



**7 Tregarn Road
Newport**

Bat and Nesting Bird Survey Report

July 2026

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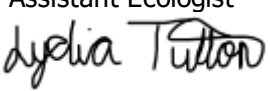
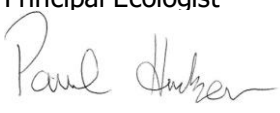
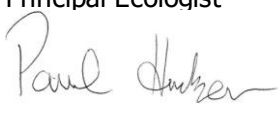
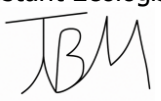
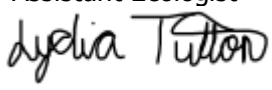
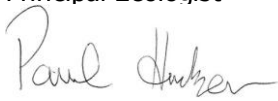
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DOCUMENT CONTROL

7 Tregarn Road, Newport Preliminary Bat and Nesting Bird Assessment				
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1.0	09 April 2026	Lydia Tutton Assistant Ecologist 	Paul Hudson MCIEEM Principal Ecologist 	Paul Hudson MCIEEM Principal Ecologist 
7 Tregarn Road, Newport Bat and Nesting Bird Survey Report				
1.0	06 July 2026	Tom Barlow Assistant Ecologist 	Lydia Tutton Assistant Ecologist 	Paul Hudson MCIEEM Principal Ecologist 

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Summary

Brief and Site Location	This report presents the findings of bat and nesting bird survey of a house located at 7 Tregarn Road, Newport, NP18 2JS (OS Grid Reference: ST 38250 9055). The assessment aimed to determine the presence of bats and nesting birds, evaluate the building's suitability to support these species, and provide recommendations to ensure compliance with bat and nesting bird legislation.
Proposed Works	The proposed development comprises the demolition of the existing garage and front porch at the eastern elevation of the property and the construction of a new two-storey extension at this elevation.
Survey Methodology	The survey comprised the following: • A preliminary bat roost assessment of the house searching for signs of bats and nesting birds; and • Two dusk emergence surveys of the house
Results of Preliminary Bat Roost Inspection	No evidence of bats (e.g. droppings, staining, feeding remains or characteristic odour) was recorded during the internal and external inspection. The house is within a landscape of moderate suitability for foraging and commuting bats.
Results of the Dusk Emergence Survey	No bats were seen to emerge, re-enter or interact closely with the house.
Evidence of Nesting Birds	No evidence of past or current nesting by birds was recorded during the survey, which was undertaken at the beginning of the main bird breeding season.
Predicted Impacts of Development on Bats and Nesting Birds	Based on the conclusion that bats are unlikely to be using the house as a roost site, no negative impacts on bats are anticipated. Based on the conclusion that birds are unlikely to be using the house as a nesting site, no negative impact on birds are anticipated.
Licensing Requirements for Bats	None required.
Required Actions	Detailed recommendations are given in Section 6 of this report and include the following: • Precautionary measures for bats, including what to do if bats are found during works; • Ecological enhancement for bats; and • Precautionary and enhancement measures for birds.

1. Introduction

1.1. Brief and Site Location

This report presents the findings of a bat and nesting bird survey undertaken at 7 Tregarn Road, Newport, NP18 2JS (OS Grid Reference: ST 38250 9055)¹. The survey was commissioned to inform a planning application, identify the potential for bats and nesting birds to be present, and to inform subsequent assessment of potential impacts.

The house lies within the administrative area of Newport City Council, the Local Planning Authority (LPA) responsible for determining the application.

1.2. Site Description

The house is located on a residential street and lies within the town of Langstone, approximately 4 kilometres from the city of Newport. The house is a two-storey detached structure, with a single storey extension at the western elevation with a single-storey garage and small entrance porch at the eastern elevation. The north, east and south of the site are bordered by a row of detached houses with large front and rear gardens. To the west lies a large network of open fields featuring hedgerow and treeline borders. The A48 runs 170 meters to the east.

The site boundary and immediate landscape context are shown on Plan 1.

1.3. Proposed Works

The proposed development comprises the demolition of the existing garage and front porch at the eastern elevation and the construction of a new two-storey extension at this elevation. These works have the potential to affect existing building features that may be used by legally protected bats and nesting birds.

A planning application has been submitted under reference 26/0011².

Existing and proposed plans are provided in Drawings 1 and 2: Existing Site Plans and Proposed Development.

1.4. Legislation and Planning Policy Context

1.4.1. Bats

All British bat species and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended by the 2019 EU Exit Regulations). It is an offence, amongst other things, to deliberately or recklessly kill, injure or

¹ Latitude and Longitude: 51.610392, -2.8931454 / what3words: scorching.capacity.bounded

² <https://publicaccess.newport.gov.uk/online-applications/applicationDetails.do?activeTab=constraints&keyVal=T8I7M5LCI3B00>

capture a bat, to damage or destroy a bat roost, or to disturb bats in a roost or place of shelter or protection. Bat roosts are protected whether or not bats are present at the time.

Where development works would affect roosting bats or their roosts, a licence from Natural Resources Wales (NRW) may be required. Further detail is provided in Appendix 1.

1.4.2. Nesting Birds

All wild birds, their nests, and eggs are protected under the Wildlife and Countryside Act 1981 (as amended) while nests are being built or are in use. It is an offence to intentionally take, damage or destroy an active nest.

1.4.3. Planning Policy Wales and the Environment (Wales) Act 2016

Planning Policy Wales (Edition 12, 2024) and *Technical Advice Note 5: Nature Conservation and Planning (2009)* require biodiversity and ecological considerations to be taken into account in the planning process. Section 6 of the *Environment (Wales) Act 2016* places a duty on public authorities to seek to maintain and enhance biodiversity and, in doing so, promote ecosystem resilience. Section 7 of the same Act identifies species and habitats of principal importance for maintaining and enhancing biodiversity in Wales. The findings and recommendations of this report are intended to support compliance with those legislative and planning policy requirements in relation to bats and nesting birds.

1.5. Survey Scope

The survey comprised the following:

- A preliminary bat roost assessment which included a survey for nesting birds; and
- Two dusk emergence surveys of the building.

