

A Bat Survey Report
on behalf of

Hammond Architectural Ltd

for
10 Gold Tops
Barrack Hill
Allt-Yr-Yn
Newport
Wales
NP20 4PH



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Project Overview

Client	Hammond Architectural Ltd
Site / Job	10 Gold Tops, Barrack Hill, Allt-Yr-Yn, Newport, Wales, NP20 4PH
Report Type	Bat Activity Survey
Report Reference	LT279-BAS-25
Grid Refence	ST 30481 88315
Publication Date	September 2025

Versioning and Quality Assurance

Status	Date	Author(s)	Reviewed by
Draft	01.09.2025	Nic Aldridge	Sam Harley
Version 1	02.09.2025	Nic Aldridge	Sam Harley

Limitations

Little Wing Ecology (CYF) has prepared this Report for the sole use of the above-named Client or their Agents in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Little Wing Ecology (CYF).

The assessments made assume that the site(s) and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Little Wing Ecology (CYF).

Executive Summary

The owner of '10 Gold Tops,' is preparing a planning application to Newport City Council (the local planning authority), for the redevelopment of a commercial unit. To support the planning application process, a survey for the presence of bats and birds was undertaken between July and August of 2025.

Following the results of a Preliminary Roost Assessment, this report contains the results from a dusk activity survey, carried out during the summer months of 2025, conducted in accordance with national survey standards. During dusk emergence surveys, no evidence was recorded of bats using Building A as a roost and, at the time of writing this report, bats are considered likely absent. Of the 45 recordings made, three species were identified commuting near the site. The observed behaviour was for animals commuting across adjacent linked gardens and foraging within green spaces. The species identified during the survey effort included common pipistrelle, soprano pipistrelle and an unidentified myotis. Three droppings were identified within the roof space. While these may represent a historic (potentially displaced) roost, the presence of a small day roost for a small number of crevice dwelling bats cannot be ruled out.

As bat roosts are currently considered likely absent from Building A, a licence is not required at this time. However, to mitigate any risk associated with historic (possibly excluded) occupation, work to the roof will be conducted under a site-specific method statement and under direct supervision of a suitable licenced ecologist. In the event that works do not start within two years of the survey date (i.e., August 2027) further survey and assessment will be necessary to qualify the results of this report and its recommendations. If at any point during works a protected species is encountered on-site, it is essential that all work is to cease and that a suitably experienced ecologist is contacted for advice.

All bat species and their places of rest are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The legal protection for bats concerns impacts from disturbance, loss of roost locations, modifications to roosts and loss of access or obstruction to roost locations.

When the conservation significance of the site is considered, the impact is low, with breeding bats not a concern (Collins, J. (Ed.) (2023).

Birds were also considered at the same time as the bat surveys. The building supports limited features that could be exploited by nesting birds, and no active nest was identified during the survey visits. All nesting birds, their chicks' eggs and active nests are protected under the Wildlife and Countryside Act 1981 (as amended). As nesting opportunities have been identified, a precautionary approach will be required. Therefore, mitigation for bird species and general advice on the legal status of breeding birds is given in this report.

Recommendations are presented in Section Five.

Under the Natural Environment and Rural Communities (NERC) Act (2006) the planning authority has a statutory duty to have regard for the conservation of biodiversity. Details of planned site enhancements are also made in this report.

This Executive Summary is intended to provide an overview of the assessment of the proposed development site based on information received by Little Wing Ecology (CYF) at the time of production. This Executive Summary should be read in conjunction with the full report.

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SECTION ONE: INTRODUCTION

1.1 Background

- 1.1.1 Little Wing Ecology (CYF) was commissioned to undertake a Preliminary Roost Assessment and Bat Activity Survey of a site known as, '10 Gold Tops, Barrack Hill, Allt-Yr-Yn, Newport, Wales, NP20 4PH.' The survey was undertaken to inform the client of any constraints and associated planning requirements with regards to protected species, and to inform a planning application. For the purposes of this report, the structure will be referred to as, 'Building A.'
- 1.1.2 The owner of '10 Gold Tops,' is preparing a planning application to Newport City Council (the local planning authority), for the redevelopment of a commercial unit.
- 1.1.3 Bats were identified as the group of animals with the potential to be affected by the planning proposal, and in this regard the objectives of the survey were:
- Determine the presence/likely absence of bat roost(s).
 - Determine the species of bat present.
 - Determine the type of roost present (maternity, day roost etc).
 - Identify any bat foraging or commuting behaviour in relation to the location.
 - Consider if there will be impacts on bats from the proposed works.
 - Consider if nesting birds are present which might be affected by the development proposals.
 - Gather sufficient information to enable appropriate recommendations, inform mitigation and licencing.
- 1.1.4 Following the results of a Preliminary Roost Assessment, this report contains the results from a dusk activity survey, carried out during the summer months of 2025, conducted in accordance with national survey standards. The survey was carried out with the purpose of identifying the presence/likely absence of bat roosts at Building A. Following survey, an assessment of the likely impact that the proposed works will have on bat interest at the site was carried out. This report has been prepared with recommendations for enhancement features, to improve opportunities for local species post-development.

1.2 Site Description

- 1.2.1 Located at National Grid Reference (NGR) ST 30481 88315 (Appendix A), at an altitude of 40m above Ordnance Datum (OD), Building A is a detached Victorian villa with rendered walls, a slate roof and uPVC soffits, bargeboards and rainwater goods. It is located on a main service road (Godfrey Road) near Newport City centre. The building is in daily use as a commercial premises.

1.3 Policy and Legislation

- 1.3.1 In Wales, all bat species and their roosts are legally protected, by both domestic and international legislation. This means you may be committing a criminal offence if you:
- Deliberately take, injure, or kill a wild bat.
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
 - Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time).
 - Possess, advertise, sell or exchange a bat, or part of a bat species found in the wild in the EU (dead or alive).
 - Intentionally or recklessly obstruct access to a bat roost.
- 1.3.2 The framework for this protection is provided within three pieces of legislation from the Government of Wales and the UK Government.

1.3.3 These are:

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- The Environment (Wales) Act 2016.
- The Wildlife and Countryside Act (1981) – as amended.

1.3.4 A link to the full documentation can be found in, 'References and Bibliography.'

SECTION TWO: THE SURVEY METHOD

2.1 Desktop Survey (Bats)

- 2.1.1 Available records for bats were provided by the South East Wales Biodiversity Records Centre (SEWBRc - LERC reference: 0245-910).

2.2 Desktop Survey (Habitat)

- 2.2.1 A review of aerial photography was undertaken to assess the provision of suitable foraging and commuting habitat within proximity to Building A. This information was used in combination with a review of statutory designated sites, via the Data Map Wales website, including Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) to help in confirming the presence of bat species locally.
- 2.2.2 Bats are considered cryptic species and therefore it can be difficult to confirm whether they are present or not. Although the provision of local biological records would provide a range of information; such records can only be relied upon as relative where they are reasonably recent and when supplied by an experienced bat surveyor. It was therefore considered necessary to undertake a detailed survey regardless of the data search results, as this is most likely to be beyond the acceptability of current data as defined in BS 42020:2013 Biodiversity: Code of practice for planning and development and will not be as effective as spending time examining and/or monitoring the buildings for the presence of bats.

