

8 PONTSARN CLOSE BAT SURVEY REPORT



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2 May Cottages, Rogerstone, NP10 9EP
July 2026

Executive Summary

Certhia Ecology were commissioned to undertake a Preliminary Bat Roost Assessment (PRA) of a residential property at 8 Pontsarn Close, Pontsarn, Merthyr Tydfil CF48 2TW. The property is centred at National Grid Reference SO 04635 09510 and is hereafter referred to as the 'Building'.

It is understood that the Building is going to be substantially extended and modified, including modification of the roof (herein referred to as the 'Proposed Development'). The purpose of this report is to provide ecological information about the Building to support the planning application of the Proposed Development.

A Provisional Roost Assessment was undertaken on the 23rd April 2026 and identified several Potential Roost Features (PRFs) across several aspects of the building. Following assessment it was considered of Moderate suitability to support roosting bats and it was recommended that a series of dusk emergence surveys were undertaken to determine the presence / likely absence of a bat roost, the species and type of roost present.

Following the completion of emergence surveys, it is considered that the PRF located on the buildings front porch is a likely transitional day roost for Common Pipistrelle and is of importance at Site level (Reason & Wray 2025).

A total of 65 records for bats within 2km were returned from the desk study, with the closest being a roost for Lesser Horseshoe within a cave system 157m from the Building. Additionally, the Mynyddoedd Llangynidr a Llangatwg, Cefn Yr Ystrad a Chomin Merthyr Site of Special Scientific Interest (SSSI) was located approximately 1750m east of the Building (relevant annex II designation for Greater and Lesser Horseshoe hibernating within the cave network of the SSSI).

In the absence of mitigation, the Roost will be lost as a result of the Proposed Development.

Following planning consent, to comply with protected species legislation, a bat licence application should be submitted to NRW. Only following the granting of the bat licence should works be undertaken.

Loss of the roost shall be mitigated through the provision of two bat boxes, one on each gable of the Proposed Development. As a result, it is considered the impacts of the Proposed Development will be short term and temporary, with no impact to the favourable conservation status of the species.

Furthermore, the mitigation proposed enhances the roosting resource within the area and provides an NBB in line with the criteria established within Planning Policy Wales (2024).

Repeat surveys are recommended should a period of 24 months elapse between the completion of these surveys and the commencement of the Proposed Development.

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1. Introduction

1.1. Background

- 1.1.1. Certhia Ecology were commissioned to undertake a Preliminary Bat Roost Assessment (PRA) of a residential property at 8 Pontsarn Close, Pontsarn, Merthyr Tydfil CF48 2TW. The property is centred at National Grid Reference SO 04635 09510 and is hereafter referred to as the 'Building' (see Figure 1).
- 1.1.2. It is understood that the Building is going to be substantially extended and modified, including modification of the roof (herein referred to as the 'Proposed Development'). The purpose of this report is to provide ecological information about the Building to support the planning application of the Proposed Development.

1.2. Scope of Report

- 1.2.1. Certhia Ecology were commissioned in June 2024 to:
- Undertake a PRA of the Building and determine its suitability for use by bats;
 - To undertake the recommended surveys to confirm presence/likely absence of bats; and
 - Evaluate the Building for roosting bats and make recommendations as to how proposals should account for roosting bats with respect to legislation, planning and biodiversity policy.

1.3. Relevant Legislation and Policy

- 1.3.1. The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in Wales.

Legislation

- The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations);
- The Wildlife and Countryside Act 1981 (as amended) (WCA);
- Countryside Rights of Way Act 2000;
- The Town and Countryside (Environmental Impact Assessment) (Wales) Regulations 2017;
- Environment (Wales) Act 2016¹;
- The Wellbeing of Future Generations (Wales) Act 2015

Policy

- Planning Policy Wales (PPW) (Edition 12) 2024;
- Technical Advice Note 5; Nature Conservation and Planning 2009; and
- Future Wales: The National Plan 2040.

¹ Public bodies have an obligation under Section 7 to have regard for certain priority species and/or habitats when carrying out their decision making with regard to planning applications.

