



Bat Survey: The Rectory, Cardiff Road, Coedkernew, Newport, NP10 8TY



Instructed by: [REDACTED]

Reported by: Ecological Services Ltd
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Warning! The building is now a confirmed bat roost.

No works can be undertaken that may impact or disturb the roost without the legal owner being in possession of a European Protected Species License. Please refer to section 4 and section 9 of the report for further details.

If there is any doubt of what is permissible please contact the author on: Tel:07866461726 or Email rich@ecologicalservices.wales prior to any works commencing.

Disturbance or destruction of a bat roost is a criminal offence that may result in any granted planning permission being revoked, the legal owner receiving a fine and or a prison sentence.

1.0 Background and Purpose

1.1 The Rectory is set in rural countryside outside the village of Coedkernew. Planning permission is sought to extend and re-roof the building and renovate the building to help bring the building up to modern standards and regulations. This report will investigate if there is potential to disturb bats and will be used to assist the planning process.

1.2 To support the planning application a bat report has been commissioned to investigate if bats use the current property in any capacity during the maternity season, and for any evidence suggesting that bats use the property at other times of the year.

1.3 Previous bat emergence surveys were carried out by Ecological Services Ltd in August and September 2020. No bats were observed emerging from the building. As the previous survey work has now expired, updated survey work has been instructed.

1.4 The report is prepared and undertaken by Mr. Richard Watkins BSc., an experienced Natural Resources Wales licensed bat ecologist with 15 years experience, license number S0931358-1.

1.5 A data search was undertaken with SEWBReC to provide information on local bat species in the area. The data search did not identify any historic bat records for the building. Due to the localised nature of the project no designated SAC or SSSI for bats will be impacted upon.

2.0 Site Description

2.1 The Rectory is a detached, stone rendered building which is two storeys in height with a pitched slate roof. There is unlikely to be a cavity wall in the building.

2.2 The property dates back to in excess of 100 years and is situated in a rural environment. There is unlikely to be any ambient lighting within the vicinity of the property.

2.3 The nearest watercourse is a small reen complex which is part of a golf course approximately 1.26km to the south of the property.

2.4 The Rectory is situated in a rural environment outside the village of Coedkernew. There are substantial amounts of open agricultural fields surrounding the property and there is a wooded copse to the south of the property. The property and there is optimal ecological connectivity for bats to the wider environment.

2.5 The National Grid Reference of the site is: **ST 2608 8390.**

3.0 Report Constraints

3.1 The report is solely concerned with bats in relation to this building. Trees and other buildings not mentioned directly have not been included in this report.

3.2 Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviours. The survey methods employed can provide evidence for the potential presence of bats at the times when the site was visited. Although the methods follow best practice guidance and were carried out in

such a way as to maximise the chances of detection, failure to detect the target species cannot be considered as definitive proof of their absence.

3.3 Even though bats are habitual creatures they can still move to new roosts if more suitable. Therefore this report cannot predict the status of the structure in regard to bat occupancy in the future. This report should be acted upon as soon as practical. Natural Resources Wales will only accept survey data up to two years old from date of issue for licence applications, although some Local Planning Authorities will only accept survey data up to eighteen months old. If planning or building works are delayed, it is the responsibility of the client to discuss and gain approval from the *author* before work commences.

4.0 Legal Constraints

4.1 Bats, and any place a bat uses for breeding or shelter, either currently occupied or unoccupied are protected by European and British law, predominantly by **The Conservation of Habitats and Species Regulations 2017**, which are the principal means by which the Habitats Directive is transposed from European directive into law in England and Wales.

4.2 In summary this law states that it is an offence to:

- **Deliberately capture or kill a bat**
- **Deliberately disturb a bat**
- **Damage or destroy a breeding site or resting place of a bat**
- **Keep; transport; sell; exchange or offer for sale or exchange a living or dead bat or any part of a bat**

4.3 ‘Deliberately’ may also be interpreted, as not intending to injure or kill a bat but having done so due to being insufficiently informed and unaware of the consequences of the action.

