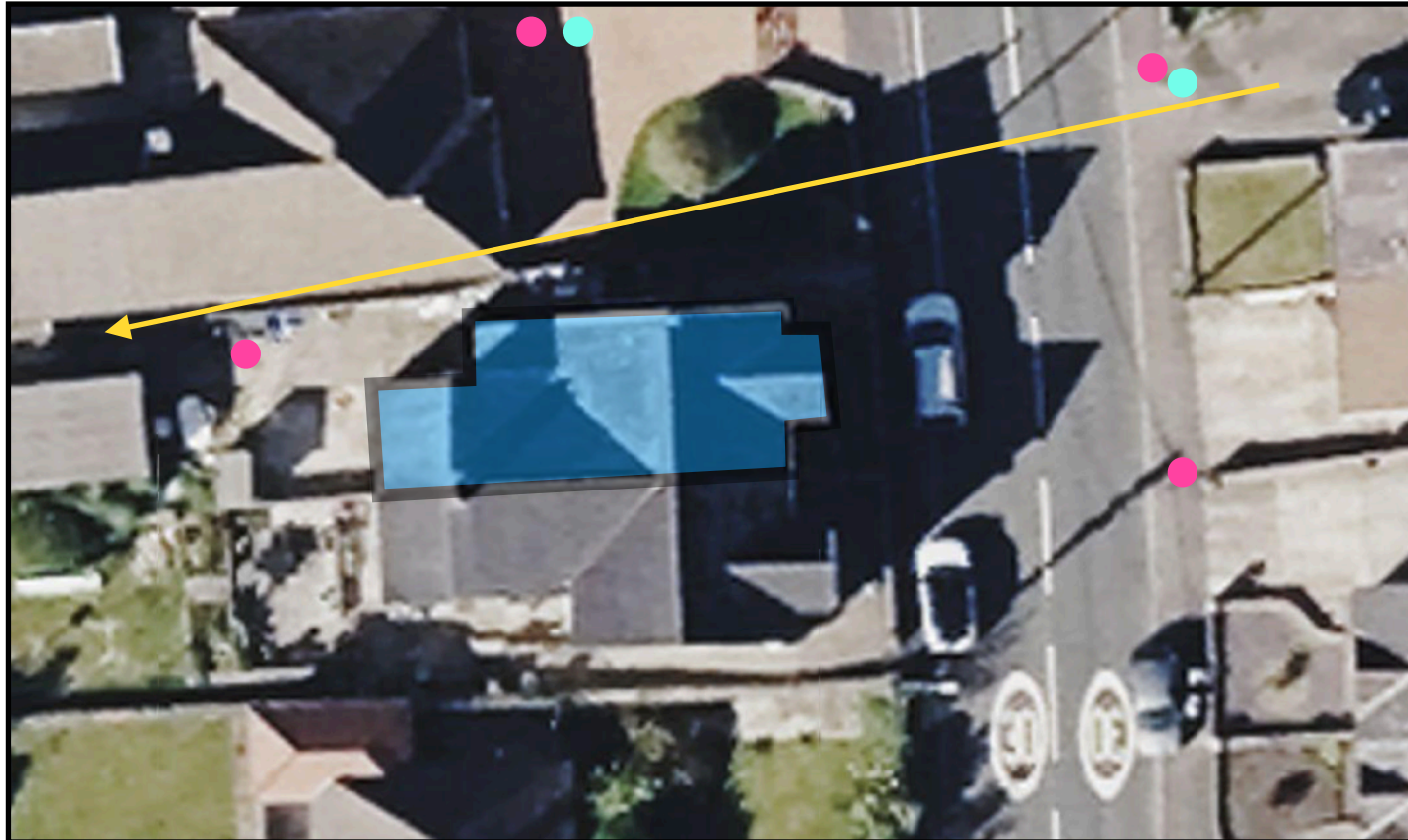
<sup>4</sup> Stone, E.L. (2013) Bats and lighting: Overview of current evidence and mitigation

## **Appendix 2: Site Layout**

**Address:** 67 Gelligron Road, Pontardawe, Swansea SA8 4NP

**Grid Reference:** SN 715 049

## Site Layout



10m (Approx)

● Infrared Camera Position    ● Surveyor Position    ■ Property Outline    → Commuting Direction