



Bat Survey: Midway Lane, Abergavenny



Instructed by: Hopgrove Construction Ltd

Reported by: Ecological Services Ltd

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Aerial Site Photograph

Surveyor & NVA Positions

OS Map

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 buildings being surveyed comprise a Victorian dwelling and a detached outbuilding which are situated in a semi-urban environment along the residential street of Midway Lane in the village of Mardy, to the north west of the market town of Abergavenny. The buildings are not currently in use and planning permission is sought to demolish the existing buildings and create a residential development within the site boundary. This report will investigate if there is potential to disturb bats and will be used to assist in the planning process.

1.2 An Ecology Summary Note for the site was produced by Soltys Brewster Ecology in July 2025. An external assessment of the buildings onsite were undertaken in July 2025. There were two shipping containers; two animal shelters; two ruins and two wood stores within the boundary of the property, however, these were assessed as having negligible bat roosting potential and therefore no further survey work was recommended for these structures. Due to the number of potential bat roosting features, the dwelling was assessed as having high bat roosting potential and the detached outbuilding was assessed as having low bat roosting potential. Therefore, bat activity surveys on these two buildings were recommended.

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

1.4 The report is prepared and undertaken by Mr. Richard Watkins BSc., an experienced bat ecologist with 15 years experience, license number S096081/1.

1.5 A data search was undertaken with SEWBRc (0267-174) to provide information on local bat species in the area. The data search did not identify any historic records of bats being present in the buildings. The nearest recorded roosts are approximately 565m from the property which is an historic record for a Pipistrelle Species (*Pipistrellus sp.*) roost from 1986 and 640m from the property which is a record for a Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) night roost; a Lesser Horseshoe Bat (*Rhinolophus hipposideros*) hibernation roost and a Soprano Pipistrelle (*Pipistrellus pygmaeus*) day roost from 2016

1.6 There are various non-roosting records for bats, the nearest being approximately 50m from the property which is an unclassified record for a Common Pipistrelle (*Pipistrellus pipistrellus*); 90m from the property which is an unclassified record for an unidentified bat species and 285m from the property which is a record for a foraging/commuting Noctule (*Nyctalus noctula*).

1.7 *The property is within 10km of 1 designated SAC and 5 SSSI for bats, however, due to the localised nature of the proposed works, these protected sites will not be adversely affected.*

<u>SAC Within 10km</u>	<u>SSSI Within 10km</u>
Usk Bat Sites	Bloreng Foxwood Gilwern Hill Mynydd Llangatwg

SAC Within 10km	SSSI Within 10km
	Siambre Ddu

2.0 Site Description

2.1 The buildings being surveyed comprise a Victorian dwelling and a detached outbuilding which sits to the north of the dwelling.

2.2 The detached Victorian dwelling is pebbledash rendered and two storeys in height with a multiple pitched slate roof; a number of chimneys; a number of pitched roofed dormers and timber fasciae and soffits. The building comprises a number of more modern, brick and stone built extensions to the western elevation of the building. The extensions consisted of a mixture of pitched tiled roofs and flat felt roofs and areas of timber fasciae.

2.3 The detached outbuilding is single storey and brick built with a pitched slate roof.

2.4 The buildings date back to in excess of 100 years and are situated in a semi-urban environment. There is unlikely to be any ambient lighting within the vicinity of the property.

2.5 The nearest significant watercourses are the River Gavenny, approximately 350m to the east of the property and the River Usk, approximately 2.4km to the south of the property at their nearest points.

2.6 The property is situated in a semi-urban environment along the residential street of Midway Lane in the village of Mardy, to the north west of the market town of Abergavenny. The property is immediately situated in substantial formal gardens which contain large trees. There are substantial amounts of open agricultural fields surrounding the Mardy village and there are riparian corridors along both of the watercourses in the area. There is good ecological connectivity for bats to the wider environment.

2.7 National Grid Reference of the site is approximately: **SO 3069 1594**

3.0 Report Constraints

3.1 Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year; migration patterns and behaviour. 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.

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

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 or 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 and 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 UK 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 external scoping survey was undertaken on the **9th June 2026** and in conditions of good natural light. All external aspects of the buildings were comprehensively evaluated for roost potential. Evidence was also sought for any staining or droppings which could suggest bat occupation.

6.2 The buildings were inspected for overt evidence of bat presence and occupation such as:

- Staining around entry of roosting points 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 cills 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 dwelling, there were a number of opportunities present for bats to access and use the building and those that were available were classed as having high potential for roosting bats. There were raised slates and ridge tiles; apertures between the soffits and the walls; apertures at the corners and apexes of the dormers; areas of slightly raised lead flashing; raised tiles on the extensions and apertures between the soffits and the walls on the extensions. Due to the age and condition of the outbuilding, there were a limited number of opportunities present for bats to access and use the building and those that were available were classed as having low potential for roosting bats.

6.4 No droppings or evidence of bats were discovered on any external features. However, this does not prove that bats are absent from the buildings.

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

6.6 Examples of apertures allowing access to cavities in the buildings:

Outbuilding







7.0 Internal Scoping Survey

7.1 The internal scoping survey was undertaken on the **9th June 2026** by Aislinn Harris, a Natural Resources Wales licensed bat ecologist, license number S095550/1.

7.2 There was no internal attic space within the outbuilding.

7.3 There was an accessible attic space within the main dwelling. The space was lined; centrally boarded out and of a traditional cut design. There was also a small attic space within a single storey lean-to section to the western elevation of the dwelling which was lined.

