BAT ECOLOGY SURVEY REPORT

TREDILION PARK

For:

EMMA VIDLER

Project:	**Tredilion Park**	
Project Number	L078	
Title	Bat Survey Report	
Document Number	L078- Bat Report-V1.3	
Client	EMMA VIDLER	
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Prepared by:	David Price - Consulting Ecologist	01 September 2025
Approved by:		

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Contents

1 INTRODUCTION

Background

1.1 Sylvan Ecology were commissioned to complete an initial inspection and where necessary, additional works to detail mitigation in relation to bats, for the proposed works at Tredilion Park, Monmouth, Abergavenny.

Ecological Context

1.2 The application site is in a rural location to the east of Abergavenny. All associated land for the development (herein referred to as the application site) is located at:

- central OS grid reference: SO 31830 14752
- nearest post code: NP7 8BB

1.3 The site comprises of approximately 32 hectares of grasslands, scattered trees, woodlands, standing water, hedgerows, and boundary vegetation. The immediate surrounding area is predominantly agricultural. There are also large sections of woodland (some of which could be ancient) and a relatively intact network of hedgerows. The surrounding landscape has good potential for roosting, foraging, and commuting bats.

Aims of the study

1.4 The aims of the study are to:

- estimate the size and status of any existing bat roost;
- determine the potential impact on any bat roosts from the proposed works; and
- outline the mitigation strategy which will be required to minimise impact on bats within the site and to comply with any legal requirements.

2 METHODOLOGY

Background data

2.1 The site was subject to internal inspections and emergence surveys in 2020, submission reference DM/2022/00076.

Building survey

2.2 The buildings were subject to internal and external inspections for evidence of bats on the 17th July, 2025. Surveys were carried out in accordance with the standards set in Bat Conservation Trust's *Bat Surveys – Good Practice Guidelines* (2016). The survey was conducted under optimal condition by a suitably experienced ecologist. The site was inspected by licenced bat worker David Price MCIEEM. Mr Price has 19 yrs. professional consultancy experience and has worked on a large variety of bat related projects throughout the UK.

2.3 Bright torches and ladders were used to search for bats and evidence of bats. The following signs were searched for:

- live bats;
- dead bats, as either complete or partial skeletons;
- insect remains (mainly wings & legs) below feeding perches;
- droppings;
- urine beneath roosting positions, or discolouring of entrance holes;
- scratch-marks on roofs & ceilings;
- grease or rub-marks on roofs or ceilings; and
- evidence of wear on potential access points.

2.4 Where possible, cavities, cracks and crevices were thoroughly inspected for bat evidence using an endoscope.

2.5 The buildings were assessed for bat suitability taking into account the following general criteria:

- surrounding habitat;
- temperature regime;
- light levels;
- protection from the elements;
- construction detail;
- potential roosting locations; and
- potential bat-access points.

2.6 A description of the buildings was made, with particular attention to the factors listed above. Where possible voids, cracks and crevices were noted. Information including the type of building, number and size of potential bat-roosting locations and bat-access points allows it to be categorised according to a scheme published in Bat Conservation Trust's *Bat Surveys – Good Practice Guidelines* (2016) as follows:

- **High -** Buildings or structures with numerous or extensive locations that are suitable for roosting. Generally, they have sheltered roosting places, with a stable temperature regime, low light levels and suitable bat-access points. They could be suitable for maternity roosts or hibernation sites.

- **Moderate -** Buildings or structures with few or individual, small-sized areas that are suitable for roosting. They could be used by small numbers of bats for roosting, and may be suitable for a maternity roost or a hibernation roost.

- **Low -** Buildings or structures that have limited potential roosting locations, are subject to wide temperature regimes, higher light levels and/or restricted bat-access points. They might be used as occasional, transient, or night roosts, by small numbers or individual bats, but are unsuitable for larger colonies.