4.4 For a more comprehensive description and exact wording of the legislation please refer to:

<http://www.legislation.gov.uk/ukxi/2010/490/contents/made>

4.5 Where there is a risk that a bat roost may be present, it is incumbent upon the owner to commission a specialist bat survey to identify bat roosts before any work commences. Maximum penalties for offences relating to disturbance to bats or their roosts can amount to imprisonment for a term not exceeding six months or fines of up to Level 5 on the standard scale under the Criminal Justice Act 1982/1991 (i.e. £5000 in April 2001) per roost or bat disturbed or killed, or to both.

4.6 If a bat roost is discovered, no work that could affect the roost can be undertaken until Natural Resources Wales grants a licence endorsing the work. A thorough method statement and adequate mitigation proposal will need to be submitted to support any licence application.

4.7 The Environment (Wales) Act 2016 puts an onus onto responsible bodies such as Local Planning Authorities to not only preserve, but also to enhance biodiversity meaning that planning applications must offer an element of ecological gain as well as preserving any aspects of ecological importance.

5.0 General Information

5.1 Bats are unable to build roosts themselves but instead rely on both man made and naturally occurring features to provide suitable accommodation. Bats generally prefer older buildings built with traditional materials, as traditional building methods provide more opportunities for gaps and entrances to buildings. Traditional cut roofs are preferred to a roof with trusses. Bats also prefer to roost where the external roost area has access to sunlight during the day such as south facing roof elevations.

5.2 Bats can utilise the following features on a building; end tiles, barge boards, soffit, gable ends, porches, lead flashing, hanging tiles, ridge tiles, broken tiles, eaves, sash window frames, wood cladding, fascia boards, window sills and internal roof spaces and timbers. Although this list demonstrates the most popular roosting sites it is by no means definitive. Bats can use apertures as small as 10mm in diameter to gain access.

5.3 The U.K bat population is divided into two distinct families, Rhinolophidae and Vespertilionidae. In general, Rhinolophidae (Horseshoe) bats differ in their roosting requirements to Vespertilionidae (the remainder of UK bat species). Horseshoe bats prefer to roost in large areas such as internal attic spaces and hang in the open from the roof of the roost. They tend to roost in visible clusters to maintain the high temperatures that a maternity colony needs. Horseshoe bats also prefer free flight access and egress into the roosting area. Horseshoe bats tend to be more light averting to other UK bat species, and routinely fly around the internal roosting area to warm up before exiting. It is noted that Plecotus (Long Eared) bats share some of these preferences. Vesper bats are, on the whole, crevice dwelling bats who squeeze into small apertures to access the roost. These, like Horseshoe bats, will cluster in maternity colonies, but are normally hidden from view. Vesper bats, with the exception of Long Eared bats, do not require a large internal roost to fly around before exit. Long Eared bats, although part of the vesper family, are very light averting and will, on occasions share the roosting patterns of both Horseshoe and crevice dwelling species.

6.0 External Scoping Survey

6.1 The original external scoping survey was undertaken on the **20th August 2020**. An updated external scoping survey was undertaken on the **7th June 2025** in conditions of good natural light. All external aspects of the building were comprehensively evaluated for roost potential. Evidence was also sought for any staining or droppings which could suggest bat occupation.

6.2 The building was inspected for overt evidence of bat presence and occupation such as:

- Staining around the entry of roosting point caused by oils secreted by the bat into its fur
- Scratching on surfaces caused by the bat in the acts of take off and landing
- Bat droppings on walls; floors; roof voids; window sills or panes and barge boards
- Urine stains below a possible entrance site, within the entrance to a cavity or on timbers used for roosting
- Bats can produce chatter on warm evenings prior to leaving the roost. A heterodyne bat detector is used to help determine this
- Flies around the entrance or on the floor of possible roosts, which may be attracted to bat guano

6.3 Due to the age and condition of the building, there were a limited number of opportunities present for bats to access and use the building and those that were available were deemed as having low to moderate potential for roosting bats. A number of loose and raised slates and raised ridge tiles were observed around the building and a missing ridge tile offered limited access points for bats. The roofline was very tight.

