

Preliminary Roost Assessment (bat scoping survey):**3 Tan y Castell, Llwynygroes SY25 6QB**

Client	Barcud
Client contact	Uned 4 Parc Busnes Pont Steffan Llanbedr Pont Steffan Ceredigion SA48 7HH
Site	3 Tan y Castell, Llwynygroes SY25 6QB
Site grid reference	SN 59463 56428
Scoping survey	19 th August 2026
Report date	21 st August 2026
Report by	Esther Thomas Bat licence: S094748-1 (2024)
Report reference	1717

Table of contents

Report summary..... 3

1. Introduction 4

2. Site description and context 4

3. Proposed works and potential impacts 5

4. Preliminary scoping survey 6

5. Preliminary findings..... 6

6. Conclusions and requirements for further survey work..... 7

Appendix 1 Photographs..... 8

Appendix 2 Creating bat roosting opportunities (general) 10

Appendix 3 Relevant legislation and policy guidance 11

Disclaimer:

This document has been prepared by Esther Thomas as a Preliminary Roost Assessment (bat scoping survey) report. Esther Thomas accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

The evidence which I have prepared and provided is true, and has been prepared following industry best practice as set out in Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. I confirm that the opinions expressed are my true and professional bona fide opinions.

IMPORTANT:

It is the responsibility of the client to read the report in full, and to ensure that they have fully understood the contents and all requirements for further survey work, licensing of development works, timing restrictions, scheduling and inclusion of biodiversity enhancements etc, where these apply.

Data:

Please note that species data accumulated from surveys of the site may be passed on to the Local Biodiversity Records Centre by Esther Thomas, for inclusion in their database.

Report summary

Background:

Site description/context	Some local foraging opportunities on site with good linkage to higher potential foraging habitats within 2-3km. No LRC check undertaken due to small scale of development. Wider habitat likely to support a variety of bat species and roost types.
Proposed works	Remove and replace main roof, install solar panels, internal upgrades.
Potential impacts	High risk of significant impacts
Consents required	None

Preliminary scoping survey / roost assessment:

Survey limitations	None
Signs of bat roost presence	No signs
Bat roost potential	None
Further surveys	Not required
Licence required	No
Bats - advice	No timing restrictions required Advised of procedure to follow should bats be found (6.4)
Nesting birds	No. Advised of legislation protecting nesting birds and timing of nesting season (6.5)

1. Introduction

- 1.1 I am commissioned by the client to carry out a bat survey of the site, specifically to assess the potential of the relevant buildings and structures to accommodate bats, and to assess the reasonable likelihood that bats, and bat roosts may be present, using activity survey work where required. Nesting birds were also considered.
- 1.2 **Bats are a Protected Species under UK law** (see Appendix 3). This report provides:
- An assessment of potential impacts of works on any bats or bat roosts that may be present,
 - Findings from the scoping survey,
 - An interpretation of the findings, in relation to the potential impacts of works and legal implications,
 - Requirements for further survey work, either to clarify presence or absence of bats, or in preparation for a development licence,
 - Recommendations for avoidance/mitigation during works.
- 1.3 This report is based on information (site boundary, proposed development etc) provided by the client. Should any of this information subsequently change, please notify me immediately, as it may have consequences for the assessment of potential impacts, requirements for further survey work/a development licence and any other recommendations made.
- 1.4 Please note that best practice suggests that findings from surveys are considered to be valid, with some exceptions, for a period of 18 months only¹ from the most recent survey date. After 18 months, it may be necessary to carry out a top-up survey (which may include activity survey work during summer months only) to refresh/validate the survey findings within the report, or for a subsequent development licence application, should this be required prior to works commencing on site.

2. Site description and context²

- 2.1 3 Tan y Castell is an end terrace bungalow in the village of Llwynygroes in Ceredigion. The site is on a gentle southeast facing slope at 170-175m elevation, and is bordered by residential properties and associated gardens to the north and south, and by agricultural grassland to the east and west.