- **Negligible -** Buildings or structures with no bat roosting potential that are unsuitable for roosting bats.

2.7 Evidence of bats and features of particular interest were noted and described in Section 4.

Emergence survey

2.8 Best practice survey guidelines published by the Bat Conservation Trust (2016) state that for buildings of low value to bats, the minimum visit frequency and timing is for one emergence surveys; to be conducted between May - mid Oct. The surveys were to assess if the features identified during the initial survey were being used by roosting bats. A total of three surveyors were used enabling all aspects of the buildings to be observed. Surveys were led by licenced bat ecologist David Price and Dr Todd Lewis, assisted by experienced ecologists Richard Jenkins, Gareth Brice, and Scott Bailey. Survey equipment included two *Batbox Griffin* time expansion bat recorders two *Elekon Batlogger Ms* and two *Echo Meter Touch 2 Pro* – with an *Android tablet*. Where applicable bat echolocation calls were analysed using *Batscan* and *Batexplorer* software. Where required, emergence was recorded with a nigh vison camera with IR lamps to better count the number of bats emerging.

3 RESULTS

Desk Study - Species

Bats

3.1 Previous surveys of all the building on site were undertaken in 2022. Though bats were found to be roosting withing wider buildings on site, no bats were found within the buildings surveyed.

Preliminary roost assessment

Building ref	Evidence	Description of building	Roost potential
3	None	Potting shed: Small new building. The roof has been recently replaced however, works appear incomplete in places and access exists onto the breathable membrane. There is some flashing and external wooden cladding, both were inspected and showed no sign of bats, however they do offer low potential for roosting species. The building has a cupola on top, but it appears ornamental and doesn't seem to offer access to the building. The building is incomplete and there is extensive internal damp.	Low

Photo 1: *Shows an overview the potting shed.*

Photo 2: *Shows the inside the roof of the potting shed.*

Photo 3: *Shows the inside of the potting shed.*

4	None	Greenhouse: Wood and brick greenhouse. The glass is held in place with wooden boards, there are small gaps along the boards which may offer opportunities for roosting bats. There is lead flashing along the wall, with a small gap behind it that may offer opportunities for roosting bats. All features were inspected, no evidence of bats was found	Low

Photo 4: *Shows an overview of the greenhouse.*

5	None	Garden store: Building has been converted into a dining area with industrial oven. The roof has been recently replaced however it is in poor condition in parts. The building is in generally good order, the only access point are from the roof. No evidence of bats was found within the building.	Low

Photo 5: *The pink circle highlights some of the slipped roof tiles.*

Photo 6: *Inside the garden store.*

Emergence Survey Results

Building 3 & 4 Potting Shed and Greenhouse

Date	Survey Times	Sunset Sunrise	Conditions	Results
11 h Aug 2025	20:30 22:30	Dusk: 20:12	Warm 16°C, no rain or wind. Insects flying.	No bats emerged from or entered the buildings.

Building 4, Garden Store

Date	Survey Times	Sunset Sunrise	Conditions	Results
18 h Aug 2025	20:10 22:10	Dusk: 20:15	Warm 16°C, no rain or wind. Insects flying.	No bats emerged from or entered the buildings.

Bat activity on site

3.2 Very low numbers of common pipistrelle bat were recorded foraging around the application site. A total of two bats were recorded, possibly the same bat.

Nesting Birds

3.3 No evidence of nesting birds was noted within the application site.

4 INTERPRETATION AND RECOMMENDATIONS

Buildings 3, 4, 5 and 6.

4.1 Given the results of the survey, it is considered that these building are not currently being used as bat roosts. Therefore, any redevelopment of these buildings is unlikely to result in any impacts on bats and it is considered that an EPS Licence will not be required.

4.2 These buildings are considered generally unsuitable for hibernation, however little is known about pipistrelle hibernation roosts, so the fact that bats may hibernate in the structures cannot be discounted. Though no evidence of bats was found within the building, due to the transient nature of many species, it is recommended that contractors be made aware of the presence of bats in the area. Should a bat be found, advice should be sought from a suitable experienced ecologist.