1.6. Reporting

This report has been prepared to support planning application 26/0011 and to determine if a bat development licence is required. This report aims to:

- Describe the survey methods used;
- Present the survey findings, including identified potential roost features and any evidence of bats or nesting birds;
- Determine whether further survey work is required; and
- Provide recommendations in accordance with relevant legislation and planning policy, including licensing, mitigation, compensation and enhancement measures.

2. Methods

2.1. Desk Study

A desk study was undertaken to identify statutory designated sites, relevant habitat features, and publicly available information on bat roosts and activity within the local area to provide ecological context for the field survey.

Maps and aerial imagery of the site and surrounding landscape were reviewed to identify existing habitat features and land use. A 10 km search radius was applied for sites designated for bats, reflecting typical consultation zones for SACs associated with bat populations, while a 2 km radius was applied for all other statutory designated sites to identify potential ecological connectivity.

A review of Newport city council's online planning portal was undertaken to identify recent nearby applications (within the same postcode area and the last ten years) that were supported by bat survey data, to provide local context on bat activity and roost distribution. The ten-year period is considered proportionate given the small-scale nature of the works.

The desk study was used to provide ecological context and does not represent a comprehensive data trawl of all biological records held by Local Environmental Records Centres (LERCs). A formal LERC data search was not commissioned due to the limited scale and nature of the proposals (see Limitations section).

2.2. Field Study

2.2.1. Daytime Internal and External Inspection

A systematic daytime internal and external inspection of the property was undertaken by Jack Martin³ and Lydia Tutton⁴ on 5th March 2026 in accordance with the methodology for Preliminary Roost Assessments set out in Section 5.2 of *Bat Surveys for Professional Ecologists* (Collins, 2023, 4th edition). Survey equipment included a high-powered Clulite torch, binoculars, and a ladder to enable inspection of concealed and elevated features. Weather conditions during the survey were dry and sunny.

2.2.2. Assessment of Bat Roosting Suitability

The building's potential to support roosting bats was assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023, 4th edition) (see Appendix 2), using standard categories (negligible, low, moderate and high). The assessment considered the number, type and quality of potential roost features (PRFs), including their depth, shelter, thermal stability and darkness, together with the suitability of surrounding habitats for foraging and commuting.

³ Jack graduated with a BSc Zoology and a MSc Wetland Science and Conservation and is currently working as a Consultant Ecologist for Acer Ecology. Jack is listed as an accredited agent on Paul Hudson's bat licence (NRW Licence Number: S094527/2)

⁴ Lydia graduated with a Masters in Sustainability and Ecology and is currently working as an assistant ecologist at Acer Ecology. She is an accredited agent under the licence of Paul Hudson (NRW Licence Number: S094527/2)

2.2.3. Dusk Emergence Survey

Four surveyors undertook both of the dusk emergence surveys on the 7th of May and the 2nd of June 2026. Surveyor details can be found in Appendix 6.

Surveys were undertaken following the methodology detailed in Section 7.2 of the Bat Survey Guidelines (Collins, 2023). The surveyors were all equipped with Elekon Batlogger M bat detectors. The whole of the building was kept in view of the surveyors at all times. Each surveyor was also equipped with a Nightfox Red infrared camera. Video footage was subsequently viewed using VLC Media Viewer. Representative screenshots from the darkest point of each survey is provided in Appendix 5 to illustrate the field of view and visibility.

2.2.4. Nesting Bird Survey

Searches were undertaken for old nests and other indicators of previous nesting activity, such as accumulated nesting materials or guano.

All accessible ledges, eaves, cavities, voids, and external fixtures were inspected for evidence of current or historic nesting activity, including intact nests, nesting materials, or accumulations of bird droppings. Both surveyors are suitably experienced in identifying evidence of nesting birds.

2.2.5. Limitations

Survey Timings

Ecological surveys provide a snapshot in time, and species use of a site may vary seasonally or annually. This means that absence of evidence at the time of survey does not confirm long-term absence.

Although the survey was conducted in March, outside the main bat season, when most bats remain in hibernation and are difficult to detect, some may begin emerging during warmer periods, showing limited activity. Signs of past roosting (e.g., droppings, staining, feeding remains) may persist outside the active season and detectability can vary depending on roost type and environmental conditions.

Detectability

Small numbers of crevice-dwelling bats may occupy features without leaving visible evidence. Consequently, the assessment is based on observable features and professional judgement, not definitive proof of absence.

Local Environmental Records Centre Data Search

Given the small-scale, low-impact nature of the proposed works, the absence of land-take, or disruption of linear habitat features, and the limited potential for off-site effects, a Local Environmental Records Centre (LERC) data request was not undertaken, in line with CIEEM's *Guidelines for Accessing and Using*

Biodiversity Data (2023) guidance on proportionate use of biodiversity data⁵. While LERC data can offer useful contextual information, its omission is not considered to affect the robustness of the PRA or its conclusions.

Confidence of Survey Findings

Overall, confidence in the survey findings is considered high, reflecting good visibility of key features, comprehensive internal and external access, and the proportionate application of survey methods.

⁵ CIEEM's *Guidelines for Accessing and Using Biodiversity Data* (2023) states that biodiversity data should be utilised by all parties responsible for assessing the potential effects of their plans, actions, or decisions on biodiversity. This includes undertaking protected species surveys prior to works on existing buildings, particularly where bats have been confirmed or are considered highly likely to be present. However, Section 7.8 of the guidance emphasises that the use of biodiversity data should be proportionate to the scale and potential impact of the project. It notes that, in certain low-impact or small-scale residential developments such as extensions, loft conversions, installation of dormer or rooflight windows, or the conversion or demolition of a single modern agricultural or similar buildings, it may be acceptable not to commission a LERC data search at the Preliminary Roost Assessment stage. This must, however, be determined on a case-by-case basis and supported by clear professional justification.

3. Baseline Ecological Conditions

3.1. Desk Study

The desk study identified statutory designated sites, key habitat features, and contextual information relevant to bats within the local area.

3.1.1. Known Bat Roosts from Nearby Planning Applications

No confirmed bat roosts were identified within planning applications reviewed via the local authority planning portal over the past ten years. This absence of records does not confirm the absence of bats in the wider area but indicates no recent confirmed roosts associated with nearby developments.

3.1.2. Protected Sites

Designated sites were reviewed within 2 km and 10 km of the site to identify any statutory habitats of relevance to bats and to consider potential ecological connectivity at both local and wider landscape scales.