2.3 Preliminary Roost Assessment

- 2.3.1 A potential nest and roost assessment survey was carried out on the interior and exterior of Building A by a suitably experienced ecologist and Natural Resources Wales (NRW) licenced bat worker. The external fabric of the structure was methodically inspected using close-focusing binoculars and a high-powered torch for potential access points such as gaps in the fabric of the building, beneath lifted roof materials or other gaps in the roof. Loose flashing, smudge marks and droppings on walls directly below eaves and gables etc were also searched for. A description of the building, including construction material and current condition was recorded. Internally, the building was searched using a high-powered torch to identify possible links to exterior roost entrances and clear signs of presence via urine staining, feeding remains, odour, piles of droppings, live bats, and bat carcasses. The space was also examined in the dark to identify areas where the presence of light would identify potential entry points for birds and bats. The aim of this survey was to determine the actual or potential presence of bats and the need for further survey and/or mitigation. During the field survey, an assessment of the habitats on-site and beyond the site boundary was undertaken. The aim of this was to identify potential commuting and foraging corridors, and suitable foraging sites. This enabled the suitability of the location for bats to be determined.
- 2.3.2 Nesting birds were also considered at the time of the survey, with the surveyor looking for signs of bird activity, nests, nest building, feeding at nest sites, and evidence of collections of bird droppings, feathers, or any other indications of use by birds.

2.4 Additional Ecological Considerations

- 2.4.1 Whilst a full ecological appraisal was not undertaken at the site, a note was made of any additional ecological considerations identified during the survey. For ease of reference, these have been included within the results section of this report (Section Three).

2.5 Limitations of the Survey Method

- 2.5.1 A record was made of any constraints that limited the results of this survey report and is presented in Section Three.

2.6 Activity Surveys

- 2.6.1 Following a PRA and in line with guidelines set out in, 'Bat Conservation Trusts Good Practice Guidelines (Collins, J. (Ed.) (2023),' Building A will subsequently be categorised for the level of risk of supporting bats, and recommendations made as to the requirement (if any) for dusk activity surveys to determine the presence/likely absence of roosting bats, species identification, population size, roost type, and the requirement for any associated mitigation. If required, dusk survey(s) for bats will be conducted no less than 21 days apart. During any subsequent activity surveys, sufficient surveyors will be required to adequately cover all features identified during the PRA. Nocturnal bat surveys can be undertaken May to mid-September, inclusive. Taking a precautionary approach, and dependent on the outcome of these surveys, additional survey work may be required; but only if higher than expected activity is recorded. Details of our surveyors and their experience is recorded in Appendix D.

2.7 Equipment (Activity Surveys)

- 2.7.1 The equipment used for dusk activity surveys provides high quality recordings of bat calls, which are analysed using BatSound and AnalookW software. Recordings are annotated by the surveyors to provide contextual information on bat behaviour and flight patterns. At Little Wing Ecology (CYF) we use Pettersson D240x time expansion bat detector and Tascam DR-05X Portable Digital Recorder, Peersonic RPA3B full spectrum recorders and Anabat SD2 Frequency Division detectors. As night vision aids (NVA) we use a MELCAM Video Camera Camcorder 1080P IR Night Vision Digital Camera and Nightfox Swift 2 Pro. Audio for the NVAs is supplemented by an Anabat SD2. In addition, we use Audiomoth – a full-spectrum acoustic logger, based on the Gecko processor range from Silicon Labs.

SECTION THREE: RESULTS

3.1 Desktop Survey Results

- 3.1.1 The survey location was examined by consulting Data Map Wales and other available resources. No part of the site contains, or is within, any statutory sites of nature conservation interest, such as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), National Nature Reserves (NNRs) or Local Nature Reserves (LNRs).
- 3.1.2 The nearest site of interest is the river Usk (Lower Usk) / Afon Wysg (Wysg Isaf) – SAC/SSSI, located ≈750m west of the site.

3.2 Local Biological Records

- 3.2.1 The local biological records search (LERC: 0245-910) reported 128 species records. No records were found on or directly adjacent to the site (0-20m distance). These are briefly summarised in the bullet list below:
- Chiroptera (bats) accounted for 102 species records (i.e., 79.69%). The most frequently recorded species were *Common Pipistrelle* with 48 records (between 141-2688m), *Noctule* with 16 records

(between 342-1990m), *Soprano Pipistrelle* with 14 records (between 342-2688m), *Bat* with 6 records (between 1189-2688m), and *Whiskered Bat* with 4 records (between 440-1651m).

- Birds accounted for 26 species records (i.e., 20.31%), 46.15% of which were for CAT1 species. The three nearest records were *Peregrine* with 2 records (between 73-185m), *Herring Gull* with 2 records (between 185-859m), and *House Sparrow* with 2 records (between 185-859m).

3.3 Preliminary Roost Assessment (PRA)

3.3.1 A Preliminary Roost Assessment was conducted on 11th March 2025 by the author. Weather conditions during the survey were recorded and are presented below. Details of the surveyor's experience are presented in the Appendix.

3.3.2 The subject structure is a three-storey, detached commercial property of a stone and lime construction with a cement render, featuring a pitched roof covered with slate. Access to the property is via Godfrey Road (the main service road). The roof incorporates cement-based ridge tiles, and uPVC soffits, bargeboards and rainwater goods. At the time of the assessment, the building was in daily use as a commercial premises. The overall fabric of the building was observed to be in generally good condition and well maintained, with no visible signs of disrepair.

3.3.3 During the Preliminary Roost Assessment, several features offering potential roosting opportunities for bats were identified within the building fabric:

- **Roof Structure:**
 - **Roof Membrane:** A bitumen-based roofing felt was present beneath the slates on the main roof.
 - **Ridge Tiles:** Ridge tiles were well sealed to the roofing slates.
 - **Slates:** A small number of minor raised slates were recorded on the extensions, likely too small to be of interest to bats.
 - **Leadwork:** Minor areas of raised leadwork was observed, likely too small to be of interest to bats.
- **Gables and Eaves:**
 - **Bargeboards:** Several notable gaps were identified at the soffits, predominantly where uPVC boards had been cut to fit around original features. Gaps were recorded at the intersection of these materials proffering potential access to a cavity of unknown proportions, within the soffit and to the roof space, including the cavity between the bitumen membrane and slates.
- **Roof-space:**
 - Access to the roof space was restricted to a small percentage of the overall roof. A search of the space recorded bat droppings in small numbers (x3) confirming the use of the structure as a roost. These were of a pipistrelle type.
- **Cellar(s):**
 - No cellars or underground spaces were identified.
- **Evidence of Bats:**
 - Direct evidence of bats (e.g., droppings, staining, or feeding remains) was identified during the internal inspection of the roof space – x3 pipistrelle-type droppings.