2. Methods

2.1. Provisional Roost Assessment

- 2.1.1. The Site was subject to a PRA in accordance with good practice (Collins, 2023) with the objective identifying Potential Roost Features (PRFs) within the Building that may have the suitability to support roosting bats. Following the assessment the Building was assigned suitability according to the criteria as described in Table 1.
- 2.1.2. The PRA of the Building was undertaken on the 23rd April 2026. The Building was assessed using a high-powered torch and binoculars, endoscope and pole mounted inspection camera, to allow for a comprehensive assessment of the structure.
- 2.1.3. Photographs taken during the PRA provided within Appendix B.

Table 1 - Guidelines for Assessing the Suitability of Built Structures for Bats (Collins, 2023)

Suitability	Description
None	No features likely to be used by roosting bats at any time of year.
Negligible	No obvious features 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 year.
Moderate	A structure with one or more potential roost sites that could be used by multiple bats. Unlikely to support a roost of high conservation status such as maternity and hibernation.
High	A structure with one or more potential roost sites that are suitable for use by large numbers of bats on a regular basis. Structures have high potential to support high conservation roosts.

2.2. Dusk Survey

- 2.2.1. Following assessment, if the Building was considered to have bat roost potential the Building was subject to emergence survey(s) to watch and listen for bats emerging from / or returning to roost. The level of survey effort employed was proportional to the assessed level of suitability for roosting bats to be present, in line with best practice survey guidelines (Table 2).
- 2.2.2. Surveys are completed using a Night Vision Aids (NVA)², deployed with an 850nm infrared emitter and full spectrum bat detectors³. NVA, detector and surveyor locations are orientated to cover those PRFs identified during the PRA (Figure 1) Typically surveys would start 15 minutes before sunset and continue for a further 90 minutes⁴.

² Night Vision Aids used during the Survey were a mix of Cannon XA20, XA60 and Guide TK612 Thermal Cameras

³ Full spectrum bat detectors used were a mix of Echo Meter Touch 2 and Batlogger M2

⁴ The duration of an emergence survey can be extended if it is considered likely that more light averse species may be roosting within the building (such as horseshoe bats).

- 2.2.3. In cases where unmanned NVAs are utilised, these are deployed alongside a full spectrum detector with a synchronised audio track in line with good practice guidelines (BCT, 2023 – section 7.2.8), these are then reviewed in real time following the survey.

Table 2 - Guidelines for Dusk Emergence Surveys of Built Structures (Collins, 2023)

Suitability	Surveys Recommended	Survey Timings
None	No dusk survey required	-
Negligible	No dusk survey required	-
Low	One dusk emergence survey	May – August (inclusive)
Moderate*	Two separate dusk emergence surveys	May to September (inclusive) With at least one survey May - August
High*	Three separate dusk emergence surveys	May to September (inclusive) With at least two surveys May - August

*Multiple survey visits should be spread out to sample as much of the recommended survey period time as possible, it is recommended that surveys be spaced at least three weeks apart.

2.3. Data Analysis

- 2.3.1. The recordings of bat echolocation calls collected during the dusk emergence survey were analysed using specialist software (Anabat Insight, version 2.1.7). This enables confirmation of species or species group based on call parameters, and the relative activity of different species of bats by counting the minimum number of bats recorded within discrete sound files. Once triggered by ultrasound, the bat detectors record sound files with a duration of up to 15 seconds, which may contain a number of individual bat passes, or discrete groups of ultrasound ‘pulses’.
- 2.3.2. It should be recognised that a series of separate sound files may represent a series of different bats commuting within the range of an automated detector, or a smaller number of bats repeatedly triggering the detector (e.g., bats making repeated foraging passes within the range of a detector).
- 2.3.3. Where possible, bat calls are identified to species level. However, if present, species of the genus *Myotis* are grouped together in most cases as their calls are similar in structure and have overlapping call parameters, making species identification problematic (Russ, 2013). For *Pipistrellus* species the following criteria based on measurements of peak frequency are used to classify calls:
- Common Pipistrelle *Pipistrellus pipistrellus* ≥ 42 and <49 KHz;
 - Soprano Pipistrelle *Pipistrellus pygmaeus* ≥ 51 KHz;
 - Nathusius Pipistrelle *P. nathusii* <39 KHz;
 - Common/Soprano Pipistrelle ≥ 49 and <51 KHz; and
 - Common/Nathusius Pipistrelle ≥ 39 and <42 KHz.
- 2.3.4. In addition, the following categories are used for calls which cannot be identified with confidence due to the overlap in call characteristics between species or species groups:
- *Myotis* / *Plecotus* sp.;
 - *Nyctalus* sp. (either Leisler’s bat *N. leisleri* or Noctule *N. noctula*);

- Serotine *Eptesicus serotinus* / Leisler's; and
- Serotine / *Plecotus* sp.