The locations of protected sites are shown in Plan 2: Protected Sites Within 2 km.

Statutory Sites Notified for Bats Within 10 km

No SACs or SSSIs designated specifically for bats are located within 10 km of the site.

Other Protected Sites Within 2 km

There are two additional SSSIs or SACs within 2 km of the house.

Table 1: Statutory Sites Within 2 km

Site Name	Description	Distance and Direction from Development Site	Information on Bats Within the Citation
Langstone – Llanmartin Meadows SSSI ⁶	The site comprises two unimproved wet meadows located in the same hydrological unit which are the remnants of a formerly more extensive low-lying area of meadow and fen.	0.68 km to the south	There is no mention of bats in the citation.
River Usk (Lower Usk) SAC ⁷ /SSSI ⁸	The River Usk SAC/SSSI is designated primarily for its internationally important aquatic habitats and species, rather than for bats.	1.88 km to the north	Although the site citation notes that riverside woodland provides valuable foraging and roosting habitat for species such as Daubenton's bat (<i>Myotis daubentonii</i>), bats

⁶ <http://citations.lercwales.org.uk/sssi/752.pdf>

⁷ <https://sac.jncc.gov.uk/site/UK0013007>

⁸ https://naturalresources.wales/media/663716/SSSI_1425_Citation_EN0016492.pdf

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			are not qualifying features of the designation. Consequently, while the River Usk contributes to the wider ecological network for bats at a landscape scale, the proposed development is not expected to result in any direct or indirect effects on the qualifying features of the SAC or SSSI.
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Non-statutory Protected Sites and Sites of Ecological Importance

Country Parks

The house does not lie within 2 km of any Country Parks.

Ancient Woodland Sites

Ancient woodland sites contribute to the local ecological network and may support bat foraging and commuting activity at a landscape scale.

The following table shows the ancient woodland sites within 2 km of the site:

Table 2: Ancient Woodland Sites Within 2 km

Ancient Woodland Site	
Ancient Semi-Natural Woodland (ASNW) ⁹	30 ASNW parcels within 2 km of site.
Restored Ancient Woodland Sites (RAWS) ¹⁰	Two RAWS within 2 km of site.
Plantations on Ancient Woodland Sites (PAWS) ¹¹	Five PAWS within 2 km of site.
Nearest Area of Ancient Woodland	ASNW 0.86 km south of the site.

⁹ Ancient Semi-Natural Woodland (ASNW) – broadleaf woodlands comprising mainly native tree and shrub species which are believed to have been in existence for over 400 years.

¹⁰ Restored Ancient Woodland Sites (RAWS) – woodlands which are predominately broadleaved now and are believed to have been continually wooded for over 400 years. These woodlands will have gone through a phase when canopy cover was more than 50% non-native conifer tree species and now have a canopy cover of more than 50 percent broadleaf.

¹¹ Plantation on Ancient Woodland Sites (PAWS) – sites which are believed to have been continuously wooded for over 400 years and currently have a canopy cover of more than 50 percent non-native conifer tree species.

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Ancient Woodland Context	The nearest restored ancient woodland (RAWS) lies 1.4 km north of the site. These ancient woodland sites contribute to the high-quality ecological network supporting foraging and commuting opportunities for bats and other wildlife. However, due to separation distance, development and the absence of direct vegetated or hydrological corridors, no significant direct or indirect effects on these sites are anticipated as a result of the proposed development.
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Protected Sites Summary

Given the limited scope for impacts outside of the footprint of the proposed works and built-up nature of the immediate surroundings, these designated areas are sufficiently distant that no significant direct or indirect effects are predicted. Therefore, they are not considered further in this assessment.

3.2. Field Study

3.2.1. Lighting

The site falls within an IPL Zone E3: Suburban lighting zone, with medium district brightness as defined by *Bats and Artificial Lighting in the UK*. Guidance Note (GN08/23) (Institute of Lighting Professionals and Bat Conservation Trust, 2023).

The site is subject to moderate levels of artificial lighting associated with surrounding residential development and street lighting, which reduces habitat suitability for light-averse bat species¹². Such illumination is likely to deter light-sensitive species (e.g., *Myotis* species, long-eared bats and horseshoe bats) from commuting close to the property, although pipistrelle species are expected to tolerate existing levels.

3.2.2. Ecological Context

The habitats surrounding the house include fields with tree and hedgerow borders to the west and large linked back gardens to the east, north and south. Whilst not completely continuous these habitats form an ecological network of habitat for foraging and commuting bats between the house and the surrounding landscape. Consequently, the site provides moderate-quality bat foraging and commuting habitat.

3.2.3. Building Description and Associated Bat Roosting Potential

The house was inspected internally and externally to evaluate physical characteristics relevant to bat roosting potential.

The table below summarises the key features of the house.

¹² Lighting can impact on bats' roosting sites, commuting routes and foraging areas.

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Table 3: Key Features of House and Associated Bat Roost Suitability

Feature	Description and Condition	Ecological Interpretation	Bat Roost Suitability
Building Type	The house is a two-storey detached structure constructed from brick (Photos 2 and 3). At the northern elevation there is a single-storey extension (Photo 1). There is a small entrance porch and large garage attached at the southern elevation (Photos 3 and 4).	N/A	N/A
Roof Structure	The main house roof is constructed from interlocking clay tiles (Photos 1 and 10).	The tiles appear flush, however, due to their design, small gaps are present at the bottom of each pitch (Photo 10) which could be utilised by opportunistic crevice dwelling bats.	Moderate
Chimney	There is a chimney present towards the east of the southern roof pitch (Photo 10).	The chimney and flashing around the base appear in good condition, providing limited potential roosting features for bats.	Low
Roof Void	There is an unused loft void within the main house - Loft void 1. The floor of the void is covered with insulation (Photo 11) and bitumen felt lines the sides (Photo 12).	The bitumen felt appears in good condition with limited gaps. No light ingress was seen, suggesting limited possibilities for void dwelling species to gain access.	Low
Soffits, Fascias and Bargeboards	The main house has uPVC fascias / bargeboards / soffits around the perimeter, with associated uPVC guttering (Photos 2, 3 and 8).	The majority appear in good condition and flush to the wall apart from a large gap between the fascia and soffit on the south-west corner (Photo 6), providing roosting opportunities for crevice dwelling bats.	Moderate
Windows and Doors	Numerous uPVC windows and doors are present around the perimeter of the house (Photos 1 and 3).	All appear in good condition and flush to the exterior wall with negligible potential for bats to gain access.	Negligible
Extension	A single-storey extension is present at the northern elevation. The extension has a flat roof with a pitched glass section in the middle. The walls are rendered with large areas of glass windows. There is uPVC fascias and guttering present (Photo 1).	All features on the extension appear in good condition, with limited gaps or access points present. The flat roof design prevented a close-up inspection however, from afar it appeared in good condition.	Low
Garage	A large garage is present, attached at the southern elevation. It is constructed from the same materials as the main house, with a large metal shutter (Photo 4) present on the southern elevation. There is a loft void present - loft void 2 - above the garage.	There is a large, elongated gap present between the fascia and the western elevation, providing access into the loft void for void and crevice dwelling species. Within the loft void, light ingress was seen from the southern elevation (Photo 13). However, no direct evidence of bats was recorded within the void.	Moderate