6.4 No droppings or evidence of bats were discovered on any external features.

6.5 No evidence of nesting bird use of the building was observed during the scoping survey.



6.7 A small number of additional features or obvious signs of damage or deterioration of the building were noted during the 2025 survey visit.



7.0 Internal Scoping Survey

7.1 The internal scoping survey was undertaken on the **7th August 2025** by Mr. Richard Watkins BSc., an experienced Natural Resources Wales licensed bat ecologist with 15 years experience, license number S0931358-1.

7.2 There were two attic spaces within the property. The front smaller attic space was of a traditional cut design; lined and partially boarded out with insulation covering the majority of the floor. This space was not fully accessible due to the size. The larger attic space was fully accessible and was of a traditional cut design; lined and partially boarded out with insulation covering the majority of the floor. There were small areas of light ingress within the spaces.

7.3 A small number of bat droppings indicative of a Pipistrelle Species (*Pipistrellus sp.*) of bat were observed within the larger attic space.





8.0 Emergence Surveys

8.1 The emergence surveys were carried out during the maternity season and adhered to current best practice guidelines. These surveys were conducted from half an hour before sunset until two hours post sunset. The surveyors used are all experienced bat counters who have undergone sufficient training in basic bat ecology and bat activity. All sound analysis was undertaken by Richard Watkins.

8.2 The 2020 emergence surveys found the following:

- **20th August 2020 - No bats were observed emerging from the building.**
- **14th September 2020 - No bats were observed emerging from the building.**

8.3 The emergence surveys gave extra consideration to the features identified during the external scoping survey which could be utilised by bats.

8.4 First Top Up Survey on 8th June 2025

- Sunset: 21:27
- Weather: Dry and calm with approximately 20% cloud cover
- Temperature: 14 degrees celsius
- Surveyors: James Day; Allen Harvey; Matthew Kedward and Ryan Offers

1 Common Pipistrelle (*Pipistrellus pipistrellus*) was observed emerging from underneath a raised ridge tile to the western elevation of the building.



8.5 Second Top Up Survey on 25th July 2025

- Sunset: 21:11
- Weather: Dry and calm with approximately 30% cloud cover
- Temperature: 17 degrees celsius
- Surveyors: Allen Harvey; Matthew Thomas; Kieran Turner and Richard Watkins

1 Common Pipistrelle was observed emerging from underneath a raised ridge tile in the centre of the roof.



1 Common Pipistrelle was observed emerging from underneath a raised slate to the southern aspect of the roof.



8.6 The weather conditions were dry and calm with little wind and no rain and therefore conducive for bat activity. The temperature was above 10 degrees celsius during the emergence surveys.

8.7 The best viewing conditions were obtained.

8.8 Echo-meter Touch 2 Pro bat detectors were present to acoustically record any bat calls. Nightfox Night Vision Goggles with record features were also used alongside additional infrared spotlights. These were positioned with the surveyors.

8.9 Analysis of sound recording on bat detectors:

Species of Bats Recorded Emerging from the Building:	
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>

Species of Bats Recorded In the Area:	
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>
Noctule	<i>Nyctalus noctula</i>
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>

8.10 During the 8th June 2025 emergence survey, a very low number of bat calls were recorded. 1 Common Pipistrelle was observed emerging from the building. A small number of Common and Soprano Pipistrelles were observed foraging around the building.



8.11 During the **25th July 2025** emergence survey, a very low number of bat calls were recorded. 2 Common Pipistrelles were observed emerging from the building. A small number of Noctule's were observed foraging high over the site and a small number of Common Pipistrelles were observed foraging around the building.



8.12 Examples of NVA Still Shots:





9.0 Concluding Remarks and Recommendations

9.1 During the 2020 emergence surveys, no bats were observed emerging from the building. However, during the 2025 emergence surveys, bats were observed using the building as a day roost.

9.2 Common Pipistrelles (*Pipistrellus pipistrellus*) were observed emerging from the building during the 2025 emergence surveys. Common Pipistrelles are a common species of bat and are often found roosting in buildings. These types of bats are more tolerant to light disturbance than other species of bats.

9.3 Throughout the surveys, a very low number of bat calls were recorded and a maximum of 2 bats were observed using the building as a day roost.