3.3.4 Collectively, the features identified in the PRA present opportunities for a diverse range of bat species, particularly crevice-dwelling species like pipistrelles, but not those requiring direct flight paths into a roost, such as lesser horseshoe bats.

3.3.5 Photographic evidence supporting the PRA is presented in the Appendix.

3.4 Habitat and Satellite Imagery - Suitability for Commuting and Foraging

- 3.4.1 The survey plot is situated within an urban environment, dominated by made surfaces. Building A is located centrally within Newport City centre. The area is predominantly characterised by a mix of traditional terraced residential units and commercial units. Linked gardens are present locally, however these tend to form isolated pockets with limited connectivity.
- 3.4.2 The city centre itself is bisected by a significant habitat feature, the river Usk (Lower Usk) / Afon Wysg (Wysg Isaf) – SAC/SSSI, located ≈750m west of the site. This represents a substantial linear feature in the landscape and is characterised by large, muddy, estuarine banks, forming a notable ecological corridor providing connectivity north and south.
- 3.4.3 Beyond the city boundaries, much of this river system is extensively wooded, particularly to the north, representing a high-quality riparian habitat. This provides excellent foraging opportunities for bats and facilitates significant ecological connectivity to the wider landscape.

3.5 Evidence of Protected Species

- 3.5.1 During the PRA, no protected species were directly observed. A small number of droppings record in the roof space confirmed the presence of a roost. In addition, the presence of several PRFs necessitates further investigation and/or mitigation measures in accordance with national guidelines and protected species legislation.

3.6 Suitability for Hibernating Bats

- 3.6.1 No cellars or underground spaces were identified. As some species, including pipistrelles, are known to hibernate in buildings, a precautionary approach will be required.

3.7 Evidence of Nesting Birds

- 3.7.1 The features identified during the PRA also provide opportunities for roosting birds and in particular, house sparrows (a CAT1 species).

3.8 Bats - Results of a Preliminary Roost Assessment

- 3.8.1 Building A has been identified as a structure exhibiting multiple potential roosting features (PRFs) that could offer suitable roost sites based on their size, shelter, protection, internal conditions, and the surrounding habitat. While these features are assessed as unlikely to support roosts of high conservation significance (specifically in terms of roost type, such as large maternity or hibernation roosts). The initial categorisation of roost potential is made irrespective of species conservation status, which will be fully evaluated if presence is confirmed through further survey effort. Should subsequent bat activity surveys reveal higher levels of bat activity or confirm a roost of greater significance, this initial assessment will require reassessment and potential re-categorisation in accordance with current guidelines.
- 3.8.2 Following guidelines set out in 'Bat Conservation Trusts Good Practice Guidelines (Collins, J. (Ed.) (2023)', Building A was categorised as being of moderate risk (with breeding bats not a concern), requiring a dusk survey for bats on two occasions. This survey represented the minimum recommended number of visits to give confidence in a negative result for structures. Should higher than expected activity be recorded, then additional survey effort will be required.

3.9 Activity Survey Recordings

- 3.9.1 On 24.07.2025, no bats were recorded as roosting at Building A. In total, 23 recordings were made, including for common pipistrelle (21), soprano pipistrelle (1), and one of an unidentified myotis - the recording of which was too faint to identify confidently to species level. Bat interest around Building A

consisted predominantly of commuting in small numbers and foraging along the adjacent green spaces.

3.9.2 On 15.08.2025, no bats were recorded as roosting at Building A. In total, 22 recordings were made, including for common pipistrelle (21), and one of an unidentified bat - the recording of which was too faint to identify confidently to species level. In-line with the findings of the first visit, bat interest around Building A consisted predominantly of commuting for a small number of bats and foraging along the adjacent green spaces.

3.9.3 A bat activity plan is presented in Appendix F and raw data for observations is presented in Appendix G.

3.10 Roost Characterisation

3.10.1 During dusk observations no bats were recorded emerging from Building A. Three droppings were identified within the roof space. While these may represent a historic (potentially displaced) roost, the presence of a small day roost for a small number of crevice dwelling bats cannot be ruled out.

3.11 Infrared Video Survey

3.11.1 In addition to active monitoring using bat detectors, infrared cameras were deployed on the dusk activity surveys as a night vision aids (NVAs).

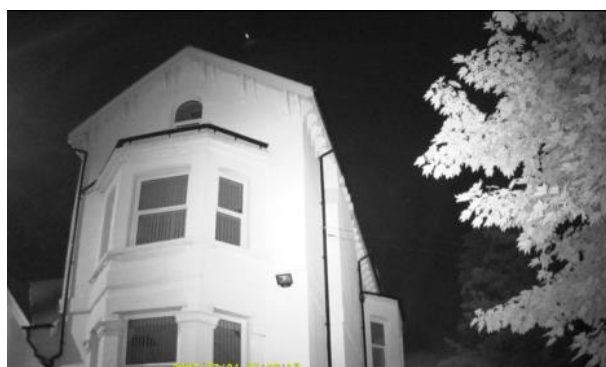


Plate A: Infrared Monitoring (NVA - Image quality)

3.12 Field Survey Details & Weather Conditions

Date	Timings (BST)		Notes, Sunset Times	Weather Conditions		
	Start	End		Variable	Start	End
11.03.2025	09.30	10.40	Preliminary Roost Assessment	Temp (°C)	11.4	13.1
				Cloud Cover (Oktas)	7	4
				Precipitation	Nil	Nil
				Beaufort Scale	F1	F1
24.07.2025	20.50	22.45	Dusk Activity Survey	Temp (°C)	21.0	20.8
				Cloud Cover (Oktas)	F0	F0
			Sunset: 21.13	Precipitation	Nil	Nil
				Beaufort Scale	F1	F1
15.08.2025	20.15	22.05	Dusk Activity Survey	Temp (°C)	23.8	23.5
				Cloud Cover (Oktas)	1	0
			Sunset: 20.35	Precipitation	Nil	Nil
				Beaufort Scale	F0	F3

Table 3.1: Field Survey Details and Weather Conditions

3.13 Additional Ecological Constraints (Results)

- 3.13.1 Access was restricted to the majority of the roof space, much of which incorporated habitable rooms. This was adequately mitigated for by the subsequent dusk activity survey.

3.14 A Summary of Evidence

Survey Location	Species (Recorded)	Notes
Building A	Common pipistrelle Soprano pipistrelle Unidentified myotis	Droppings: Three droppings were recorded inside the roof space. Live sightings: During two dusk observations, no bats were recorded emerging from Building A. All the observations and recordings made were of bats commuting/foraging. Roost Type: Likely a historic roost (possibly displaced) for bats in small numbers.