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Porch	A small entrance porch is present on the southern elevation (Photo 3), constructed from the same materials as the main house.	The tiles, flashing, fascias, doors and windows on the porch all appear flush with limited access points (Photo 9) or opportunities for crevice dwelling species.	Low
External Lighting	External lighting is present on the northern elevation of the extension, the porch and the garage.	The presence of external lighting may discourage light sensitive species from foraging or commuting around the building but current levels are unlikely to impact behaviour of more light tolerant species.	N/A

Although many individual building elements were assessed as presenting low suitability, the combination of confirmed access into the garage roof void, multiple external crevice features and the moderate quality surrounding habitat results in an overall assessment of moderate suitability in accordance with Collins (2023).

Photos Showing the House and its Features

Photo 1: Northern elevation



Photo 2: Western elevation

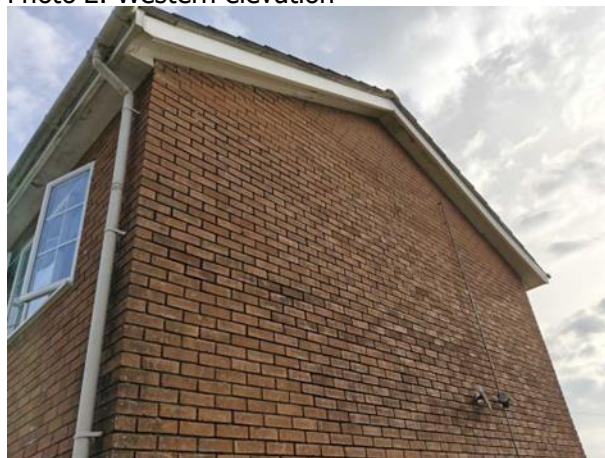


Photo 3: Southern elevation



Photo 4: Adjoining garage at southern elevation



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Photo 5: Eastern elevation



Photo 6: Gap between fascia and soffit at south-west corner (circled)



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Photo 7: Gap between fascia and western elevation of garage (circled)



Photo 8: Fascias and windows appear flush at southern elevation



Photo 9: Roof tiles, flashing and soffit box appear well sealed on porch at southern elevation



Photo 10: Tiles on main roof and flashing around chimney appear flush, with small access gaps present due to shape of tiles (circled)



Photo 11: Insulation within roof void 1 (main house)



Photo 12: Lining within roof void 1 (main house) appears well sealed, with no light ingress



Photo 13: Light ingress within loft void 2 (garage)



Potential Access Points for Bats

There are confirmed access points into loft void 2 (garage) through the raised fascia on the western elevation and the raised tiles / fascia on the southern elevation. The majority of features on the main house provide external roosting opportunities only.

Potential Roosting Features for Bats

The following potential roost features were recorded:

- PRF 1 – Large gap between fascia and soffit at south-west corner of main house (Photo 6);
- PRF 2 – Gaps in tiles at the base of roof pitches on main house and garage (Photo 10); and
- PRF 3 – Gaps between fascia and external wall on western elevation of garage (Photo 7);

3.3. Dusk Emergence Survey

The results of the dusk emergence survey is summarised below and in Plan 3:

Table 4: Summary of Conditions During Dusk Emergence Survey

	Survey 1	Survey 2
Date	07/05/26	02/06/26
Sunset Time	20:45	21:21
Start Time	20:30	21:06
Finish Time	22:15	22:51
Sunset Temperature (°C)	12	15
Rain	None	None
Wind (Beaufort scale)	2	2
Cloud Cover (Oktas)	8	7

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Table 5: Summary of Dusk Emergence Surveys Results

	Survey 1	Survey 2
Emergences	No bats emerged from or interacted closely with the building.	No bats emerged from or interacted closely with the building.
Important Commuting and Foraging Routes	Common pipistrelles (<i>Pipistrellus pipistrellus</i>), were observed foraging in the garden to the west of the property and within the vegetation to the south.	Common pipistrelles were observed foraging in the garden to the west of the property and within the vegetation to the south.
Bat Activity	Moderate levels of common pipistrelle, noctule (<i>Nyctalus noctule</i>), soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) were heard, with <i>Myotis sp</i> ¹³ also recorded. A single lesser horseshoe (<i>Rhinolophus hipposideros</i>) was recorded at 21:28 to the west of the building. This bat was heard and not seen and there is no evidence that it emerged or interacted closely with the building. It was likely commuting through the wider landscape rather than associated with the building.	Moderate levels of common pipistrellus and soprano pipistrelle were heard, with low level of <i>Myotis sp</i> also recorded.

¹³ Differentiation between *Myotis* species (especially when flying within confined spaces) is often problematic and not always possible. This is because of the use of frequency modulated calls (FM) which have highly overlapping features making it difficult to distinguish between species.

4. Evaluation

4.1. Summary of Field Work

The preliminary roost assessment and dusk emergence surveys found no evidence of bats roosting within or on the external parts of the house.

4.2. Suitability of Summer Roosts

Overall, the building is assessed as having moderate suitability to support roosting bats in accordance with the criteria set out in *Collins (2023)* (see Appendix 2). Accordingly, two dusk emergence surveys were undertaken, providing an appropriate level of survey effort to determine whether the building was being used as a bat roost.