2.3.5. The NVA footage was analysed using VLC Client for Windows.

2.4. Desk Study

- 2.4.1. A desk study was undertaken in July 2026 to review existing ecological baseline information available in the public domain and to obtain information held by relevant third parties. The desk study was undertaken following current good practice guidance (CIEEM, 2017 and Colins, 2023).
- 2.4.2. To provide the baseline data for the ecological desk study, the following information was requested from Southeast Wales Biodiversity Records Centre (SEWBRc):
- Records of bats within 2km of the Site; and
 - Records of statutory sites designated for bats within 10km of the Site.
- 2.4.3. Of those provided, records from the past 10 years are considered within the desk study and have been incorporated within Section 3 and Appendix A of this report.

2.5. Notes and Limitations

- 2.5.1. Every effort has been made to provide a comprehensive description of the Site; however, the following specific limitations apply to this assessment:
- The PRA and Emergence Survey were completed by an ecologist who has worked as a consultant ecologist since 2016, is a Member of the Royal Society of Biology (MRSB) and holds a Natural Resources Wales (NRW) science, education and conservation licence with respect to bats (licence number S092225/1).
 - Ecological survey data is typically valid for two years (CIEEM, 2019) unless otherwise specified, for example if conditions are likely to change more quickly due to ecological processes or anticipated changes in management.
 - Records held by local biological record centres and local recording groups are generally collected on a voluntary basis; therefore, the absence of records does not demonstrate the absence of species, it may simply indicate a gap in recording coverage.
 - Every effort was made during the site visit to complete comprehensive surveys and produce a detailed and accurate description of the site and survey findings. However, natural and semi-natural habitats change, and it should be borne in mind that the behaviour of bats can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that bats will not occur in locations or habitats that appear unsuitable.
 - During the dusk emergence surveys, surveyors and cameras were positioned in a manner to cover the PRFs. Photos to show this are provided in Appendix B.
 - Bats generally have seasonal use of buildings, and being highly mobile species, may start using a site after it has been surveyed, or roost somewhere else during the period it was surveyed. For this reason, bats may potentially be present but remain undetected.

3. Results and Discussion

3.1. Desk Study

Species Records

- 3.1.1. A total of 65 records for bats within 2km were returned from the desk study. Records accounted for seven species; Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared *Plecotus auritus*, Noctule, Daubenton's *Myotis daubentonii*, Greater Horseshoe *Rhinolophus ferrumequinum* and Lesser Horseshoe *Rhinolophus hipposideros*. Additional records were provided for five species groups; Pipistrellus sp., Long-eared sp., Nyctalus sp., Myotis sp. and bat.
- 3.1.2. The closest records provided were for Lesser Horseshoe, a hibernation roost within a cave 157m from the Site.

Statutory Sites

- 3.1.3. One statutory site designated for bats was identified within 10km of the Building.
- 3.1.4. The site returned was the Mynyddoedd Llangynidr a Llangatwg, Cefn Yr Ystrad a Chomin Merthyr Site of Special Scientific Interest (SSSI)⁵.
- 3.1.5. The SSSI is partially designated due to the presence of large cave networks providing hibernation roosts for the annex II species, Lesser and Greater Horseshoe.
- 3.1.6. Located approximately 1750m East from the Building there is connectivity between the Building and the SSSI along woodland habitats bordering the Taf Fechan.

3.2. Provisional Roost Assessment (PRA)

- 3.2.1. The Building was subject to a PRA; where identified PRFs were recorded and their location relative to the building identified (Appendix B) details of the initial assessment can be found in Table 3.
- 3.2.2. The Building was set within a mix of residential buildings, paved roads and open scrubland habitat with woodlands providing unobstructed access to the Taf Fechan river corridor.