Table 3.2: Summary of Evidence

3.15 Impact Assessment

- 3.16.1 Based on current known plans for Building A, and considering the results from the desktop survey, field survey and other available data, the following will likely apply (impacts are assessed in absence of mitigation):
- 3.16.2 No evidence was recorded for protected or priority species currently occupying the structure during this survey effort. Evidence was recorded of historic occupation (droppings) representing bats in small numbers. Based upon the results from the desktop survey and field survey, the uncompensated re-development potential impacts have been summarised as follows:
- The loss of a bat roost(s);
 - Direct injury/killing/disturbance of bats;
 - A reduction in the Favourable Conservation Status (FCS) of bats in the local area; and
 - An offence under relevant UK wildlife legislation, including: · The Wildlife and Countryside Act 1981 (as amended); and
 - The Conservation of Habitats and Species Regulations.
- 3.16.3 When the nature conservation significance of the site is considered against recognised criteria ('Bat Mitigation Guidelines 2004', 'Good Practice Guide: NRW Approach to Bats and Planning October 2015' and 'IUCN Red List of Threatened Species'), the nature conservation status of the site is assessed to be low, due to the presence of a historic, possible displaced day-roost for a small number of a common species (likely pipistrelle - Least Concern – IUCN Red List). If unmitigated, the scale of this development is not considered to affect the local bat population, with a low risk of detrimental impacts to the conservation status at a local level. Three species were identified commuting/foraging near Building A; common pipistrelle, soprano pipistrelle, and an unidentified myotis.

SECTION FOUR: CONCLUSIONS

- 4.1 During dusk emergence surveys conducted in between July and August of 2025, no evidence was recorded of bats using Building A as a roost and, at the time of writing this report, bats are considered likely absent. Of the 45 recordings made, three species were identified commuting near the site. The observed behaviour was for animals commuting across adjacent linked gardens and foraging within green spaces. The species identified during the survey effort included common pipistrelle, soprano pipistrelle and an unidentified myotis.
- 4.2 All bat species and their places of rest are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The legal protection for bats concerns impacts from disturbance, loss of roost locations, modifications to roosts and loss of access or obstruction to roost locations. If impacts of this nature will arise, then a European Protected Species (EPS) licence will be required from NRW before any work

commences which affects the roosts and the bat exit/entry points. As bat roosts are currently considered likely absent from Building A, a licence is not required at this time. However, to mitigate any risk associated with historic (possibly excluded) occupation, work to the roof will be conducted under a site-specific method statement and under direct supervision of a suitable licence ecologist. In the event that works do not start within two years of the survey date (i.e., August 2027) further survey and assessment will be necessary to qualify the results of this report and its recommendations. If at any point during works a protected species is encountered on-site, it is essential that all work is to cease and that a suitably experienced ecologist is contacted for advice.

- 4.3 As pipistrelle species are known to hibernate in buildings, a precautionary approach will be followed with reference to the wall plate, lintels, window frames and any exposed cavities.
- 4.4 Building A supports features that could be exploited by nesting birds, e.g., house sparrows (*Passer domesticus*). A cautionary approach will be recommended, in particular with reference to the eaves.

SECTION FIVE: RECOMMENDATIONS

- 5.1 Based on the results of this report, it is recommended that the following conditions be included in the plans:
- 5.2 **Recommendation 1 (Additional Survey Work):** No further survey is recommended at this time. In the event that works do not start within two years of the survey date (i.e., August 2027), further survey may be necessary to qualify the roost status and recommended adaptations (if required) to the mitigation measures detailed below. If at any point during works a protected species is encountered on-site, it is essential that all work is to cease and that a suitably experienced ecologist is contacted for advice.
- 5.3 **Recommendation 2 (Method Statement):** As evidence of historic roosting was recorded within the loft space of Building A, any future works to the roof and eaves, including the soffits and bargeboards, are to be undertaken under the direction of a site-specific method statement and under the supervision of a suitably experienced and licenced ecologist. If at any point during works a protected species is encountered on-site, it is essential that all work is to cease and NRW are contacted for guidance.
- 5.4 **Recommendation 3 (Hibernation potential):** As pipistrelle species are known to hibernate in buildings, a precautionary approach will be followed with reference to the wall plate, lintels, window frames and any exposed cavities for any works conducted during the winter months (October to April inclusive). Work will either be avoided during the winter months (October to April inclusive) or will be conducted in line with a method statement under direct supervision by a suitable experienced and licenced person. If at any point during works a protected species is encountered on-site, it is essential that all work is to cease and NRW are contacted for guidance.
- 5.5 **Recommendation 4 (Nesting Birds):** All nesting birds, their chicks' eggs and active nests are protected under the Wildlife and Countryside Act 1981 (as amended). If a nest is discovered during works and is active, it must be left undisturbed until all the chicks have fledged. If any features associated with nesting birds are required to be altered during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than 24 hours before this process commences. If an active nest is found by a site inspection, an exclusion zone around the nest will be necessary to preserve this feature until the chicks have fledged the nest.
- 5.6 These measures will allow the development to conform to current protective legislation as laid out in the Wildlife and Countryside Act 1981 (plus amendments)¹.
- 5.7 **Recommendation 5 (Enhancement features)** Implementation of the enhancement features for net-gain

¹ <https://www.legislation.gov.uk/ukpga/1981/69>

biodiversity as outlined in Section Six.

SECTION SIX: BIODIVERSITY ENHANCEMENT

- 6.1 In accordance with the provision of Chapter 6 of Planning Policy Wales (Distinctive and Natural Places) and Local Planning Policy; biodiversity enhancement measures should be incorporated into the landscaping scheme of any proposed works to maximise the ecological value of the site (Appendix G).
- 6.2 **Enhancements Features:** Under the Environment (Wales) Act 2016, public authorities (including local councils and the National Parks), 'must seek to maintain and enhance biodiversity in the exercise of functions; in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.' This replaces the section 40 duty in the Natural Environment and Rural Communities Act 2006 (NERC Act 2006), in relation to Wales, which states that; 'All public authorities have a statutory duty to conserve biodiversity in all of their functions.'
- 6.3 Local authorities are legally required to make efforts to protect and enhance wildlife and its habitat and this is executed, in part, through the requirement of an ecological assessment for planned development sites and, therefore, we recommend the following principles of design should be followed.
- 6.4 **Enhancement for Bats:** In line with the National Planning Policy Framework, the development should aim to enhance the site for bats. Two artificial roosts should be installed as high as possible on the southern (or southwestern) elevation of the renovated structure; for the purpose of providing a roosting habitat for crevice dwelling species such as pipistrelle bat (e.g., Beaumaris Bat Box² – or similar).
- 6.5 **Enhancement for Birds:** This area is to be enhanced to provide additional opportunities for breeding birds. One 1SP Schwegler Sparrow Terrace³ (or similar) be attached to the northern or eastern elevation of the renovated structure, as high as possible. The nesting boxes must be of a woodcrete construction to ensure longevity.