4.3. Winter and Transitional Roost Potential

'Classic' Hibernation Potential

No classic hibernation sites (e.g. cellars, basements or voids maintaining stable conditions with high humidity and a temperature of less than 10 °C in winter) are present.

'Non-classic' Hibernation Potential

The building has low suitability for hibernating bats due to the presence of features such as gaps in roof tiles, gaps between fascia and soffit box , and gaps under fascia on garage providing sheltered roosting opportunities. However, the lack of direct evidence of bats found using the house during the preliminary roost assessment and dusk emergence survey makes it unlikely that the house would be used as a hibernation site.

4.4. Birds – Interpretation of Nesting Bird Survey

No evidence of current or historic nesting by birds was observed during either the preliminary roost assessment or dusk emergence surveys.

4.5. Overall Evaluation

Overall, the building was assessed as having moderate suitability for summer roosting bats and low suitability for hibernating bats. Two dusk emergence surveys were completed, during which no bats were recorded emerging from, re-entering or closely interacting with the building. Bat activity was associated with the surrounding garden and vegetated habitats rather than the building itself. The building is therefore considered unlikely to be used as a bat roost.

5. Impact Assessment

5.1. Potential Impact of Development on Bats

The survey effort indicates that it is unlikely that bats are roosting within the house and therefore no direct impacts on bats by the development are anticipated. Precautionary measures, including what to do if bats are found during works, along with enhancement measures for bats can be found in Section 6.

5.2. Potential Impact of Development on Birds

The survey effort indicates that it is unlikely that birds are using the house as a nest site and therefore no direct impact on nesting birds by the development is anticipated. Precautionary and enhancement measures for nesting birds are provided in Section 6.

6. Required Actions

The following recommendations are provided to ensure compliance with wildlife legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), and to support biodiversity enhancement in accordance with Planning Policy Wales (2024) and Section 6 of the Environment (Wales) Act 2016.

6.1. Licensing Requirements for Bats

A protected species licence is not required as the survey effort indicates a likely absence of roosting bats from the building.

6.2. Precautionary Measures of Bats

No evidence of any use of the house by roosting bats was recorded and it is therefore highly unlikely that bats or their roosts will be affected by the works. No precautionary timing conditions on works are required. However, it is not possible to rule out bat use entirely, and there is also a risk of an offence being committed if bats are present. The following recommendations are made to minimise risks to bats:

- It will be clearly understood, and contractors made aware, that in the event of any bats being found the contractor must halt works (if bats are encountered, the bat will be carefully covered over again). Appropriate advice will be obtained from a suitably qualified bat consultant, NRW, if necessary, a bat development licence obtained before work can resume;
- Contractors will check for the possible presence of bats on the undersides of roofing tiles, ridge tiles, fascias, soffits and bargeboards etc. as they are lifted off. This is especially important at the outset of the works, since once the works have started, the disturbance is likely to drive away any bats which are present voluntarily; and
- The services of an appropriately qualified and licensed ecological consultant will be available on an 'on-call' basis at all stages of the works to deal with any unexpected encounters with bats or nesting birds. Contact details of such will be held on site. Acer Ecology Ltd.

6.3. Ecological Enhancement for Bats

One Beaumaris Midi Bat Box (Appendix 7) will be installed on the masonry of the house upon the completion of works. It will be installed at least 3 m off the ground and away from windows and external lighting.

6.4. Precautionary Measures for Birds

No birds were seen nesting on the house and therefore it is highly unlikely that birds will be affected by the works. If any active nests are found during works, these will be protected and a buffer of approximately 5m will be placed around the nest until the nesting is complete and the young have fledged.

6.5. Enhancement Measures for Birds

One standard hole nest box and one open fronted nest box (Appendix 8) will be installed on the masonry of the building. They will be ideally orientated so it faces north or east.

6.6. Longevity of Report

In line with *CIEEM (2019)* guidance, if works do not commence within 12–18 months of this report, an updated inspection should be undertaken to confirm that site conditions and bat use remain unchanged.

7. References

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Collins, J (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London. Available at https://cdn.bats.org.uk/uploads/images/Resources/Bat-Survey-Guidelines-4th-edition-AMENDED-27.03.24.pdf?v=1711530275&_gl=1*_qhv03e*_qa*MjA2MjI2MTEwNi4xNzUwMjIyOTQ2*_qa_G28378TB9V*cZE3NTE1NjQ1ODUKbzMkZzAkDE3NTE1NjQ1ODUKajYwJGwwJGgw

