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Tregwilym Lodge Nursing Home - Preliminary Roost Assessment

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Abbreviations

BRP	Bat Roost Potential
BCT	Bat Conservation Trust
EPS	European Protected Species
JNCC	Joint Nature Conservation Committee
LNR	Local Nature Reserve
NERC	Natural Environment and Rural Communities Act
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister
PEA	Preliminary Ecological Appraisal
PRA	Preliminary Roost Assessment
PRF	Potential Roosting Feature
W&CA	Wildlife and Countryside Act

1 Introduction

1.1 Project Background

JBA Consulting was commissioned by RFP Architects Ltd to complete a Preliminary Roost Assessment (PRA) to determine the presence or presumed absence of roosting bats within a number of trees selected for removal as part of the proposed Tregwilym lodge nursing home development.

1.2 Site Location

The site is located in South Wales, Nearby Newport (ST 26995 87929). The main site boundary is for Tregwilym lodge nursing home development. The immediate landscape is dominated by new residential properties featuring garden space and scattered trees. Beyond the residential developments, small patches of woodland are recorded to the east and west of site.

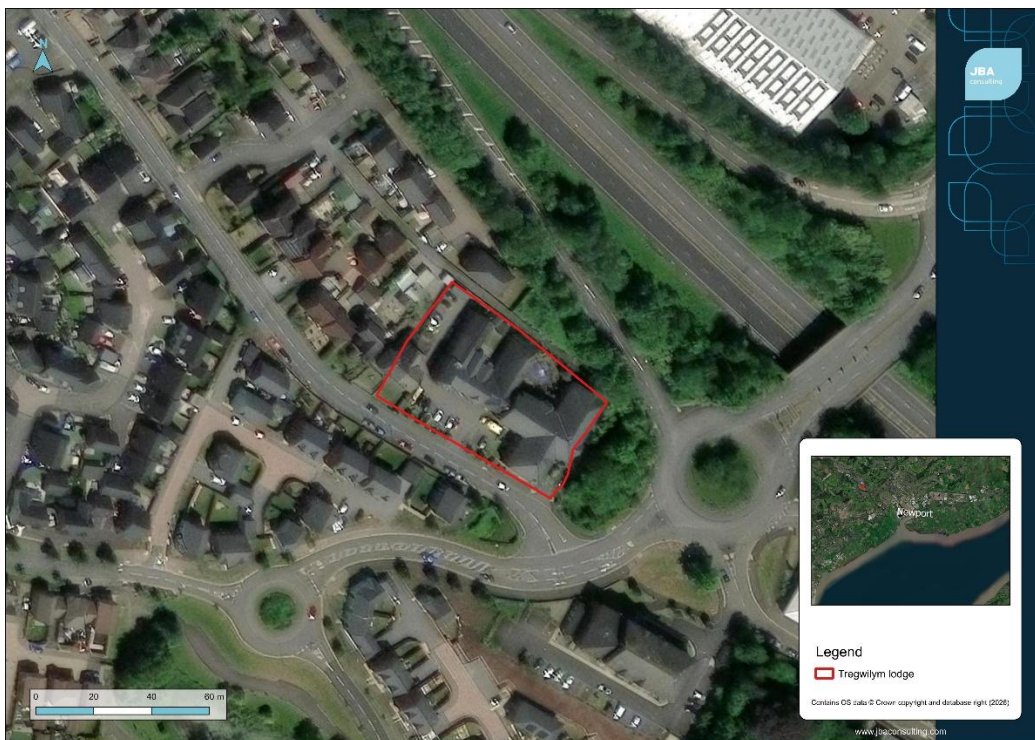


Figure 1-1: Site Location.

1.3 Proposed Works

The proposed works will extend the property to the rear (as shown in figure 1-2) and will involve works to the roof in these areas.