Table 3 - Provisional Roost Assessment Results

Building ID	Description	Roost Suitability
B1	Residential dwelling (Occupied) chalet style bungalow with UPV conservatory (Photo 1). A mixture of brick walls covered with, render and PVC / stone cladding, large central stone chimney (sealed – Photo 2). The majority of the roof was a EDPM style flat roof with pitched sections using cement tiles, the roof finished with fascias and soffits (Photo 3).	Moderate

⁵ Citation available here: <https://cdn.cyfoethnaturiol.cymru/qx1krzfx/sssi-0080-citation-en.pdf> (accessed July 2026)

Building ID	Description	Roost Suitability
	Southern aspect PRFs Several gaps, behind fascias, soffits and lead flashing providing access into sections of the pitched roof (Photo 4). Northwest Aspect PRFs Lifted tile adjacent to fascia and lifted flashing along Dormer window (Photo 5). Western Aspect PRFs Lifted fascia and bargeboard providing access into void behind (Photo 6).	

3.3. Dusk Survey

- 3.3.1. Following the initial PRA the Building was considered of Moderate suitability to support roosting bats; therefore, two emergence surveys were then undertaken. Furthermore, due to a lack of a large loft space and no open point of access the building wasn't considered to be suitable to support horseshoe bats. The survey methodology followed the standard approach lasting a total duration of approximately 105 minutes.
- 3.3.2. During the surveys four NVAs (two manned and two unmanned) were deployed to cover all four corners of the Building to ensure all aspects with PRFs were covered (see Table 3). Start and finish photos taken from the NVA can be found in Appendix B.
- 3.3.3. An emergence was recorded during the first survey. A single Common Pipistrelle was recorded emerging from between a section of fascia and tile on the porch on the southwest aspect (Appendix B, Photo 15).
- 3.3.4. As a result of the emergence an additional, roost characterisation survey was undertaken in July to determine if any PRFs on the building were being used by a roost of high conservation value (i.e. maternity).
- 3.3.5. Following the completion of all surveys, no additional emergences were recorded. It is considered (due to the timing and nature of the PRF) that the roost was a likely transitional day roost used by an individual bat, opportunistically and that it was unlikely to be used as a maternity roost. Furthermore, due to the limited insulation within the porch resulting in poor thermal efficiency / stability it is also unlikely to be used by hibernating bats.
- 3.3.6. General foraging and commuting activity/behaviour was recorded for; Soprano Pipistrelle, Common Pipistrelle, Noctule, Brown Long-eared and Myotis sp., this was generally low with bats observed commuting past the building to access those scrub habitats in the wider area.
- 3.3.7. The timing of the survey visits, and weather conditions are shown in Table 4. Surveyor / NVA locations are shown in Figure 1.

Table 4 - Survey Timings and Weather Conditions

Survey Visit 1 – Emergence – 09/05/2026					
Start	20:35	Finish	22:20	Sunset/rise	20:50
Start Temp (C)	14	Finish Temp (C)	11		
Start Rain	Dry	Finish Rain	Dry		
Wind (Beaufort)	3 (NNE)	Cloud (oktas)	7		

Survey Visit 2 – Emergence – 02/06/2026					
Start	21:05	Finish	22:50	Sunset/rise	21:20
Start Temp (C)	13	Finish Temp (C)	11		
Start Rain	Dry	Finish Rain	Dry		
Wind (Beaufort)	3 (W)	Cloud (oktas)	7		

Survey Visit 3 – Emergence – 03/07/2026					
Start	21:15	Finish	23:00	Sunset/rise	21:30
Start Temp (C)	15	Finish Temp (C)	12		
Start Rain	Dry	Finish Rain	Dry		
Wind (Beaufort)	2 (W)	Cloud (oktas)	8		

3.4. Summary

- 3.4.1. The characteristics of the roost and building in general indicate it is unlikely to be used by those annex II species for which the nearby SSSI (section 3.1) is designated and therefore the Proposed Development is unlikely to have any impact on the favourable conservation status of those species and therefore is not considered likely to have an impact on the SSSI.
- 3.4.2. Following the completion of emergence surveys, it is considered that the PRF located on the buildings front porch is a likely transitional day roost for Common Pipistrelle and is of importance at Site level (Reason & Wray 2025).
- 3.4.3. In the absence of mitigation there will be an overall reduction of roosting resource for Common Pipistrelle as a result of the Proposed Development.