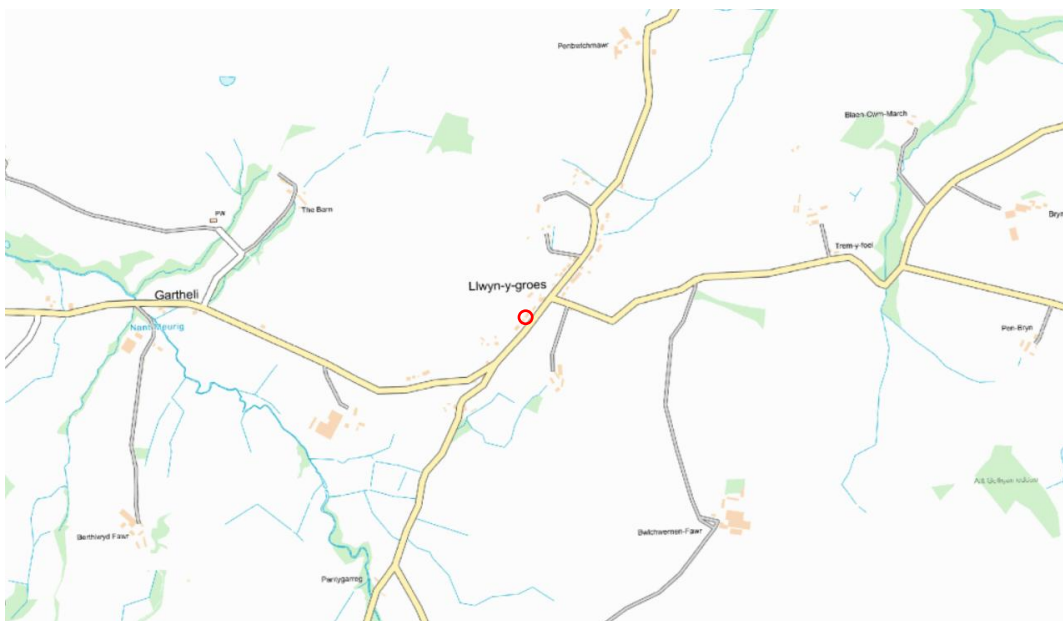


Fig. 1 Map showing site location (circled in red), from <https://os.openstreetmap.org/>
Contains Ordnance Survey data © Crown copyright and database right 2026

¹ Bat Surveys for Professional Ecologists: Good Practice Guidelines – chapter 2, paragraph 2.6.18 quotes from the CIEEM Advice note on the Lifespan of Ecological Reports and Surveys, which suggests that a survey report that is less than 12 months old is likely to be valid in most cases; reports 12-18 months old are likely to be valid with some exceptions; reports 18 months to 3 years old require a site visit plus consideration of repeating the surveys (depending on the circumstances) and reports older than this are likely to require most surveys to be repeated.

