

02nd October 2026

Queen Alexandra House
Cargo Road
Cardiff
CF10 4LY



For the Attention of: Mr. Will Ryan

PRELIMINARY ROOST ASSESSMENT (PRA) & DUSK EMERGENCE SURVEYS PRIOR TO SCHEDULED DEMOLITION WORKS – SHED 10, TOM LEWIS WAY, ABP NEWPORT

Dear Mr. Ryan,

I am writing with regard to the planned demolition works to be undertaken at Shed 10, Tom Lewis Way, Associated British Ports, Newport.

The building is scheduled for wholesale demolition.

ExCAL Limited were subsequently commissioned by Associated British Ports to undertake a Preliminary Roost Assessment (PRA) for bats at Shed 10, in order to determine its potential to support roosting bats, and establish whether further survey effort for bats would be required.

The location of Shed 10 at the ABP Newport site is presented in Figure 1 below:-

Figure 1 – Survey Building Location



Based upon the above, a Preliminary Roost Assessment (PRA) was undertaken in September 2026. The following sections briefly outline the results of the walkover survey.

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PRA & Dusk Emergence Survey – Report Letter
Shed 10, ABP Newport



Site Location and Scope of Proposals

The grid reference for the site is ST 31427 84912, and the site address is listed below: -

Shed 10
Tom Lewis Way
Associated British Ports
Newport
NP20 2WF

The scope of the proposals includes the wholesale demolition of all above-ground structures on site, including buildings and ancillary infrastructure.

Preliminary Roost Assessment (PRA) for Bats – September 2026

A full PRA of Shed 10 was undertaken in September 2026.

The buildings were surveyed both externally and internally for evidence of (and potential for) bats. The survey was undertaken by Steve Owen, a licenced surveyor (NRW Licence no: **S096241/1**).

The external inspections were undertaken during daylight hours from ground level. The interior of the buildings were also surveyed extensively for evidence of bats and for potential access/egress points for bats. All interior areas of the buildings were accessible during the survey, and the buildings possess no loft spaces.

The following evidence was sought during the PRA,:-

- The presence of potential access and egress routes for bats into and out of likely roosting sites and evidence of the use of such potential access points by bats such as scattered droppings, urine staining or scratching around entrances;
- Corpses or skeletons;
- Feeding remains;
- Bat droppings;
- Likely commuting routes and nearby habitat assessment for potential use by bats;
- Any other signs of use by bats including the presence of bats themselves.

In addition the overall site and its associated wider surroundings were also evaluated for the potential to support commuting and/or foraging bat species.

The internal inspections were undertaken during daylight hours and were aided by the use of a high-powered torch. All areas accessible to bats were searched for evidence of bats, including droppings and feeding remains.

Internal signs of roost access and egress points were also sought out during the survey, examples of these could include; light shining into internal building spaces from the exterior of the building or damage to any internal roof linings.

Bats regularly utilise specific areas within buildings which were searched as a priority for any bat fields signs. Examples of these are outlined below: -

- Dividing walls;
- Underneath ridge beams;
- Beneath hip joints and junctions;
- Timber/wall joints;
- Voids between blockwork;
- Staining above/around gaps;
- Droppings around gaps.

Roosting bats and signs of their presence are not always visible, so any potential bat roosting locations were also noted during the survey.

Limitations

External and internal inspections for bats can be undertaken at any time of year. The survey was conducted using the recommended equipment and was led by a licenced bat worker.

No significant survey limitations were noted during the survey and as such, no limitations were recorded which may have impacted the robustness of the results of the PRA for bats.

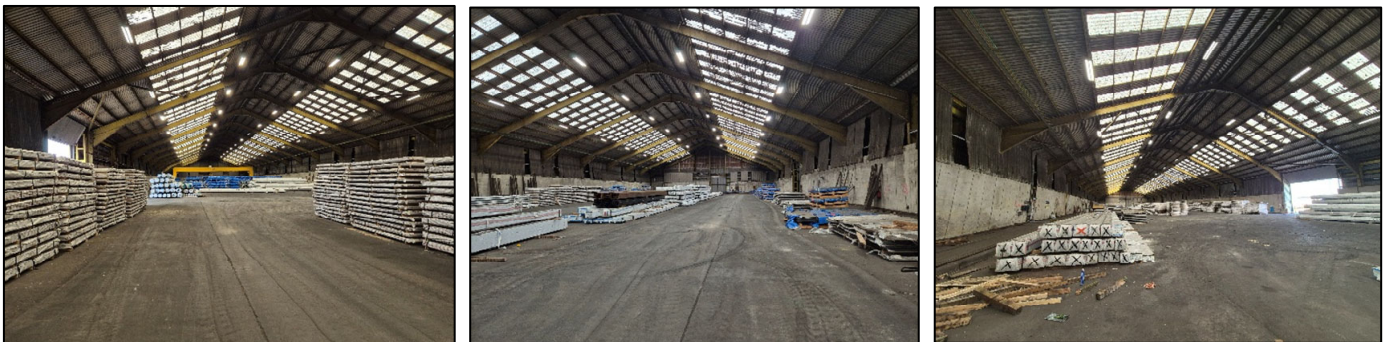
Survey Building Photographs

Photographs of the survey building are presented below: -

Figures 2, 3 & 4 – Building Exterior



Figures 5, 6 & 7 – Building Interior



Summary of Shed 10

Shed 10 is constructed from a combination of brick (suspected double skin) and single-skinned steel cladding. The brickwork making up the walls of the building have been covered by internal concrete barriers / slabs, and is subsequently obscured in many locations, however, some areas of damage to the concrete exposes voids situated between the brickwork making up the walls of the building and the interior concrete.