4. Recommendations

- 4.1.1. The Building was found to have a transitional day roost for Common Pipistrelle; with no evidence of use as a high value maternity roost.
- 4.1.2. General foraging and commuting behaviour of several species was identified during the survey; however, these consisted mainly of brief passes as bats moved to more suitable habitats in the wider area.
- 4.1.3. Following planning consent, to comply with protected species legislation (section 4.2), a bat licence application should be submitted to NRW by a sufficiently experienced and licenced ecologist. Only following the granting of the bat licence should works be undertaken.
- 4.1.4. The NRW licence will be supported by a method statement that will include the following requirements:
- If possible, the demolition of the roof section containing the PRF should be undertaken during the hibernation season (November – March) when the roost is less likely to be occupied;
 - The removal of the roof section surrounding the PRF should be supervised by an ecologist with the relevant NRW bat licence;
 - Following completion of the Proposed Development, two integrated bat boxes for crevice dwelling species (Appendix C) should be installed. One on each on gable end of the Building;
 - If at any time the number or species of bats encountered when enacting the licence differs from those expected, works should be stopped and an amendment to the licence sought; and
 - Following the completion of the Proposed Development there may be a requirement to undertake post construction inspections to determine the mitigation has been undertaken and is fit for purpose, with revisions to bat box location if necessary.
- 4.1.5. With mitigation, It is considered the loss of the roost will be short term and temporary, with no long-term impact to the favourable conservation status of the species.
- 4.1.6. The installation of two bat boxes, one on each gable will enhance the roosting resource for bats within the area by providing two separate roosting voids with separate aspects and microclimates, each of higher value than the single roost lost.
- 4.1.7. This can be considered an overall Net Benefit for Biodiversity (NBB). The provision of an NBB satisfies the Section 6 duty of the planning authority (Section 4.3) when considering the Proposed Development.

4.2. Legal Compliance

- 4.2.1. All species of bats recorded within the UK are protected from killing, injury and disturbance and their roosts protected from damage or destruction under the Habitats Regulations. Protection is also afforded under the Wildlife and Countryside Act 1981 (as amended) with respect to disturbance of individuals occupying places of rest or shelter and obstruction of access to these. Activities that would otherwise constitute an offence under this legislation may be licensed by Natural Resources Wales for certain purposes.
- 4.2.2. Certain species of bats, including Barbastelle bat *Barbastella barbastellus*, Bechstein's Bat *Myotis bechsteinii*, Greater Horseshoe, Lesser Horseshoe, Noctule Bat, Brown Long-eared and Soprano

Pipistrelle are also listed as Priority Species for the conservation of biodiversity in Wales in accordance with Section 7 of the Environment (Wales) Act 2016.

- 4.2.3. It is an offence to intentionally kill, injure or capture a bat, to possess a bat (whether live or dead) or any part of a bat, or sell or offer for sale without a licence. It is also an offence to intentionally damage or destroy any place used by bats for shelter, whether they are present or not and to intentionally or recklessly disturb a bat in its roost or obstruct access to a bat roost.
- 4.2.4. A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to re-use the same roost sites, a bat roost is protected whether or not the bats are present at the time.

4.3. Planning Policy Compliance

- 4.3.1. Planning Policy Wales (2024) states that the planning system must ensure development results in a Net Benefit for Biodiversity (NBB) and ecosystem resilience to enhance well-being.
- 4.3.2. It defines a NBB as a development leaving *“biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site.”*
- 4.3.3. To support local authorities in achieving their Section 6 duty to *“promote the resilience of ecosystems”* when determining planning applications, the DECCA Framework should be adhered to, in order to ensure a NBB (CIEEM, 2022).

4.4. Repeat Surveys

- 4.4.1. In order to provide robust and up-to-date data for assessment of likely impacts on protected species, it is generally considered good practice to repeat surveys should a period of 24 months lapse between a survey being completed and the Proposed Development commencing. This should be addressed even if planning permission has been granted, since bats are protected by legislation entirely outside the planning system.

5. Conclusions

- 5.1.1. Following completion of a series of emergence surveys, a transitional day roost for Common Pipistrelle was found within a porch on the western aspect of the Building. This roost was considered to be of value at Site level (Reason & Wray, 2025)
- 5.1.2. In the absence of mitigation, the Roost will be lost as a result of the Proposed Development.
- 5.1.3. Following planning consent, to comply with protected species legislation, a bat licence application should be submitted to NRW. Only following the granting of the bat licence should works be undertaken.
- 5.1.4. Loss of the roost shall be mitigated through the provision of two bat boxes, one on each gable of the Proposed Development. As a result, it is considered the impacts of the Proposed Development will be short term and temporary, with no impact to the favourable conservation status of the species.
- 5.1.5. Furthermore, the mitigation proposed enhances the roosting resource within the area and provides an NBB in line with the criteria established within Planning Policy Wales (2024).
- 5.1.6. Repeat surveys are recommended should a period of 24 months elapse between the completion of these surveys and the commencement of the Proposed Development.