5 MITIGATION STRATEGY

Bat Lighting Mitigation

5.1 It is recommended that the development take the impact of external lighting on bats into account. All lighting on site should be in accordance with the guidance set out in: Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18: *Bats and artificial lighting in the UK.* ILP, Rugby.

5.2 Blue-white short wavelength lights can have a significant impact on the invertebrate prey of bats by mimicking daylight and will not be used. Any lighting, would be low energy LED lighting and comply with Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18: *Bats and artificial lighting in the UK.* ILP, Rugby.

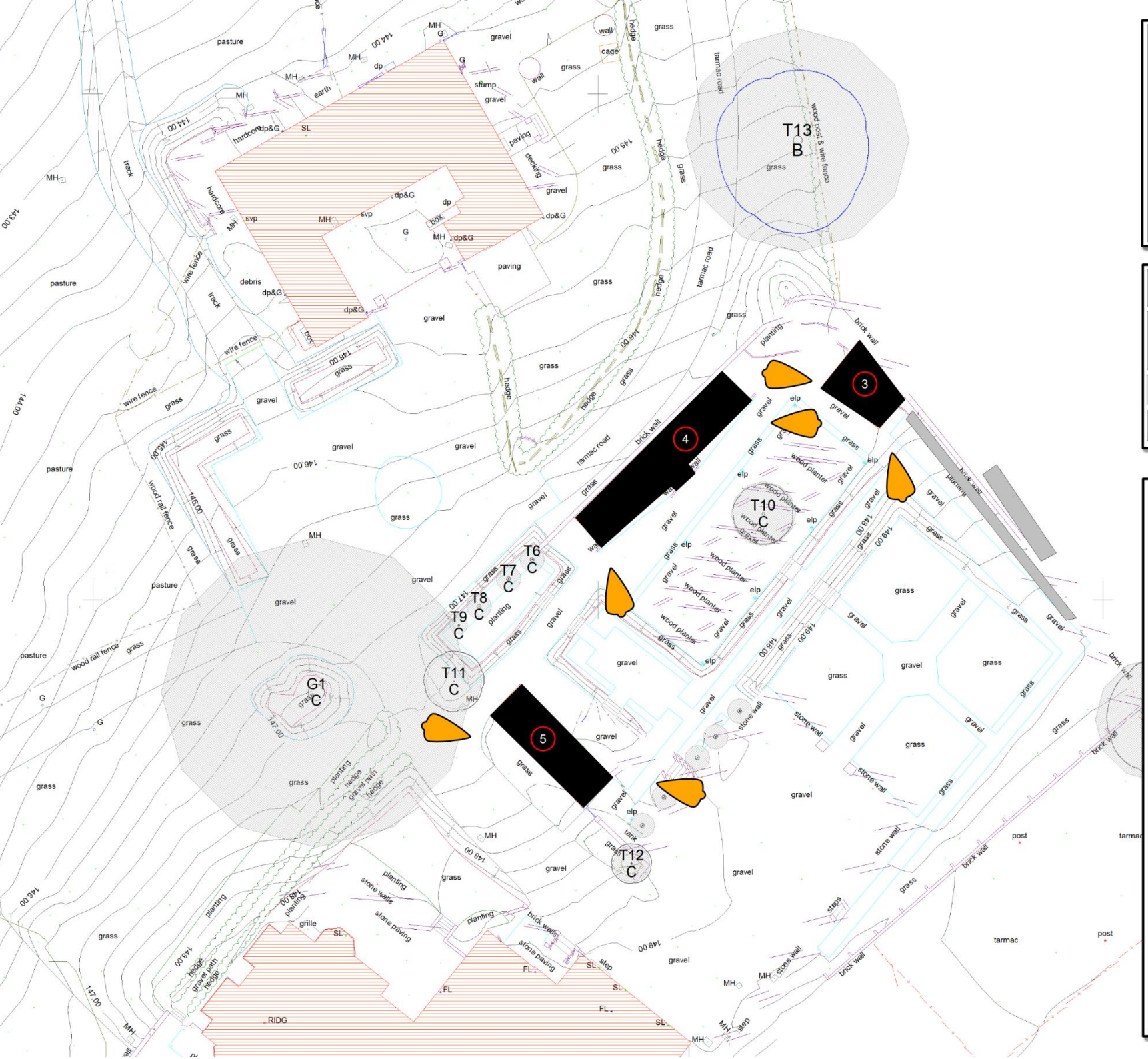
5.3 Should external lights be incorporated into the design, then the design should attempt to minimise the amount of light spillage into surrounding areas, via the use of baffles and hoods. Baffles and hoods will be used to direct lighting to ideally less than 45^{o} above the horizontal. There will be a full horizontal cut-off with no light more than 90^{o} above the horizontal. Baffles and hoods should be used to ensure no light illuminates boundary habitat or trees.