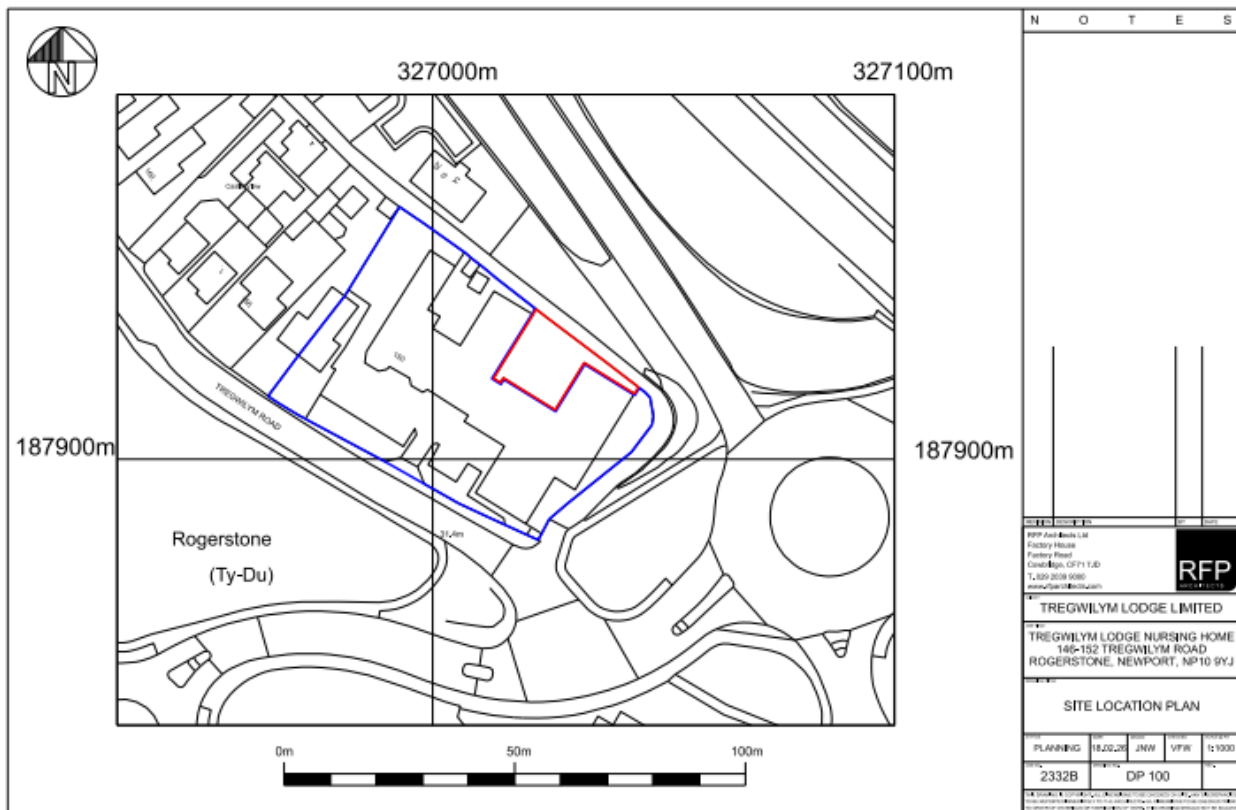


Figure 1-2: Proposed Site Location

2 Legislation

2.1 Wildlife and Countryside Act 1981

All UK bat species are European Protected Species (EPS), protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitat and Species Regulations 2017 (as amended). This makes it an offence to:

- Deliberately capture, injure or kill any bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Intentionally or recklessly obstruct access to a bat roost

Any identified roosts are, therefore, protected and any potentially disturbing or destructive works affecting a roost site will require a European Protected Species Licence (EPSL) from Natural England to avoid committing an offence.

3 Methodology

3.1 Ground Level Preliminary Bat Roost Assessment

The building to be impacted by the proposed works was inspected to determine the potential for bat roosts to be present, using the methods specified in the Bat Conservation Trust (BCT) guidelines (Collins, 2023). Evidence of bat activity associated with potential roost sites includes bat droppings, urine staining, feeding remains, scratch marks and dead/alive bats. However, roosting bats may still be present without any external evidence being recorded. Potential Roosting Features (PRF) on structures include crevices, void features, roof spaces, areas of missing mortar, the presence of hanging tiles and external cladding and timber joints. In addition to the assessment of structures, the suitability of habitats across the site to support commuting and foraging bats was assessed in terms of habitat type, abundance, connectivity, and distribution. Following the inspection, these were categorised as having either 'none', 'negligible', 'low', 'moderate' or 'high' suitability for bats as determined by applying the categories given within the BCT Guidelines (see Table 3-1).

Suitability	Roosting habitats	Potential flightpaths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all/underground levels.	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

Suitability	Roosting habitats	Potential flightpaths and foraging habitats
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

3.2 Survey Details

The survey was undertaken by Jonathan Harrison on 27th February 2026. It was possible view all aspects of the roof structure that will potentially be impacted. Where necessary higher ground outside of the property was utilised with binoculars.

3.3 Limitations

The PRA was completed outside of the bat activity season (May to September inclusive) however, features suitable for use by roosting bats can be identified at any time of year and in general evidence of bats if present will often remain between seasons. Therefore, the results of the survey are reliable.

The survey was carried out from ground level, using binoculars, and no tree features were directly inspected internally. However, access to all trees was available during the survey. Surveys at this time year, where some trees are no longer in leaf, can make features more visible.

4 Results

The building roof consists of a single pitched tiled structure. There are rooms within the roof structure with no loft space available. The section of roof that will be impacted by the works is arranged in a U-shape around a small courtyard.

The roof is relatively new and all tiles are in good condition and closely fitting offering no potential for roosting bats. The ridge tiles at the top of the roof are also in good condition and closely fitted. A single tile was observed to be loose, however, this was on the opposite side of the building.

The roof overhands the main building by approximately 30cm, and is covered with steel ducting. This is in good condition and is regularly maintained. No gaps were recorded that could be utilised by bats.

The courtyard area has outdoor lighting and is lit most nights.