6. References

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- Collins J. (ed.) (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.
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- Welsh Government (2024) Planning Policy Wales, Edition 12

7. Figures

Figure 1 – Camera Locations



Figure 1:
Camera Locations

Main Map Scale:1:300 (A3)
Date Modified:17/07/2026

Legend

■ Building

Camera Locations

● Unmanned

● Manned



Appendix A

Classifications summary of ecological desk study data

Table A1 – Records for Bats which have been identified within 2km of the Site.

Species common name	Species Latin name	No. of records	Distance from Site (closest)	Legal / Conservation Status ⁶
Lesser Horseshoe Bat	Rhinolophus hipposideros	12	157	EPS, AnII, HDir, WCA5, S7, Bern, RDB2(UK), LBAP (ANG, BBNP, CLY, CON, CRM, DEN, GWY, MON, PEM, POW, SNP, TRA, TRF, VOG, WRE), WS_P
Greater Horseshoe Bat	Rhinolophus ferrumequinum	6	378	EPS, AnII, HDir, WCA5, S7, Bern, RDB2(UK), LBAP (ANG, BBNP, CER, CLY, CRM, DEN, MON, PEM, POW, SNP, TRA, TRF, VOG), WS_P
Noctule	Nyctalus noctula	6	875	EPS, HDir, WCA5, S7, Bern, RDB2(UK), LBAP (ANG, CLY, CON, DEN, GWY, POW, SNP, TRA, TRF, VOG), WS_P
Soprano Pipistrelle	Pipistrellus pygmaeus	5	875	EPS, HDir, WCA5, S7, Bern, RDB2(UK), LBAP (ANG, BBNP, CLY, DEN, GWY, PEM, POW, SNP, TRA, TRF, VOG), WS_P
Pipistrelle Bat species	Pipistrellus	6	994	EPS, WCA5, S7, LBAP (ANG, DEN, SNP, TRA, TRF)
Bat	Chiroptera	1	1010	EPS, WCA5, LBAP (ANG, DEN, RCT, SNP, TRA, TRF)

⁶ HabReg = Conservation of Habitats and Species Regulations (2017), W&CA = Wildlife and Countryside Act (1981), NERC = Schedule 42 Natural Environment and Rural Communities Act (2006), LBAP = Local Biodiversity Action Plan, RD1 (Wales) = Welsh Red Data Book listing based on IUCN guidelines, RD1 (UK) = UK Red Data Book listing based on IUCN guidelines, RD2 (UK) = UK Red Data Book listing not based on IUCN guidelines (Nationally Rare and Scarce, Bern = The Bern Convention on the Conservation of European Wildlife and Natural Habitats, WBR (RSPB), S7 = Environment Act (Wales) Section 7 Species.

Species common name	Species Latin name	No. of records	Distance from Site (closest)	Legal / Conservation Status ⁶
Common Pipistrelle	Pipistrellus pipistrellus	7	1113	EPS, HDir, WCA5, S7, Bern, RDB2(UK), LBAP (ANG, BBNP, CER, CLY, CON, CRM, DEN, GWY, PEM, POW, SNP, TRA, TRF, VOG), WS_P
Brown Long-eared Bat	Plecotus auritus	7	1172	EPS, HDir, WCA5, S7, Bern, RDB2(UK), LBAP (ANG, CLY, CON, DEN, GWY, POW, SNP, TRA, TRF, VOG), WS_P
Myotis Bat species	Myotis	6	1173	EPS, HDir, WCA5, Bern, LBAP (ANG, DEN, SNP, TRA, TRF)
Long-eared Bat species	Plecotus	3	1430	EPS, HDir, WCA5, Bern, LBAP (ANG, DEN, SNP, TRA, TRF)
Nyctalus Bat species	Nyctalus	4	1430	EPS, HDir, WCA5, S7, Bern, LBAP (ANG, DEN, SNP, TRA)
Daubenton`s Bat	Myotis daubentonii	2	1542	EPS, HDir, WCA5, Bern, RDB2(UK), LBAP (ANG, CLY, CON, DEN, GWY, POW, SNP, TRA, TRF), WS_P