SECTION SEVEN: ADDITIONAL INFORMATION

7.1 ENCOUNTERING A PROTECTED SPECIES DURING WORKS

- 7.1.1 If at any point during works a protected species is encountered on-site, it is essential that all work is to cease and that a suitably experienced ecologist is contacted for advice.

7.2 EXPIRATION OF THIS REPORT

- 7.2.1 This report is valid for two years. In the event that works do not start within two years of the survey date (i.e., August 2027) further survey and assessment will be necessary to qualify the results of this report and its recommendations.

² https://www.wildcare.co.uk/beaumaris-bat-box.html?gad_source=1&gclid=CjwKCAiw65-zBhBKEiwAjrQMLWbfTavFjgGTV2ry0OGQEWnqN0eVseleG460NUFFHmj6NAF2TcGZhoCsKEQAvD_BwE

³ <https://www.nhbs.com/low-visibility-woodstone-nest->

box?bkfno=266260&ca_id=1495&adlocale=uk&gad_source=1&gclid=Cj0KCQjAs5i8BhDmARIsAGE4xHwiHLu8WP7vkUqfAZoKOG_ca9fl_vad1olk8Zvxt7bVfKn3txQfYl8aAu4AEALw_wcB

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Appendix A: Site Location

Date: September 2025

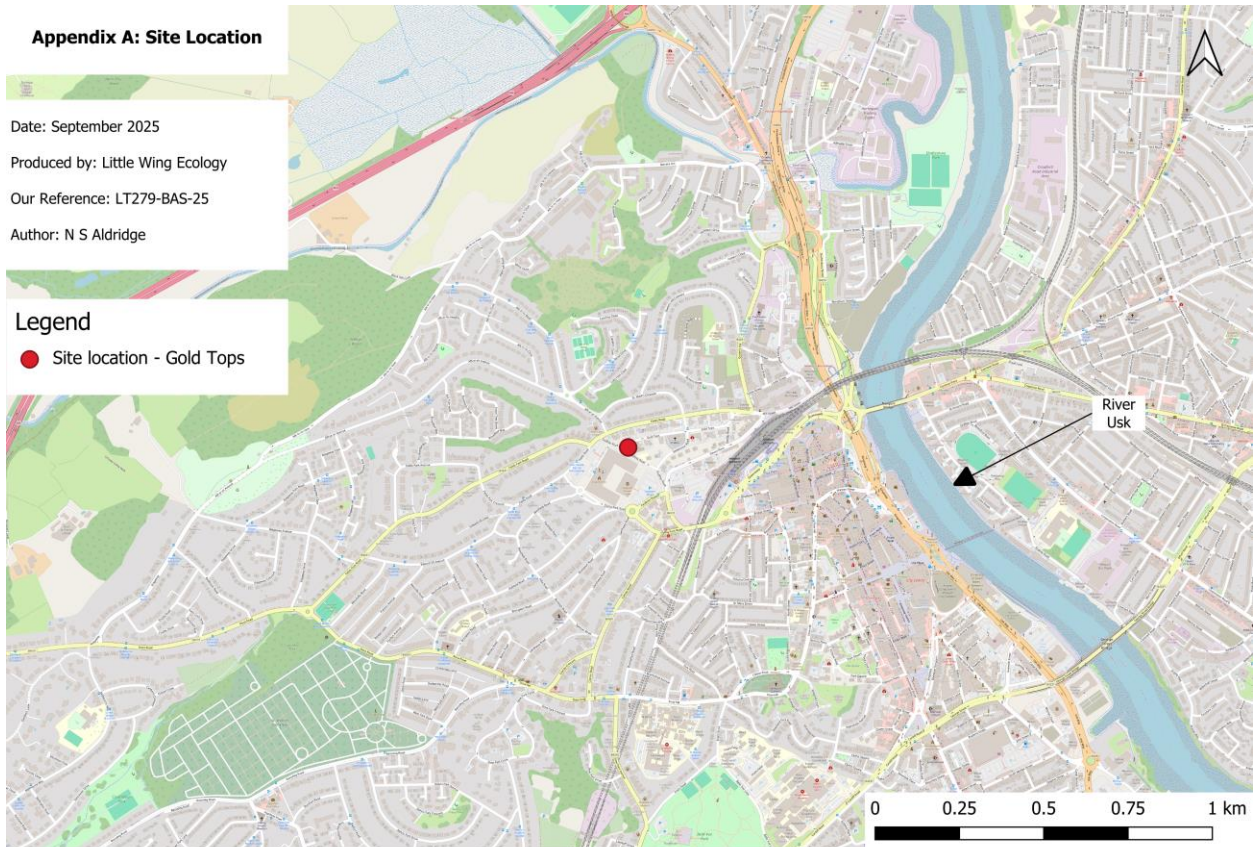
Produced by: Little Wing Ecology

Our Reference: LT279-BAS-25

Author: N S Aldridge

Legend

● Site location - Gold Tops



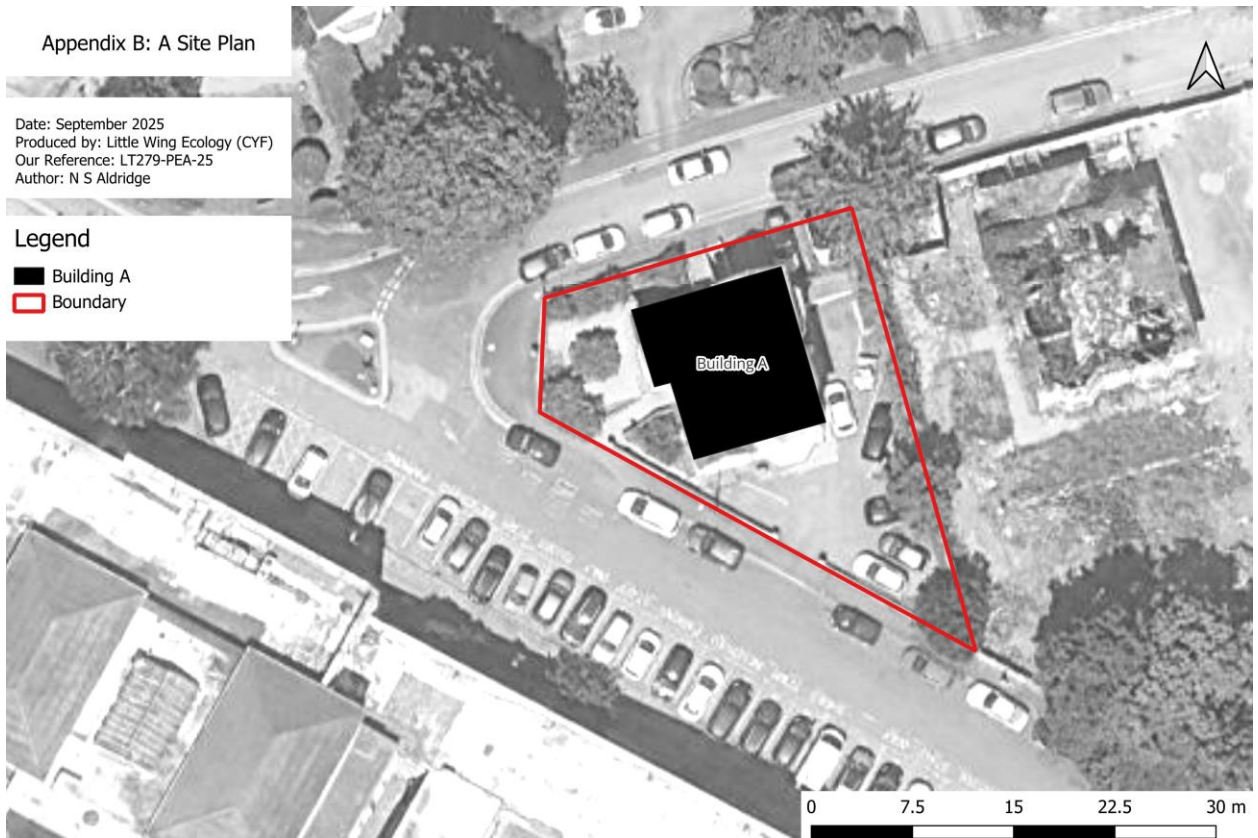
QGIS Development Team, <2025>. QGIS Geographic Information System. Open-Source Geospatial Foundation Project.