During the site survey, no significant features were recorded present on the exterior of the surveyed building which were deemed to have the potential to provide suitability for use by roosting bats. No field sign evidence suggesting the use of the site by bat was recorded at the time of the survey. It is deemed that the building in its current state has negligible potential for roosting bats with no obvious habitat features on the roof to be impacted likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion (such as the underside of the skylight)

The landscape beyond the residential developments surrounding the site is considered to provide a good level of suitability for use by commuting / foraging bats. However, the immediate landscape dominated by the residential land uses is deemed likely to provide a moderate level of light splay.



Figure 4-1: Roof that will be impacted during works



Figure 4-2: Steel ducting running the length of the building.

5 Conclusions and Recommendations

The roof space in the area of the works is deemed to have negligible potential for roosting bats with the rest of the building also providing only 1-2 features small that could be suitable for bats on occasion. As such it is recommended that the works can go ahead without the need for further surveys, however, should features become apparent or a bat discovered during the stripping of the roof, all works should stop and a suitably experienced bat ecologist should be consulted.

If works are delayed and cannot be completed within one calendar year of the surveys, or if the site changes significantly, it is recommended that an updated assessment be completed.

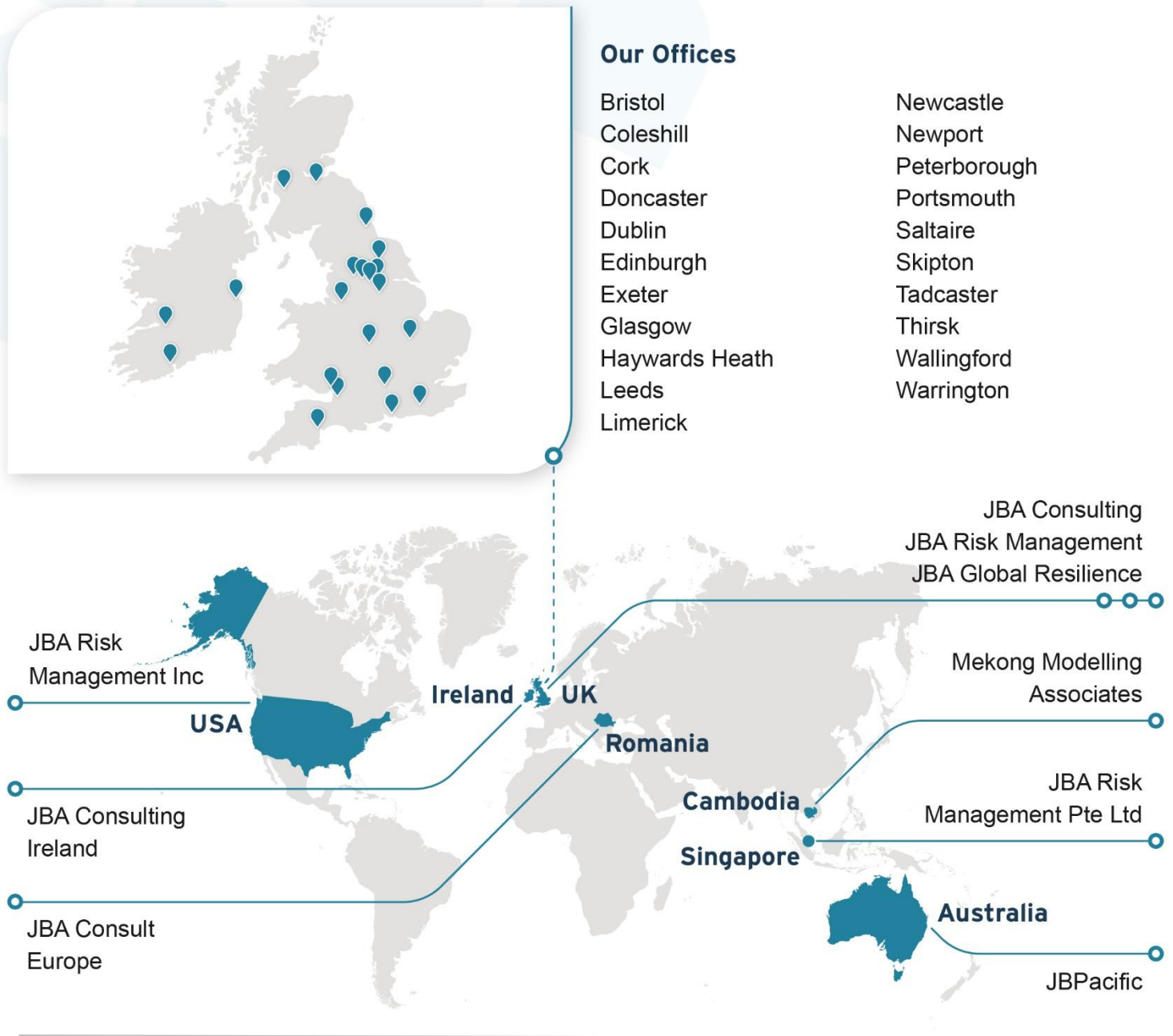
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Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). London, Bat Conservation Trust.

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