Appendix B

Photographs



Photo 1 – Building Overview



Photo 2 – Chimney



Photo 3 – Roof Types



Photo 4 – PRFs Southern Aspect



Photo 5 – PRFs North West Aspect



Photo 6 – PRFs Western Aspect



Photo 7– Camera 1 Start - 09/05/2026



Photo 8 – Camera 1 Finish - 09/05/2026



Photo 9 – Camera 2 Start - 09/05/2026

Photo 10 – Camera 2 Finish - 09/05/2026



Photo 11– Camera 3 Start - 09/05/2026

Photo 12 – Camera 3 Finish - 09/05/2026



Photo 13 – Camera 4 Start - 09/05/2026



Photo 14 – Camera 4 Finish - 09/05/2026



Photo 15 – Emergence - 09/05/2026



Photo 16 – Camera 1 Start – 02/06/2026



Photo 17– Camera 1 Finish – 02/06/2026



Photo 18 – Camera 2 start - 02/06/2026



Photo 19 – Camera 2 Finish – 02/06/2026



Photo 20 – Camera 3 Start – 02/06/2026



Photo 21 – Camera 3 Finish – 02/06/2026



Photo 22 – Camera 4 Start – 02/06/2026



Photo 23– Camera 4 Finish – 02/06/2026

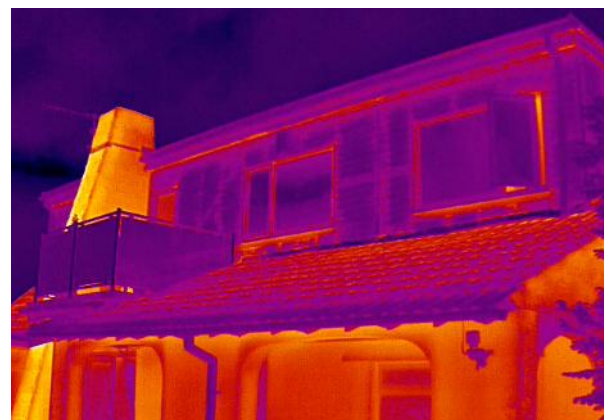


Photo 24 – Camera 1 Start (thermal) – 03/07/2026

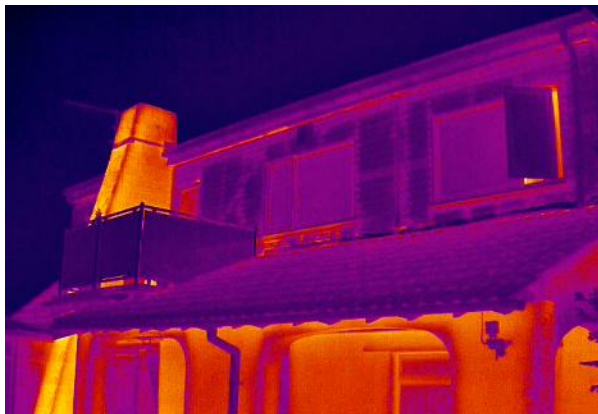


Photo 25 – Camera 1 Finish (thermal) – 03/07/2026



Photo 26 – Camera 2 Start – 03/07/2026



Photo 27 – Camera 2 Finish – 03/07/2026



Photo 28 – Camera 3 Start – 03/07/2026



Photo 29 – Camera 3 Finish - 03/07/2026



Photo 30 – Camera 4 Start – 03/07/2026



Photo 31 – Camera 4 Finish – 03/07/2026

Appendix C

Recommended Integrated Bat Box

The below are examples of integrated bat and bird boxes that could be installed to provide a Net Benefit for Biodiversity

Manthorpe Bat Ridge Roost⁷

Designed in association with the Bat Conservation Trust as part of their Roost Partnership scheme the product is a self-contained, externally mounted unit which offers no means of access for the bats to enter the roof space or the property.

The dual-purpose product, also acts as a ridge end cap, providing a durable and protected covered finish for most styles of round ridge tiles and is located at the end of the ridge tiles on a gable end.



⁷ <https://www.manthorpebp.co.uk/products/biodiversity/bat-roosts/>