5.4 No uplighters (i.e., up lighting trees, buildings, and vegetation) will not be incorporated into the design.

Ecological Enhancement

5.5 Local Authorities have a duty (known as the 'Biodiversity and resilience of ecosystems duty') under the *Environment (Wales) Act* 2016 to seek to maintain and enhance biodiversity in the exercise of their functions.

5.6 Tredillion Park has excellent opportunities for enhancement for bats. It is recommended that four Kentish style bat boxes be installed onto trees close to the site's woodland habitat near the pond. This will help increase the sites carrying capacity for crevice dwelling bats. A map showing the proposed locations is attached below.



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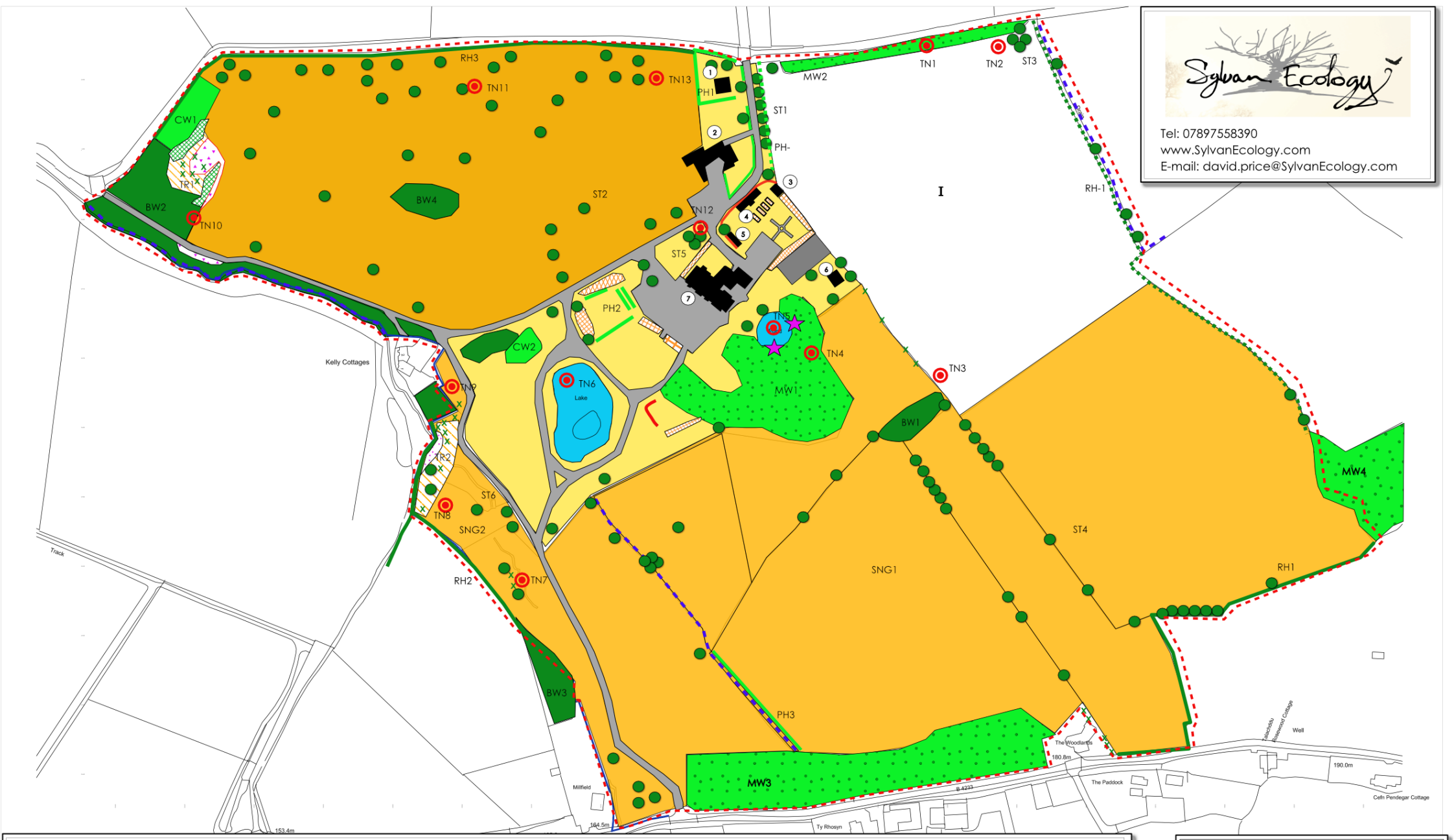
BAT SURVEY MAP	
TREDILION	
Date: Dec 2023	Drawn by: D.P.
Scale: 1:500	Drawing N°: v1.1