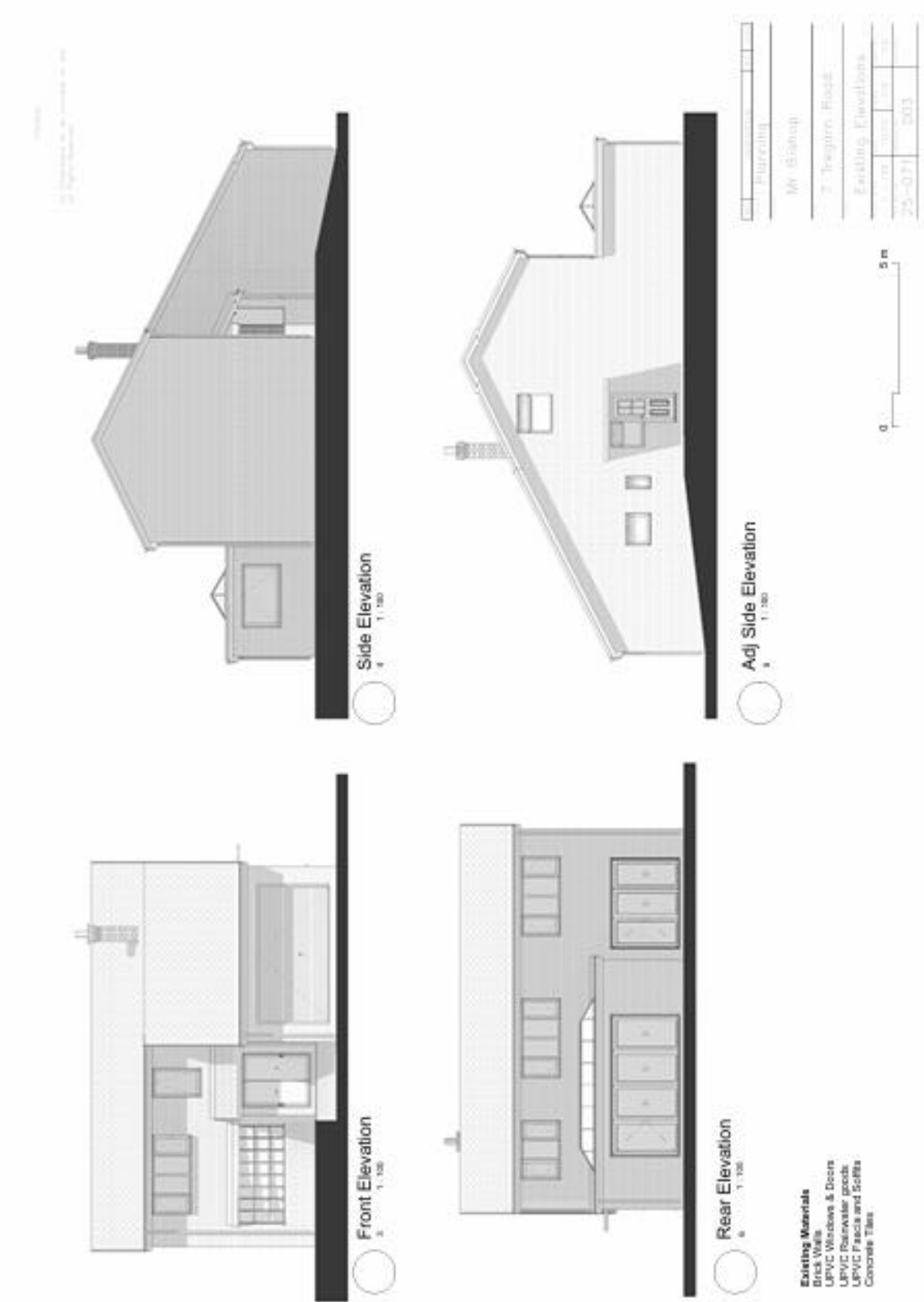
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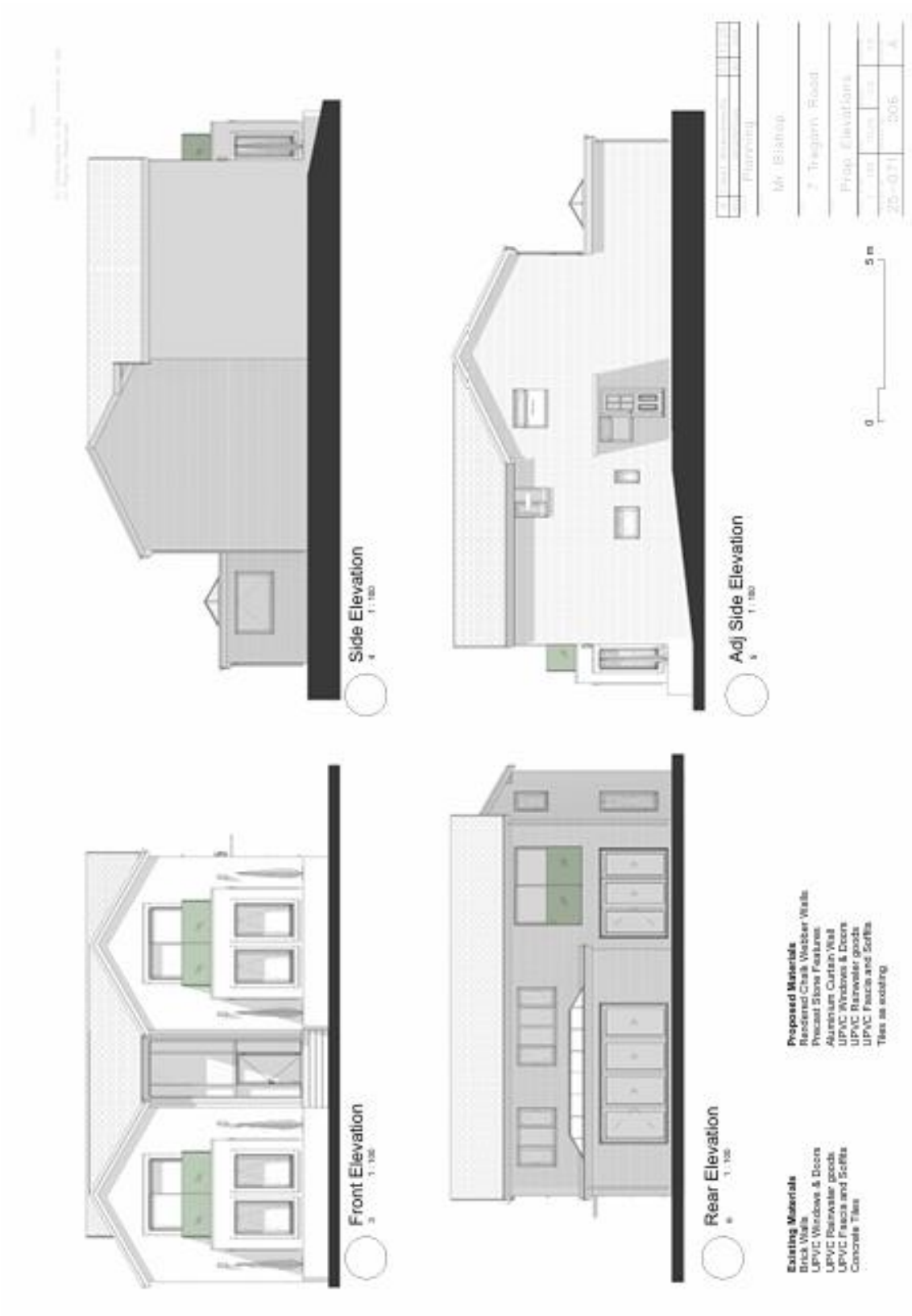
Planning Policy Wales, (2024) *Edition 12, February 2024*. Welsh Government. Available at <https://www.gov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdf>

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. (2021) *Birds of Conservation Concern 5: the population status of birds in the UK, Channel Islands and Isle of Man. British Birds 114. December 2021. 723–747*. Available at <https://britishbirds.co.uk/content/status-our-bird-populations>.