7.4 No droppings or evidence of bats were discovered on any internal features.



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

8.3 First Emergence Survey on the **dwelling and the outbuilding on the **10th July 2026****

- Sunset: 21:29
- Weather: Dry and calm with approximately 30% cloud cover
- Temperature: 28 degrees celsius
- Surveyors: Christian Bridgeman; Allen Harvey; Ryan Offers; Debbie Parry; Mason Smith; Kieran Turner and Scott Watkins

No bats were observed emerging from the buildings.

8.4 Second Emergence Survey on the **dwelling on the **2nd August 2026****

- Sunset: 20:59
- Weather: Dry and calm with full cloud cover
- Temperature: 15 degrees celsius
- Surveyors: Christian Bridgeman; Allen Harvey; Ryan Offers; Debbie Parry; Mason Smith and Scott Watkins

No bats were observed emerging from the building.

8.5 Third Emergence Survey on the **dwelling on the **27th August 2026****

- Sunset: 20:59
- Weather: Dry and calm with full cloud cover
- Temperature: 15 degrees celsius
- Surveyors: Jonathan Daniels; Katie Daniels; Nigel Meek; Ryan Offers; Ellie Rooza; Mason Smith and Matthew Thomas

5 Soprano Pipistrelles (*Pipistrellus pygmaeus*) were observed emerging from underneath the barge boards to the western gable end of the dwelling.



2 Soprano Pipistrelles and 1 Whiskered Bat (*Myotis mystacinus*) were observed emerging from apertures at the apexes and the corner of the dormer window to the eastern elevation of the dwelling.



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 all of 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:	
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>
Whiskered Bat	<i>Myotis mystacinus</i>

Species of Bats Recorded in the Area:	
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>

8.9 During the first and second emergence surveys, a very low number of bat calls were recorded. No bats emerged from the buildings and a small number of Common and Soprano Pipistrelles were observed foraging to the north and east of the property.



8.10 During the third emergence survey, a very low number of bat calls were recorded. 7 Soprano Pipistrelles and 1 Whiskered Bat emerged from the dwelling. A small number of Common and Soprano Pipistrelles were observed foraging to the north west of the property.



8.11 Examples of NVA Still Shots:





9.0 Concluding Remarks and Recommendations

9.1 During the emergence surveys, bats were observed using the dwelling as a roost. No bats emerged from the outbuilding during the emergence surveys.

9.2 Soprano Pipistrelles (*Pipistrellus pygmaeus*) were observed emerging from the dwelling during the third emergence survey. Soprano 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 A Whiskered Bat (*Myotis mystacinus*) was observed emerging from the dwelling during the third emergence survey. These types of bats are more susceptible to light disturbance.

9.4 Throughout the surveys, a very low number of bat calls were recorded and a maximum of 8 bats were observed using the dwelling as a roost during any emergence survey.

9.5 The emergence surveys did identify a small Soprano Pipistrelle maternity roost within the western gable end of the dwelling. The remaining bats using the dwelling as day roosts are likely to be male or non-breeding females.

9.6 No evidence of nesting bird use of the buildings was observed during the surveys.

9.7 The dwelling was classed as having at high potential for roosting bats and the outbuilding was classed as having low potential for roosting bats.

9.8 The property is located in an area with good 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 dwelling is now a confirmed bat roost. No work that could affect the bat roosts 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). A European Protected Species Licence will not be required for the removal of the outbuilding providing that there is no impact to the dwelling and that the dwelling is not impacted upon either recklessly or deliberately during this process.

9.11 If planning is approved, the legal owner must apply and be in possession of a European Protected Species Licence to destroy the roosts, 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.

9.12 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.

9.13 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. **All proposed mitigation will need to be added to architectural drawings.** This will consist of:

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

3 PRO-UK Rendered Build-In Swift Boxes, built integral into the block work of the new builds. Care must be taken not to obstruct the entrance holes.

2 Vivara Pro WoodStone Sparrow Nest Boxes, built integral into the block work of the new builds. Care must be taken not to obstruct the entrance holes.

If 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 six Vivara Pro WoodStone Bat Boxes into the block work of the new builds; one on the eastern elevation of Plot 39; one on the eastern elevation of Plot 37; one on the southern elevation of Plot 32-35; one on the eastern elevation of Plot 24-27; one on the eastern elevation of Plot 22 and one on the western elevation of Plot 17-18. **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 Two Vivara Pro WoodStone House Sparrow Nest Boxes will be built into the block work of the new builds; one on the north eastern elevation of Plot 28-31 and one on the eastern elevation of Plot 1-12. **These will not be situated on south facing elevations. Care must be taken not to obstruct the entrance holes.**



10.5 Three PRO-UK Rendered Build-In Swift Boxes will be built into the block work of the new builds; one on the northern elevation of Plot 41; one on the northern elevation of Plot 32-35 and one on the eastern elevation of Plot 19-20. **These will not be situated on south facing elevations. Care must be taken not to obstruct the entrance holes.**



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

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

10.8 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.

10.9 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.

10.10 Recommended Locations of Bat and Bird Mitigation:

-  Location of Vivara Pro WoodStone House Sparrow Nest Box
-  Location of PRO-UK Rendered Build-In Swift Box
-  Location of Vivara Pro WoodStone Bat Box



Signed: *R Watkins*

Date: September 2026

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11.0 Appendix

Aerial Site Photograph

Surveyor & NVA Positions

OS Map

Appendix 1 Aerial Site Photograph



The site in its wider environment showing good ecological connectivity to the surrounding habitat.

Appendix 2 Surveyor & NVA Positions



Appendix 3 OS Map National Grid Reference SO 3069 1594