Appendix B: A Site Plan

Date: September 2025
Produced by: Little Wing Ecology (CYF)
Our Reference: LT279-PEA-25
Author: N S Aldridge

Legend

- Building A
- Boundary



QGIS Development Team, <2025>. QGIS Geographic System. Open-Source eospatal Foundation Project.

Appendix C: PRA & Daytime Bat Walkover (Photography)



Western elevation.



Northern elevation.



The roof was well-maintained with minor sections of raise tiles and lead flashing.



The roof was well-maintained with minor sections of raise tiles and lead flashing.



Soffits and bargeboards are mostly sealed



PRFs – Cavity in soffit – access to a cavity of unknown proportions, including bitumen membrane.



PRFs – Cavity in soffit – access to a cavity of unknown proportions, including bitumen membrane.



PRFs – Cavity in soffit – access to a cavity of unknown proportions, including bitumen membrane.



Internal - PRFs – Cavity above bitumen membrane.



Internal - PRFs – Cavity above bitumen membrane.



Small numbers (≈ 3) droppings (pipistrelle type).



Pipistrelle type droppings identified in roof space.

Appendix D: Meet our Survey Team

Nic Aldridge (NA) is an ecologist with Little Wing Ecology and the author of this report. He is a licensed bat worker (S091427/1) with over 20 years' experience in education and conservation and over eight years' experience surveying built-structures, open habitats, and woodlands for bats. Following a degree in Botany and Zoology, Nic completed an MSc in Wildlife Management, Conservation and Control at the University of Reading. He has practical experience in field-based research with a focus on invertebrate and vegetation diversity and producing phase 1 habitat surveys and habitat management plans. He is experienced in hand netting common pipistrelle and soprano pipistrelle from maternity roosts, has carried out the ringing of Daubenton's bats as part of a multi-year project on the species and has undertaken monitoring work on several important lesser horseshoe bat roosts. Nic writes EPS licence applications, ecological reports and provides Ecological Clerk of Works services. He has attended courses with the Bat Conservation Trust to improve his knowledge and skills and has led voluntary projects to develop habitats and collect species data. Nic founded Little Wing Ecology in 2021 as a not-for-profit, to use the skills and expertise of an ecological consultancy to work with the local community, support local conservation projects and provide training and education for the next generation of ecologists.
Elizabeth Winstanley (LW) is a Nature Recovery Officer with a large Conservation Organisation, and a wildlife surveyor with Little Wing Ecology. She has over ten years' experience working in practical conservation. Following a degree in Outdoor Education, Liz volunteered with The Wildlife Trust before taking on her current responsibilities. She has held her current position since 2015. During this time, Liz has undertaken numerous surveys and monitoring projects, including work on butterfly transects, phase 1 habitat surveys, reptile and amphibian surveys, upland monitoring, BTO bird box round, intermediate tree survey and inspection, dormouse training and recording, bumblebee conservation – bee walks and many more. Currently Liz is responsible for the management of seven Nature Reserves including four SSSIs. Liz has also attended several training sessions to develop her knowledge, understanding and practical skills in bat monitoring and bat ecology.
Tracey Cotterell (TC) is employed by the NHS as a Porter and a wildlife surveyor with Little Wing Ecology. Tracey has a lifelong love of nature and enjoys spending her spare time volunteering with organisations such as The Welsh Wildlife Trusts, Blaenavon Heritage and the TRF (Trail Riders Fellowship). She enjoys being outdoors, whether in a working capacity or for personal interest such as running, riding, or surfing. She has volunteered throughout her life in roles as varied as an NHS First Responder, to working for the Wildlife Trust. During this time, she has gained skills in volunteering with environmental conservation matters, and through being a signaller in a search and rescue team. Tracey enjoys the responsibility of conserving the surrounding environment, learning, and helping to regulate human activities to minimise direct and indirect negative impacts on both flora and fauna. Tracey has also attended several training sessions to develop her knowledge, understanding and practical skills in bat monitoring and bat ecology.
Yvette Amos (YA) is a wildlife surveyor with Little Wing Ecology. She has a lifelong love of nature and enjoys spending her spare time and vacations centred around nature and wildlife focused destinations. Yvette enjoys being outdoors, where she expresses her love of photography along with her interest in the natural world. She is experienced in data collection at a high level, having formerly worked for Cardiff University, School of Social Sciences and Computer Science. Yvette has attended several training sessions to develop her knowledge, understanding and practical skills in bat monitoring and bat ecology and is dedicated to gaining experience in nature conservation, wildlife management and ecology.
Richard Farr (RF) is a wildlife surveyor with Little Wing Ecology. Richard has a life-long love of nature and has previously worked with the Gwent Wildlife Trust, where he gained a wide set of practical skills and experiences which have developed his knowledge and understanding of ecology and conservation at a range of the Trust's Local Nature Reserves. He has recently completed his bachelor's degree in ecology and conservation science at the University of the West of England (UWE), which has allowed him to develop knowledge and skills in numerous areas including field/survey techniques, geographical information systems, consultancy, habitat management/identification, data collection, data analysis using software such as RStudio. He has attended multiple training sessions to further develop skills and knowledge in bat monitoring, bat ecology, conducting surveys and associated reports.
Libby Cotterell (LC) is a full-time student and a wildlife surveyor with Little Wing Ecology. She has a lifelong love of nature and the outdoors and enjoys learning new skills and engaging in practical work, in order to have a positive impact on local conservation issues. Libby has attended several training sessions with Little Wing Ecology to develop her knowledge, understanding and practical skills in bat monitoring and bat ecology.
Elise Winstanley (ELW) is a full-time student and a wildlife surveyor with Little Wing Ecology. She previously ran a college newspaper and is committed to community engagement - both in her academic life and in the local community, as shown by her willingness to integrate herself into the towns of both Ebbw Vale and Lampeter. Elise is currently studying creative writing and has a keen interest in nature and habitat preservation. She has attended several training sessions with Little Wing Ecology to develop her knowledge, understanding and practical skills in bat monitoring and bat ecology.
Nadine Morgan (NM) is a County Ecologist with a Local Authority and wildlife surveyor with Little Wing Ecology, with over 15 years experience of working in conservation. Following a degree in Physical Geography, Nadine volunteered with a Wildlife Trust and with the Countryside Team in a Local Authority before becoming employed in a Local Authority as a Biodiversity Officer. She held this position since 2010 before taking on the role of County Ecologist in 2020 and has held this position since. She has been a Full member of CIEEM since 2022. During this time responsibilities have included, delivering environmental education, working with community groups, carrying out practical conservation on several Local Nature Reserves, conducting ecological surveys on Phase 1 Habitats, reptile & amphibian, curlew monitoring and also bat surveys. The results of surveys have been used to inform the writing of ecological management plans for several sites. Nadine has attended many ecological training sessions to enhance her knowledge and skills.
Sam Haycock (SH) is a founding director of Little Wing Ecology and a commercial assurance executive with a national company. Sam has over 20 years' experience in the education sector and four years' experience managing two rural enterprise companies, of which she was a director for three years. She brings a broad range of interdisciplinary skills to her role at Little Wing Ecology where she has responsibility for editing, reviewing, data management and finances. In 2021, Sam became a founding director of Little Wing Ecology, as a social enterprise, that aims to use the skills and expertise of an ecological consultancy, to work with the local community, support local conservation projects and provide training and education for the next generation of ecologists and conservationists.