9.4 The 2025 emergence surveys did not identify a maternity roost within the building. The bats using the building as a day roost are probably male or non-breeding females.

9.5 The building did not offer significant hibernation potential for bats.

9.6 Evidence of nesting bird use at the eaves of the building was observed during the surveys. Any building works must if possible be completed outside of the bird nesting season of March to August inclusive. If works are to proceed in the nesting bird season then a suitably qualified ecologist must first inspect the building for active birds nests. No works can commence until any active birds nests become vacant.

9.7 The building was assessed as having low to moderate potential for bat use and the building and its condition offered a limited number of opportunities for bat occupation and roosting potential.

9.8 The property is located in an area with excellent ecological connectivity for bats to the wider environment and the surrounding environment does offer potential for bat use.

9.9 There was no ambient lighting within the vicinity of the property.

9.10 The building is now a confirmed bat roost. No work that could affect the bat roost is permitted by law, without the permission from Natural Resources Wales, including any works to the roof. Direct illumination of the building is also not permitted, as this could constitute disturbance. (Please see Section 5 of this report for further information).

9.11 As the building is proposed to be re-roofed, the confirmed bat roosting location will be destroyed. Therefore a European Protected Species Licence, issued by Natural Resources Wales will be legally required to destroy the roost.

9.12 If planning is approved, the legal owner must apply and be in possession of a European Protected Species Licence to destroy the roost, this is issued by Natural Resources Wales. This will take approximately 40 working days to be issued. This licence would have to offer a methodology to ensure that any loss of roosting sites be replaced and preferably enhanced in the new build and the project be undertaken in a way which minimises any risk to bats. An ecological clerk of works will be appointed and retained for the duration of the project.

9.13 A bat box will be erected prior to works in a suitable location by a suitably qualified ecologist. This will be used to relocate any bats found during an ecological soft strip of the building under European Protected Species Licence.

9.14 A detailed external lighting plan will be required to minimise any external light disturbance to the bats using the building and surrounding area. Any new external lighting must not directly illuminate any roosting location. Any external lighting must be downward angled and activated by passive infrared. The lights will be baffled to avoid any unnecessary lateral or vertical light spill. The lux levels of any external lights will be as low as required for health and safety purposes.

10.0 Proposed Mitigation

10.1 To comply with Natural Resources Wales and the Environment (Wales) Act 2016, ecological gain will be included into the scope of works. This will consist of:

2 Vivara Pro WoodStone Bat Boxes, built integral into the block work. Care must be taken not to obstruct the access slots.

1 PRO-UK Rendered Build-In Swift Box, built integral into the block work. Care must be taken not to obstruct the entrance hole.

If any of the above products are not available, then further advice must be sought from a suitably qualified ecologist regarding a suitable replacement product.

10.2 It is proposed that new roosting for bats be created by building two Vivara Pro WoodStone Bat Boxes into the block work; one on the eastern elevation and one on the western elevation. **Care must be taken not to obstruct the access slots.**



10.3 Bat mitigation will benefit from the southern elevation or an elevation where there is direct access to sunlight as the bats can tolerate and prefer high levels of temperature in their roost.

10.4 One PRO-UK Rendered Build-In Swift Box will be built into the block work on the northern elevation of the building. **This will not be situated on a south facing elevation. Care must be taken not to obstruct the entrance hole.**



10.5 Any nesting bird mitigation will not be suited on the south elevation as this may experience excess heat from the sun.