Drawing 1: Existing Site Plans



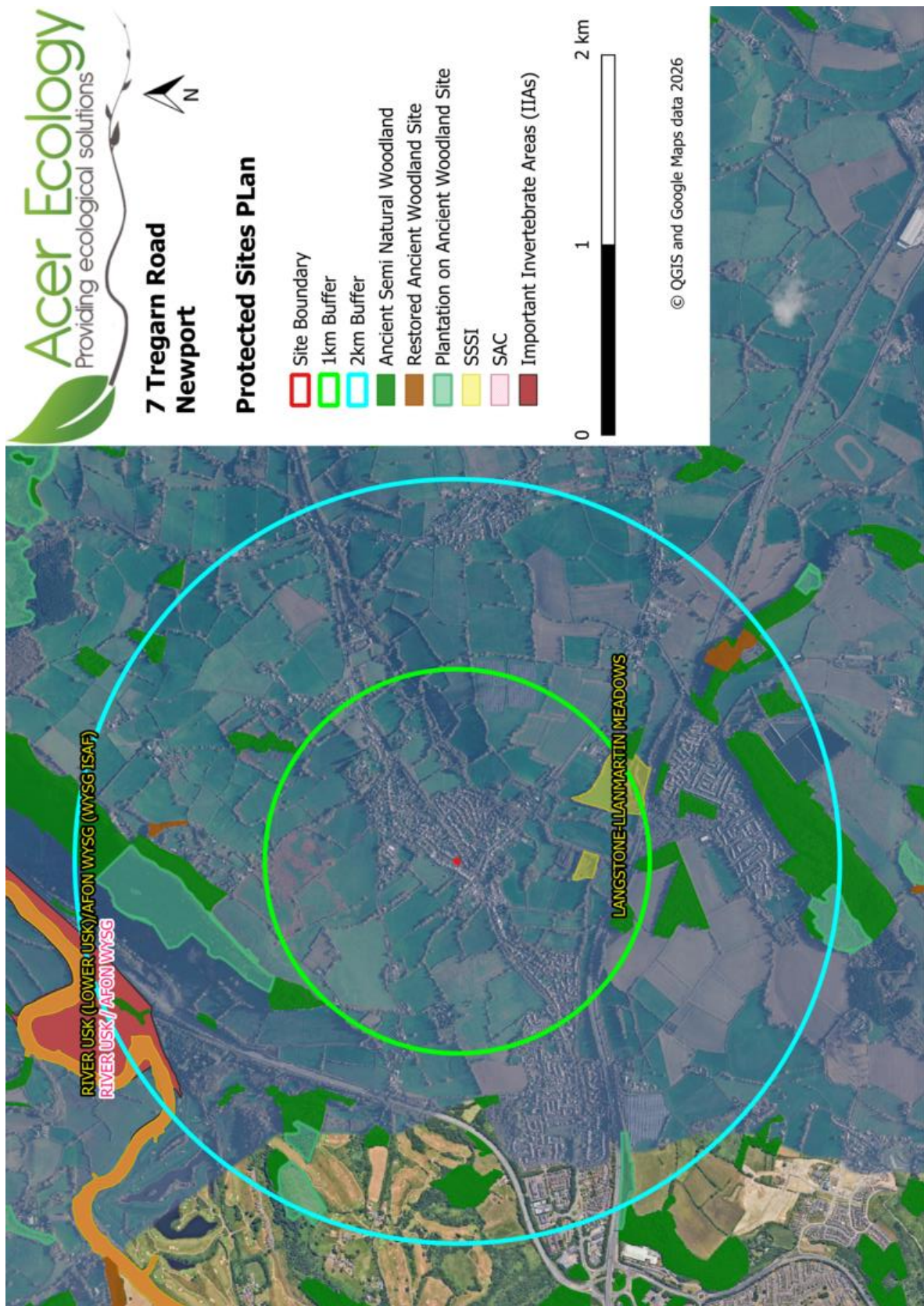
Drawing 2: Proposed Development



Plan 1: Location Plan



Plan 2: Protected Sites Within 2 km



Plan 3: Results of Dusk Emergence Surveys



Appendix 1: Bat Legislation Protecting Bats and Their Roosts

All British bat species, and any place used for shelter, protection, breeding, or resting¹⁴ (collectively known as roosts), are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017¹⁵ (as amended by EU Exit Regulations 2019¹⁶). Roosts are protected regardless of whether bats are present at the time of works.

Under this legislation, it is an offence to deliberately or recklessly:

- kill, injure, or capture a bat;
- disturb a bat;
- damage, destroy, or obstruct access to a bat roost (including those not currently occupied);
- possess or transport a bat or any part thereof unless lawfully acquired; or
- sell, barter or exchange bats or parts of bats.

Disturbance is defined as that which is likely to:

- impair a bat's ability to survive, breed, rear young, hibernate, or migrate; or
- significantly affect the local distribution or abundance of the species.

Bat Licensing Requirements

If a bat roost is likely to be affected by development, NRW may issue licences under the Conservation of Habitats and Species Regulations to permit activities that would otherwise be unlawful. Licences for certain activities can be granted providing "three tests" are satisfied, that is:

1. Purpose Test: The activity is for reasons of overriding public interest — including those of a social or economic nature — or for the purpose of preserving public health or safety, or providing environmental benefits of primary importance;
2. No Alternative Test: There is no satisfactory alternative to the proposed activity; and
3. Favourable Conservation Status Test: The action will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status within its natural range.

Where planning permission is required, licences are normally issued after consent has been granted.

A licence application must be accompanied by a detailed method statement outlining the works to be undertaken under the licence. The statement should demonstrate how the risk of harm to bats will be minimised during construction and how bat conservation will be maintained post-development. It should include:

- proposed mitigation measures (e.g. replacement or compensatory roosts);
- the works schedule and timing;
- number, size, and locations of bat access points;

¹⁴ <https://www.legislation.gov.uk/ukpga/1981/69>

¹⁵ <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

¹⁶ <https://www.legislation.gov.uk/ukdsi/2019/9780111179512>

- materials to be used (e.g. roofing, lining, fascias, soffits, bargeboards);
- lighting proposals;
- procedures if bats are discovered during works; and
- details of post-development monitoring.