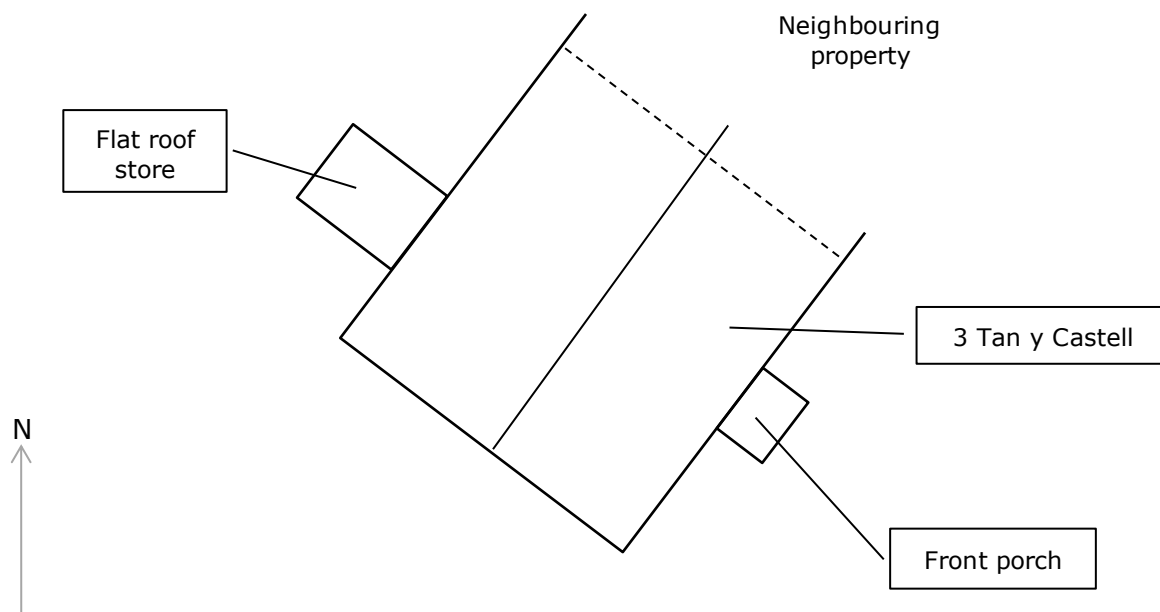
² Based on a study of aerial photographs (Google Maps, Google Street View, Bing Maps), online OS maps (OS OpenData, Bing Maps, County Council interactive mapping, where available) and designated sites checked on the DEFRA MAGIC website.

- 2.2 More widely, the landscape is dominated by semi- and improved agricultural grasslands bordered by managed hedgerows. There are ponds and drains within 200m, leading to various streams and rivers - the closest stream is the Nant Meurig, which lies 720m to the southwest, leading to the Afon Aeron, itself 1.5km to the north. There are blocks of mixed and native woodland, often associated with streams and rivers, within 2-3km. There is a large network of rhos pasture to the northeast and species rich hay meadows to the northwest.
- 2.3 Designated sites within 3km: Rhosydd Bryn-maen SSSI lies 1.9km to the east. Dolau Hafod a Winllan SSSI lies 2.1km to the northwest.
- 2.4 The site offers some local foraging opportunities for bats along the hedgerows that border local fields and the road to the east. In terms of landscape connectivity, the hedgerows lead to nearby drains, streams and rivers, offering sheltered foraging and commuting routes for bats to higher potential foraging habitats, such as the river habitats and woodlands associated with the Afon Aeron, within 2-3km.

3. Proposed works and potential impacts

- 3.1 The subject of the survey is an end terrace bungalow. See diagram 1 below for roof plan.
- 3.2 It is proposed to remove and replace the existing main roof, and to install solar panels. Works will require full roof strip, internal upgrades, services etc. No other alterations are proposed. No planning consents are required.
- 3.3 The conclusions/recommendations that follow are based on the nature and extent of the proposed works noted above – please let me know immediately if plans for development are altered, as the report will need to take this in to account.
- 3.4 The proposed works are major in scope and could pose a high risk of significant impacts on any bats or bat roosts that may be present in the areas affected by the works.

Diagram 1 – Roof plan (not to scale)