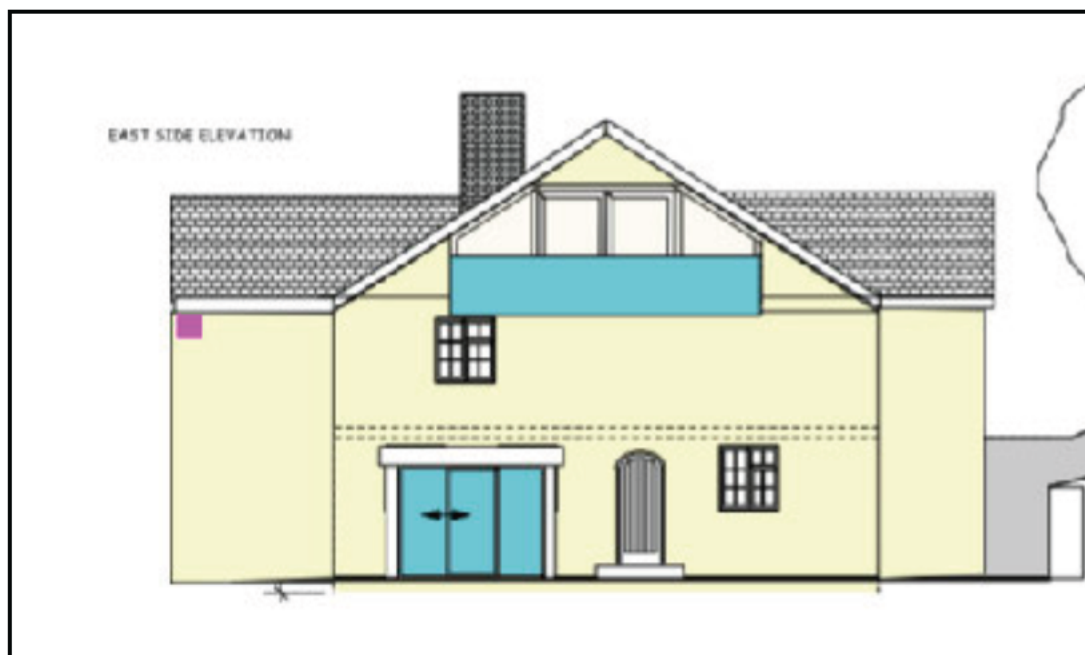
10.6 Direct and prolonged illumination of the building, especially near any roost entry points or bird boxes must be avoided as this will cause disturbance.

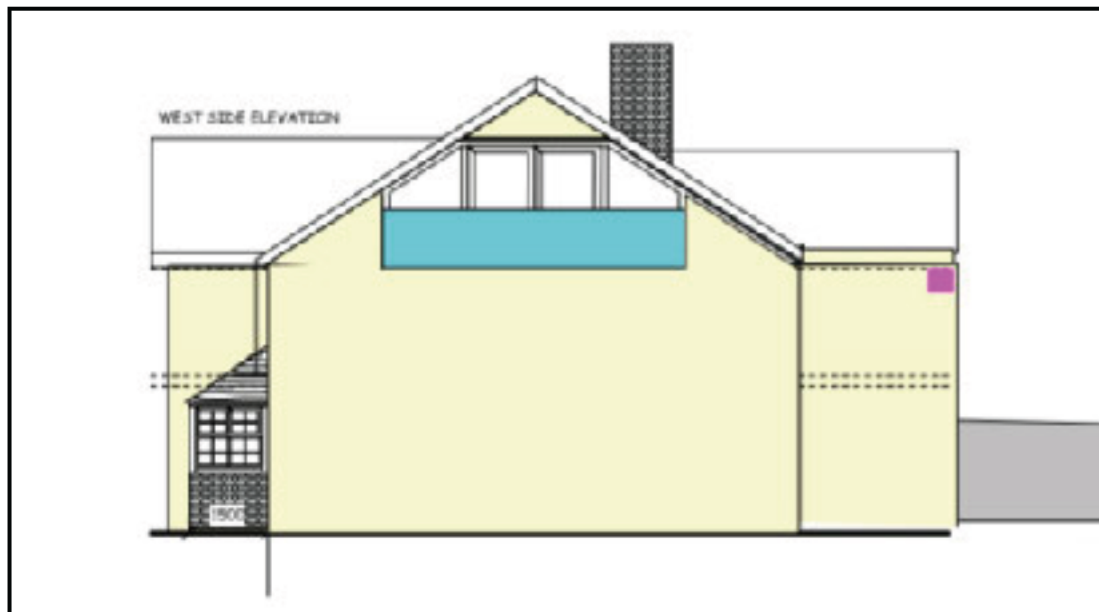
10.7 Where practical, all bat features should be located far enough from any windows to avoid any direct light spill, at least a minimum of 2 metres away.