Appendix E: Species potential defined by integrating national guidelines e.g. Hundt 2012

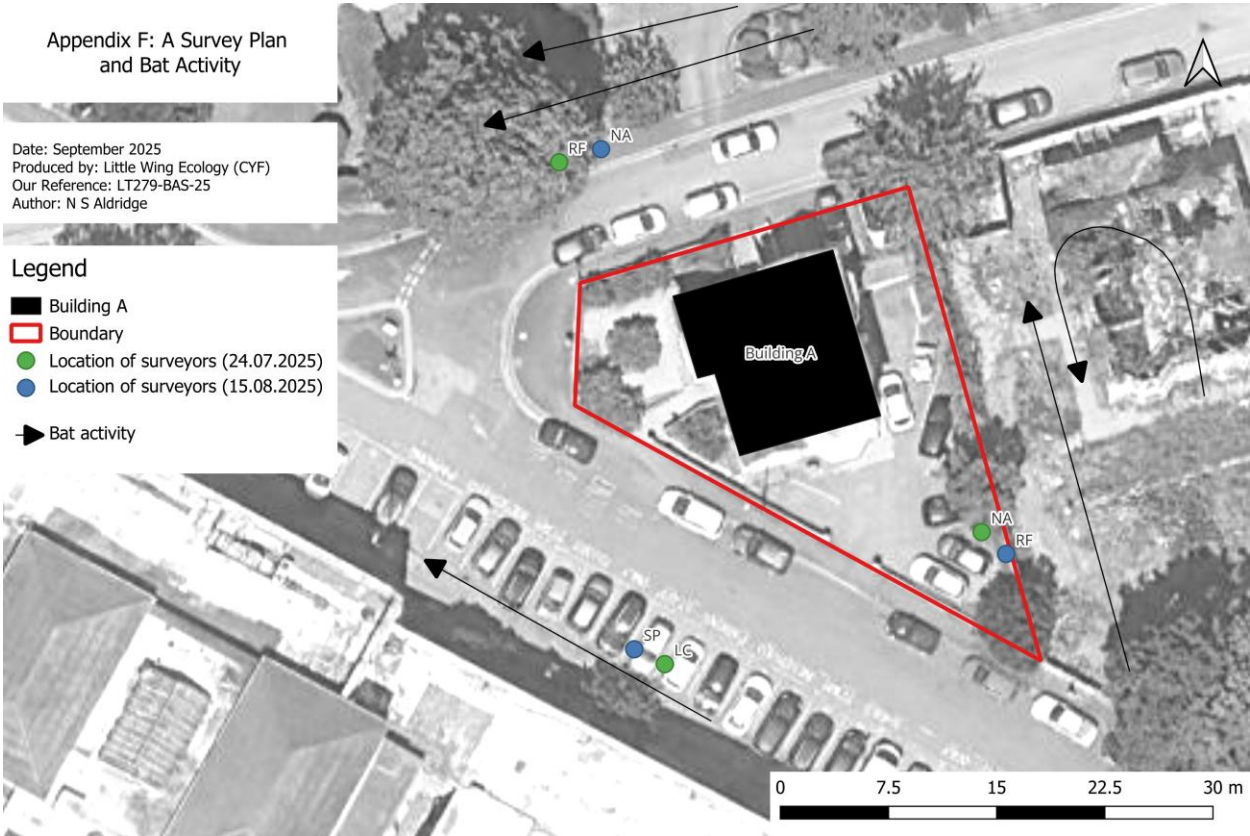
Confirmed Presence	Species recorded to be present during the survey. Evidence of species is recorded during the survey.
High	Buildings, trees or other structures with features of interest for use by protected species are recorded e.g. nesting habitat, roosting opportunities and/or ponds. Habitat with high quality foraging opportunities e.g. broadleaved woodland, tree-lined watercourses and grazed grassland. The site is connected to the wider landscape by strong linear features that have the potential to be used by commuting species e.g. a river, stream and/or hedgerows. The site is close to known locations of recorded protected species.
Medium	Several potential habitat opportunities in buildings, trees or other structures recorded during the survey. Habitat could be used for foraging e.g. trees, shrubs, grassland and/or water. The site is connected to the wider landscape by linear features that could be used by commuting species e.g. lines of trees, scrubs or linked back gardens.
Low	A small number of less significant features are recorded. Isolated habitat suitable for foraging e.g. a lone tree or patch of scrub. An isolated site which is not connected by significant linear features in the landscape.
Negligible	No suitable habitats observed.

Appendix F: A Survey Plan
and Bat Activity

Date: September 2025
Produced by: Little Wing Ecology (CYF)
Our Reference: LT279-BAS-25
Author: N S Aldridge

Legend

- Building A
- Boundary
- Location of surveyors (24.07.2025)
- Location of surveyors (15.08.2025)
- Bat activity



QGIS Development Team, <2025>. QGIS Geographic System. Open-Source eospacial Foundation Project.