4. Preliminary scoping survey

- 4.1 A preliminary bat scoping survey is a daytime inspection, where an assessment is made of potential bat roosting locations and access points into the buildings/structures. A thorough search, using a high-powered torch, close-focussing binoculars, extendable mirror and endoscope where necessary, is made for any signs of the presence of bats – this can include, among other indicators, bat droppings on the walls below roost access points, grease stains around access points, droppings on the floor below roosting areas etc.
- 4.2 Conditions during the survey: 17°C, breezy, cloudy with sunshine and showers.
- 4.3 Survey limitations - general:
- Bats are a difficult group to survey for and often, it is signs of their activity rather than actual presence that indicates the existence of a bat roost.
 - A daytime survey for bats relies on finding recent signs of bats but also signs from previous years.
 - Whilst accumulations of droppings from a large, active bat roost should be obvious, individual droppings or evidence of the presence of smaller numbers of bats can be much harder to find: droppings can deteriorate quickly or wash away; bat roost locations can be impossible to examine without causing damage to those locations (an absolute offence under the legislation protecting bats/roosts – see Appendix 3); it is quite possible for roosting bats to leave no outward sign at all of their presence.
 - A daytime survey must therefore make use of a careful assessment of the *potential* of the structure to accommodate bats, the reasonable likelihood that bats could be present, the likely impact of the works and the quality of the nearby habitat to support roosting bats. Together with any signs found, **this assessment is used to decide whether a series of more detailed activity surveys during summer months is required to determine presence or absence of bats.**
 - A preliminary bat scoping survey on its own is rarely sufficient to confirm the absence of bats from a site, unless it can be shown that the potential of the structure(s) to accommodate bats is none/negligible e.g. there are no potential access points and/or roosting opportunities for bats in to the structure, and/or the surrounding habitat is not suitable to support roosting or foraging bats (other factors may affect the suitability of a site for bats, e.g. disturbance from lighting, noise, vibration etc).
- 4.4 Site specific survey limitations: None.
- 4.5 All survey work methodologies, interpretation of results and recommendations are guided by industry best practice, as set out in Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. Any deviation from best practice is noted with suitable explanation/justification, as required.

5. Preliminary findings

- 5.1 Bat records for the site: No Local Records Centre data search has been undertaken due to the highly localised and small scale of the proposed works (i.e. single dwelling). I have not collected any records for bat roosts within 3km in the last 10 years, but the wider habitat (see 2.4, above) is likely to support a wide range of bat species and roost types, including maternity.
- 5.2 Bungalow: The bungalow is block-built cavity wall with cement roof tiles. External walls of the bungalow are rendered - the render is in good condition with no cracks or crevices noted. uPVC window and door frames are all well sealed to the walls.
- 5.3 The roof tiles are well aligned with no slipped, missing or raised tiles noted. Edge tiles at the eaves sit tightly to the tops of the soffit boxes and are additionally impeded by tight-fitting plastic guttering. Edge tiles over the gable end are unsealed but the tiles are so thin that there are no suitable gaps over the tops of the bargeboards. Ridge tiles are all well sealed to the roof with no gaps visible. It is noted that both roof pitches have a fairly thick covering of moss, completely filling any smaller gaps that there may be under tiles/ridge tiles.
- 5.4 The lead flashing around the chimney (south end) is well sealed to the roof.
- 5.5 There are uPVC soffits around the main roof – these are all tightly sealed to the walls below, with no gaps between panels/joins.
- 5.6 The flat roof coverings of the front porch and rear store are tightly sealed, with no gaps under the fascia boards around the wall tops.

- 5.7 No signs of the presence of bats were found on any external surfaces of the bungalow, porch or store. No signs of nesting birds were noted.
- 5.8 Internally, the roof void is trussed, and the roof tiles are lined with bitumen felt (original). The ceilings and insulation materials have all been recently removed. There are light cobwebs around the roof apex and the south chimney. The southwest gable end wall top under the southeast pitch has been filled with Polyfilla, with no gaps under the timbers above the gable end wall. There are no other gaps around the chimney or over the southwest gable end wall. No signs of the presence of bats were found on any surfaces inside the roof void. No signs of nesting birds were noted.