Furthermore, steel panelling making up the upper interior walls of the building are found to have peeled away in many locations, further exposing the aforementioned void to potential access/egress by bats.

The interior space of the warehouse is very well lit by both natural light (owing to the presence of translucent skylights within the roof) and artificial light (owing to the presence of substantial LED lighting), reducing the potential for the main section of the building to be utilised as a day roost by bats.

The interior space opens up to roof level, with steel framework and the underside of (suspected) single-skinned asbestos sheeting being visible from ground level. The building subsequently does not possess a loft.

However, as stated, some voids are present within the building interior which were largely assessed to offer potential roosting for crevice-dwelling bats.

Results of PRA for Bats

A Preliminary Roost Assessment (PRA) was undertaken of Shed 10 at the ABP Newport site in September 2026.

Direct evidence of bats in the form of numerous droppings (40 – 50) were identified within the interior of the survey building during the PRA. Furthermore, Potential Roosting Features (PRF's) for bats were identified within the building (in the form of small crevices in concrete blockwork along with small voids), and potential access/egress points for bats to the interior of the warehouse (largely via openings around roller shutter doors) were also identified, which may enable bats to access the aforementioned PRFs.

Further to the PRA, the survey building was subsequently categorised to possess **low potential (confirmed roost)** to support bats. Dusk emergence surveys were therefore recommended in order to categorise the roost (determine roost location, access orientation, species and estimated numbers, roost type etc.).

With the above being said, the PRA determined that the building does not offer hibernation or maternity potential for bats.

Initial Dusk Emergence Survey for Bats – September 2026

An initial Dusk Emergence Survey was subsequently undertaken in September 2026 by Steve Owen; a licenced bat surveyor (NRW Licence no: **S096241/1**) who was assisted by additional experienced ecologists.

Visual observations were supported by the use of ultra-sonic bat detectors. A combination of frequency division and real time expansion hand-held detectors (Anabat Express, Echo Meter Pro 2 & Heterodyne) were used, which detect ultra-sonic bat calls.

Furthermore, Night Vision Aids (NVAs) were also utilised during the survey, whereby Nightfox Whisker and Nova IR cameras were also deployed facing different aspects of the survey building.

Dusk emergence surveys using bat detectors are techniques used for locating roosts and gauging general bat activity in the area, and in this instance to determine whether the buildings within the survey area support roosting bats. The technique is based on the following principles: -

- The earlier a bat is observed at sunset, then the closer the roost (species dependent) is likely to be in relation to the surveyor's location;
- Bats fly away from their roost at sunset and the property was observed for emerging bats.

Bat echolocation calls were analysed using Analook software and bat species identified by comparison of sonograms with a reference of echolocation call parameters and library of known echolocation calls. Echolocation calls were assigned to species level where possible. Where this was not deemed possible, identification to genus level was made.

Emergence Survey for Bats – Limitations

The emergence survey was undertaken within the optimal time of year to undertake activity surveys (May – September), with the survey having been undertaken in September 2026.

Weather conditions in the preceding days had been fine, whilst the conditions on the day of the surveys were optimal.

The emergence survey provides a snapshot of the bat activity within the survey area at the time of survey itself. However, the survey results are considered to provide a realistic picture of the bat activity within the survey area, and best practice survey guidelines were followed.

Bat surveys undertaken using bat detectors are inherently biased as bats with louder calls (such as the *Nyctalus* species) will be recorded at a greater distance (and therefore more frequently) than species which use quiet calls such as *Plecotus* spp.

Long-eared bat (*Plecotus* spp.) is a species that generally only emerges in full darkness and which has a very quiet echolocation call, generally not detectable in the open if more than 2-3 m from the bat detector. As a result, long-eared bats are difficult to detect during activity surveys and it is likely this species is under-recorded during such surveys.

Species identification by sonogram is limited (to a certain extent) by similarities in call structure. In addition, all bats can modulate their calls according to the habitats they are navigating, their behavior and the information they require at the time. This imposes limitations on reliable analysis particularly between species in the genera *Plecotus*, *Myotis* and *Nyctalus*.

No rainfall occurred during the survey and the weather conditions were considered to be optimal to undertake activity surveys, with low wind speeds and a temperature which remained above 10°C throughout the duration of the activity.

The above survey limitations are unavoidable, and it is considered that they have not affected the robustness of the survey results for the purpose of this study. Therefore, it is considered that there were no limitations to the activity survey works.

Results of Dusk Emergence Survey for Bats – September 2026

Direct evidence of bats utilising the warehouse interior was recorded, whereby small numbers of species (<5) including soprano pipistrelle, common pipistrelle and suspected brown long-eared bat were recorded to forage within the building interior prior to emerging from the roller shutter door openings.

Recommendations

A second dusk emergence survey will be required to further categorise the roost, with this being undertaken within the coming week or two, and the information gained from both surveys will be used to support an EPS application to be submitted to NRW which will be required to facilitate the demolition.

Droppings from within the building have been sent off for DNA analysis, with the results expected to return within 10 working days. The results of the droppings will further bolster the survey effort and provide sufficient information to support the EPS as per the above.

A full PRA and Activity Survey report outlining the above in further detail will also be issued upon completion of the second dusk emergence survey.

I trust the above is acceptable, however if you wish to discuss any aspect of the above in further detail, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Steve Owen".

Steve Owen
Ecologist