LEGEND

- Surveyor location
- Buildings surveyed
- 3 — Building number



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LEGEND

- Broadleaved woodland
- Coniferous woodland
- Mixed semi-natural woodland
- Amenity grassland
- Semi improved grassland
- I Improved grassland
- Introduced shrubs
- Tall ruderal
- Dense scrub
- Standing water
- Invasive spp
- Spp poor hedge
- Defunct spp poor hedge
- Spp rich hedge
- Defunct spp rich hedge
- Survey area
- Wall
- Dry ditch
- Scattered scrub
- Scattered trees
- Hard standing
- Building
- 1 Building number
- Target note
- Bat box location

BAT - ENHANCEMENT MAP

Tredilion Park

Date: Dec 2023

Scale:

Drawing N°: v1.1

6 APPENDIX

Legislation pertaining to bats

6.1 All species of British bat are European Protected Species protected under *The Conservation of Habitats and Species (Amendment) (Eu Exit) Regulations 2019*. It is therefore an offence to:

- recklessly, intentionally, or deliberately kill, injure or capture (take) bats;
- deliberately disturb bats (whether in a roost or not);
- damage, destroy or obstruct access to bat roosts;
- possess or transport a bat or any part of a bat, unless acquired legally; and
- sell, barter or exchange bats, or parts of a bat.

6.2 Developments that compromise the protection afforded to bats or roosts under the provisions of the *Conservation of Habitats and Species (Amendment) (Eu Exit) Regulations 2019* will require a European Protected Species (EPS) licence from NRW. Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

6.3 Regulation 44(2)(e) states that licences may be granted to "*preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment*."

6.4 Regulation 44(3)(a) states that a licence may not be granted unless "*there is no satisfactory alternative*".

6.5 Regulation 44(3)(b) states that a licence cannot be issued unless the action proposed "*will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*".

7 REFERENCES

Altringham, J.D. (2003) *British Bats*. Harper Collins, London.

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