Appendix G: Activity Survey – Recordings (Raw data)

DATE	Time (start)	Time (end)	SPECIES (COMMON)	No	Surveyor's Position	OBSERVER'S NAME	COMMENT	CLASS OF SITE
24.07.2025	21.40	21.57	Common pipistrelle	6	East	Nic Aldridge	Foraging	Foraging
24.07.2025	22.08	22.32	Common pipistrelle	5	East	Nic Aldridge	Heard-not-seen	Likely commuting
24.07.2025	21.52	22.20	Common pipistrelle	3	North	Richard Farr	Heard-not-seen	Likely commuting
24.07.2025	21.55	22.30	Common pipistrelle	3	North	Richard Farr	Foraging	Foraging
24.07.2025	22.22	22.22	Soprano pipistrelle	1	North	Richard Farr	Heard-not-seen	Likely commuting
24.07.2025	22.27	22.27	Myotis spp.	1	North	Richard Farr	Heard-not-seen	Likely commuting
24.07.2025	21.55	22.30	Common pipistrelle	4	South	Libby Cotterell	Heard-not-seen	Likely commuting
15.08.2025	20.43	21.51	Common pipistrelle	7	North	Nic Aldridge	Heard-not-seen	Likely commuting
15.08.2025	20.55	20.57	Common pipistrelle	3	North	Nic Aldridge	Commuting	Commuting
15.08.2025	20.43	20.56	Common pipistrelle	3	South	Samantha Paterson	Commuting	Commuting
15.08.2025	21.44	21.52	Common pipistrelle	3	South	Samantha Paterson	Heard-not-seen	Likely commuting
15.08.2025	21.26	21.26	Chiroptera	1	South	Samantha Paterson	Heard-not-seen	Likely commuting
15.08.2025	20.43	21.44	Common pipistrelle	2	East	Richard Farr	Heard-not-seen	Likely commuting
15.08.2025	20.56	20.56	Common pipistrelle	2	East	Richard Farr	Commuting	Commuting
15.08.2025	21.47	21.47	Common pipistrelle	1	East	Richard Farr	Foraging	Foraging

Appendix H: Bat Friendly Lighting Scheme

Bat sensitive lighting schemes must follow advice details in 'Bats and Artificial Lighting in the UK: Technical Guidance Note 08/23' (2023), available here: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

A lighting plan is required to prevent any adverse impact upon the potential roosting, commuting and foraging habitats of bats adjacent to the Site (post development), specifically on the nearby mature trees. Lighting for the site must be functional and directional only and kept to a minimum, servicing the public areas of the proposed development (as required for safety and security). It must be achieved using baffles and screens, if necessary, to ensure no light spill on any retained or planted vegetation (including off-site vegetation - where there is a potential to impact animals using the nearby habitat features).

- A sensitive lighting scheme is recommended and must be created. The sensitive lighting scheme must follow advice detailed in 'Bats and Artificial Lighting in the UK: Technical Guidance Note 08/23' (2023) and comprise of:
- Light fixtures, filaments, light spill and artificial light must be directed away from bat roost entrances, both existing and those to be created as part of the mitigation;
- Luminaries are to be LED only, due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Luminaires must have a warm white spectrum (ideally <2700 Kelvins), reducing the blue light component and increasing the red-light component;
- Luminaries must feature peak wavelength highs of 550nm to avoid the component of light most disturbing to bats;
- Heights of fixtures must be carefully considered to minimise light spill. Only luminaries with an upward light ratio of 0% and with good optical control must be used;
- Luminaries must always be mounted on the horizontal, i.e., no upward tilt;
- Any external security lighting must be set on motion sensors and short (15 second) timers;
- As a last resort, accessories such as baffles, hoods or louvres must also be used, with light directed away from any natural features and must not encroach outside the Site boundaries, particularly the surrounding trees, hedgerows, and other vegetation in the landscape.



CYFYNGIADAU

Mae Little Wing Ecology (CYF) wedi paratoi'r Adroddiad hwn at ddefnydd y Cleient neu ei Asiantau uchod yn unig yn unol â'n telerau busnes, y cyflawnwyd ein gwasanaethau oddi tanynt. Ni roddir unrhyw warant arall, wedi'i mynegi neu ei hawgrymu, ynghylch y cyngor proffesiynol sydd wedi'i gynnwys yn yr Adroddiad hwn nac unrhyw wasanaethau eraill a ddarperir gennym ni. Ni all unrhyw barti arall ddibynnu ar yr Adroddiad hwn heb gytundeb ysgrifenedig penodol ymlaen llaw gan Little Wing Ecology (CYF).

Mae'r asesiadau a wnaed yn rhagdybio y bydd y safle(oedd) a'r cyfleusterau yn parhau i gael eu defnyddio i'w pwrpas presennol heb newid sylweddol. Mae'r casgliadau a'r argymhellion yn yr Adroddiad hwn yn seiliedig ar wybodaeth a ddarparwyd gan eraill ac ar y dybiaeth bod yr holl wybodaeth berthnasol wedi'i darparu gan y partïon hynny y gofynnwyd amdani. Nid yw gwybodaeth a gafwyd gan drydydd partïon wedi'i dilysu'n annibynnol gan Little Wing Ecology (CYF).

Cynhyrchwyd gan:

Rhif cwmni:

Cyfeiriad:

E-bost:

Ffôn:

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About Us

Little Wing Ecology is a not-for-profit ecological consultancy based in the South Wales Valleys. Specialising in bat surveys for housing developments, and providing a wide range of ecological services, it provides appropriate expertise on behalf of a range of clients.

We are a small ecological consultancy dedicated to providing an easy-to-use and jargon-free service.

We produce the following products:

- Preliminary Ecological Appraisal
- Preliminary Roost Assessment
- Bat Surveys
- Mitigation Planning
- Green Infrastructure Statements
- European Protected Species License Applications
- On-site Services to Support Planning Applications and Development
- eDNA Reports
- Reptile Surveys

As a Consultancy, we use our experience, expertise, and love of wildlife to provide an easy to access and pragmatic service, that upholds the highest standards of conservation.

As a Not-for-Profit Social Enterprise, we reinvest our profits. We work with valleys communities, conservation groups, local authorities, and other groups to support these three key areas:

A. Helping Nature

Developing and supporting habitat gain in the valleys through:

- Habitat improvement.
- Developing the built environment for the benefit of wildlife.
- Long-term monitoring projects for wildlife populations in the valleys.

B. Working with People

- Providing employment, training and voluntary opportunities for the local community and young people, to help them build their skills, develop a stronger relationship with nature and build confidence in themselves.

C. Supporting Communities

- Reinvesting in nature and people, locally.
- Supporting education within communities to promote a positive relationship between people and wildlife.
- Providing pro-bono surveys for worthwhile causes.

Adroddiad Arolwg gan



Cynhyrchwyd gan:
Rhif Cwmni:
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