The method statement must be supported by scaled plans and maps illustrating proposed mitigation features, often including cross-sections of access points and roosting areas. It should ensure that appropriate replacement or continued roosting opportunities are provided following completion of the works.

Planning Policy Wales

Section 6.4 Paragraph 6.4.5 of Planning Policy Wales Edition 12 (2023) that focuses on Biodiversity and Ecological Networks, Section 6 of The Environment (Wales) Act 2016¹⁷ that details the requirement for enhanced biodiversity and resilience of ecosystems, and TAN 5 all encourage developments in Wales to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally.

Section 7 of the Environment (Wales) Act 2016

Section 7 of the Environment (Wales) Act 2016 provides a list of the '*living organisms of principal importance for maintaining and enhancing biodiversity in relation to Wales*'. This includes seven bat species (soprano pipistrelle, barbastelle (*Barbastella barbastellus*), Bechstein's (*Myotis bechsteini*), noctule (*Nyctalus noctula*), brown long-eared (*Plecotus auritus*), lesser horseshoe (*Rhinolophus hipposideros*) and greater horseshoe bats (*Rhinolophus ferrumequinum*)).

¹⁷ <http://www.legislation.gov.uk/anaw/2016/3/contents>

Appendix 2: Guidelines for Assessing Potential Bat Roosting Suitability¹⁸

Potential Suitability	Roosting Habitats in Structures
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 ground/underground levels)
Negligible ¹⁹	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.
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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ²⁰).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (see footnote from low suitability) 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).
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 (see footnote from low suitability) and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	Evidence of bats or use of bats found.

¹⁸ Taken from Table 4.1 of the Bat Survey Guidelines (2023) 4th edition.

¹⁹ Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

²⁰ Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Appendix 3: Guidelines for Determining Required Number of Dusk Surveys

Roost Suitability	Minimum Number of Dusk Surveys Required ²¹
Negligible	None.
None.	None.
Low	One survey visit comprising of a dusk emergence survey ²² between May and August for structures.
Moderate	Two separate dusk emergence survey visits ²³ . Surveys must occur between May and September ²⁴ , with at least one survey between May and August ²⁵ .
High	Three separate dusk emergence survey visits. Surveys must occur between May to September, with at least two surveys between May and August.

²¹ Adapted from Tables 7.1 and 7.2 of the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023).

²² Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

²³ Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.

²⁴ September surveys are both weather- and location-dependant. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time, but may still pick up mating roosts.

²⁵ Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more. Survey timings should consider the prevailing conditions in the year of survey, which will vary geographically. In years with a cold spring, the surveys should not be started in early May or all be completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the optimum coverage includes the pre-parturition, post-parturition, and mating periods.

Appendix 4: Guidelines for Assessing Bat Habitat Suitability²⁶

Suitability	Commuting and Foraging Habitat
Negligible	Negligible habitat features on-site likely to be used by commuting and foraging bats.
Low	<u>Commuting Habitat</u> Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape. <u>Foraging Habitat</u> 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.
Moderate	<u>Commuting Habitat</u> Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. <u>Foraging Habitat</u> Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	<u>Commuting Habitat</u> Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. <u>Foraging Habitat</u> 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. <u>Proximity to Known Bat Roosts</u> The site is close to and connected to known roosts.

²⁶ Taken from Table 4.1 of the Bat Survey Guidelines (2023) 4th edition.

Appendix 5: Representative Darkest Point of Dusk Survey

Survey 1: 07/05/26



Survey 2: 02/06/26



Appendix 6: Surveyor Experience for Dusk Survey

Survey 1: 07/05/26

Jack Martin - Jack graduated with a BSc in Zoology and an MSc in Wetland Science and Conservation from Bangor University and is currently working as an Assistant Ecologist at Acer Ecology. Further details of his qualifications and experience can be found at <https://www.linkedin.com/in/jack-martin>

Megan Davies - Megan graduated with a BSc in Geography from Cardiff University and is working as an assistant ecologist at Acer Ecology.

Robbie James – Robbie holds a BSc and Masters in biosciences and has completed 4 seasons of bat surveying with Acer and other companies.

Finlay Ryder - Finlay graduated with an MPhil in Biosciences from Cardiff University. He is currently in his second season working as a subcontractor on dusk surveys with Acer Ecology.

Survey 2: 02/06/26

Jack Martin (as seen above)

Megan Davies (as seen above)

Finlay Ryder (as seen above)

Tilly-Rose Wilkin – Tilly graduated with a BSc in Wildlife Conservation with Zoo biology from The University of Salford and is currently studying an MSc in Global Ecology at Cardiff University. She is in her first season working as a subcontractor with Acer Ecology on dusk emergence surveys.

Appendix 7: Beaumaris Midi Bat Box

This bat box is made entirely from woodstone, a robust material comprising concrete and wood fibres. This means that, not only does the box have excellent insulating properties maintaining a more consistent temperature throughout the year, it also provides excellent protection from predators. The Beaumaris box has a single narrow cavity which makes it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Brandt's bat and whiskered bat. The interior of the box has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight.

Suitable for attaching to external walls and should be sited as high up on the façade as possible, at a height of at least 3m from the ground. Avoid siting under artificial lights. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes should ideally be clustered in small groups.



Midi:

- Height: 39cm
- Width: 29cm
- Depth: 6cm
- Weight: 4.4kg

Appendix 8: Examples of Open and Close Fronted Nest Boxes

Schwegler Bird Home



This nest box is for installation on external walls of buildings (including sheds and garages) and is suitable for a range of bird species. With a 32mm hole it allows entry to species such as coal tit, blue tit, great tit, redstart, nuthatch, house sparrow, tree sparrow and other species.

The recommended height is between 1.5m and 5m above ground with a south-east to south-west orientation.

Cleaning after the breeding season (wait until October) is advised to provide a clean nest for the following year, or utilisation by non-migratory birds for winter roosting.

Schwegler Bird Home



These should never be hung on trees or bushes as this could allow small predators to access the interior and predate nesting birds.

This nest box should always be installed on the external walls of houses, barns, garden sheds etc. It is designed to be hung so that the entrance is to one side (90° angle to wall).

Correctly positioned it can attract species such as black redstart, pied wagtail, grey spotted flycatcher, and occasionally robins and wrens.