10.8 On occasions the suggested mitigation can be in short supply. Please order the mitigation as soon as practical to avoid supply issues during the building phase. If supply is depleted please seek advice from a suitably qualified ecologist on a suitable replacement prior to the purchase.

10.9 Recommended Locations of Bat and Bird Mitigation:

-  **Location of PRO-UK Rendered Build-In Swift Box**
-  **Location of Vivara Pro WoodStone Bat Box**





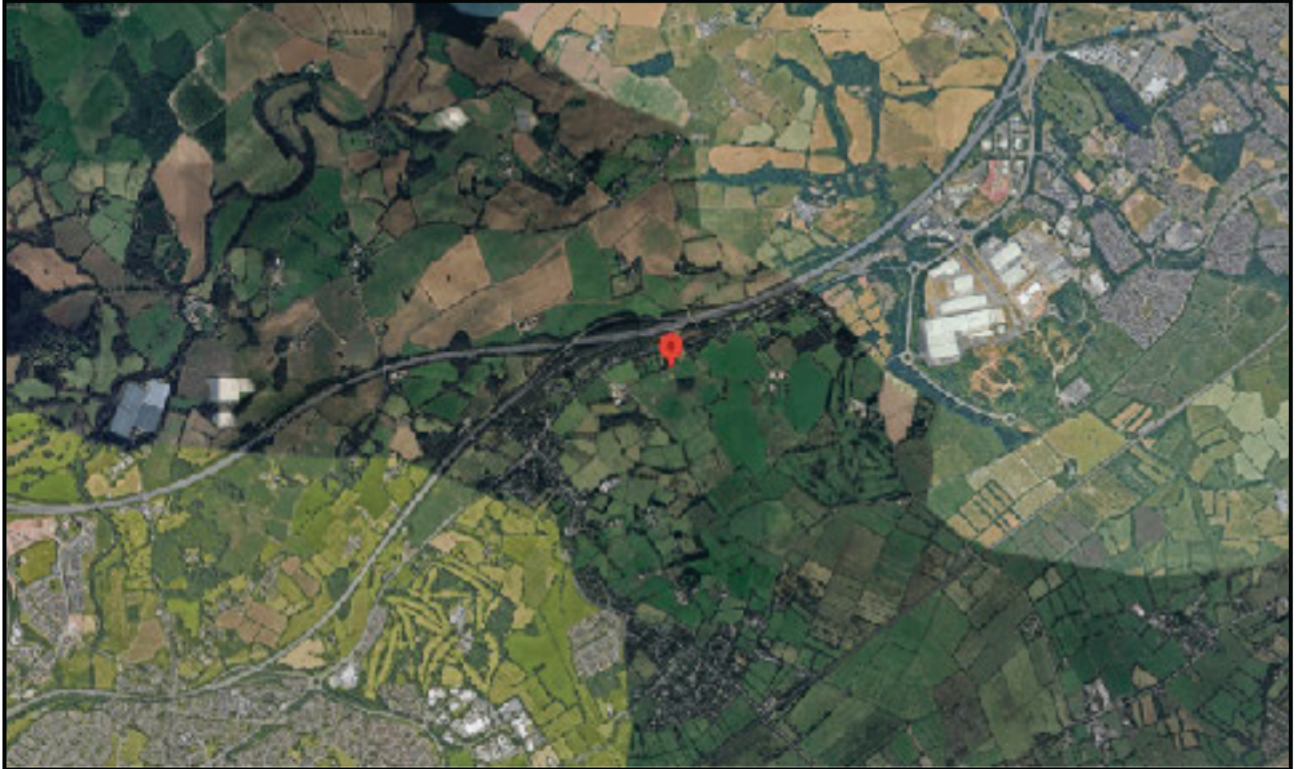
11.0 Appendix

Aerial Site Photograph

Surveyor & NVA Positions

OS Map

Aerial Site Photograph



The site in its wider environment offering excellent ecological connectivity to the surrounding habitat.

Surveyor & NVA Positions



OS Map National Grid Reference ST 2608 8390