6. Conclusions and requirements for further survey work

- 6.1 The scoping survey found no evidence of recent or historic use of the bungalow by roosting bats. No suitable access points were identified in the bungalow and no potential roosting areas were identified.
- 6.2 The bat roost potential of the structure surveyed, based on an assessment of potential entry points, roosting crevices/cavities and the quality of the surrounding habitat to support bats, is therefore considered to be 'None', which is defined³ as: "*No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)*".
- 6.3 Best practice indicates that where no signs of the presence of bats are found, but bat roost potential is 'Low', 'Moderate' or 'High', further survey work in the form of presence/absence activity surveys e.g. emergence surveys at dusk, would be required⁴. In this case, bat roost potential is 'None' - bats and bat roosts can be assumed to be absent and no further survey work is required.
- 6.4 Scoping surveys can only provide a 'snapshot' in time – even when surveys return a negative result, it is possible that bats could opportunistically gain access to the structure at some point in the future. It is therefore advisable to ensure that all building contractors working on the site are made aware of the procedure to follow in the unlikely event that bats are found to be present during works: if any bats are found or seen during works, all work must stop immediately and advice sought from Natural Resources Wales before works can restart. Please note relevant legislation and policy guidance in Appendix 3.
- 6.5 Although no signs of nesting birds were noted during the survey, you are advised that, under the Wildlife and Countryside Act 1981, it is an offence to 'intentionally kill, injure or take a bird; take, damage or destroy the eggs of a bird or a nest whilst it is being built or in use'. As a general guide, the bird nesting season typically runs from 1st March to 31st August although birds may start nesting earlier, or extend nesting to later in the year in good weather.

³ Bat Surveys for Professional Ecologists: Good Practice Guidelines – chapter 4, table 4.1 "Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement".

⁴ Bat Surveys for Professional Ecologists: Good Practice Guidelines – chapter, 7, table 7.2 "Recommended minimum number of presence/absence survey visits required to provide confidence in a negative result for structures".

Appendix 1 Photographs



Fig. 1 Southeast (front) aspect



Fig. 2 Southeast aspect and southwest gable end



Fig. 3 Sealed soffits and fascias, southeast aspect



Fig. 4 Tiles tight over southwest gable, southeast pitch



Fig. 5 Tiles tight over southwest gable, northwest pitch



Fig. 6 Northwest aspect, south end



Fig. 7 Northwest aspect, north end and store roof

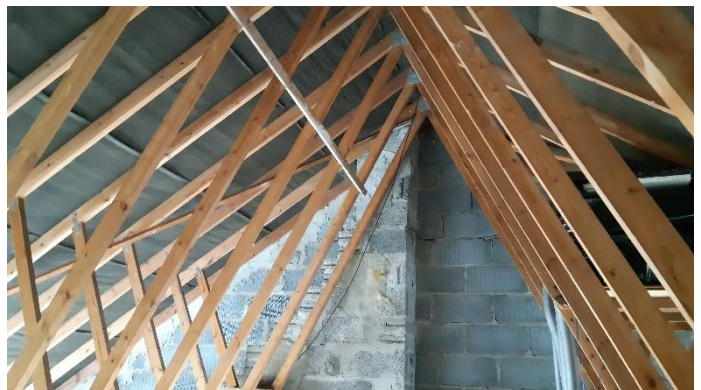


Fig. 8 Roof void, looking southwest



Fig. 9 Sealed wall top, southwest gable end



Fig. 10 Showing sealed wall top under southeast pitch



Fig. 11 Southwest gable end, northwest pitch



Fig. 12 Looking northeast

Appendix 2 Creating bat roosting opportunities (general)

Bat boxes can be a good way of providing a variety of bat species with crevice-type roosting opportunities where they may not otherwise be available e.g. where there is a shortage of mature edge trees with suitable rot holes or natural cavities, or where there is a lack of crevices/gaps within the structure of a building.

The best types of bat boxes are those that are integral (built in to the structure of a wall) – these provide long-term opportunities for bats which do not require maintenance or regular replacement. Where this isn’t possible, the next best option is external boxes (fixed to walls or trees) made of hardwearing materials such as Woodcrete or Woodstone – these are often guaranteed for 10 years. Timber versions are not a viable option in most cases, as they require regular maintenance and replacement (within 5 years). Examples of the types of bat boxes that are available (from various suppliers) are shown below:

		
A Schwegler 1FR bat tube – fitted within the structure of a wall with only the access slot visible	A Soffit Bat Box – fits inside a standard soffit box with only the access slot visible	Schwegler 2F bat box – a general purpose box for smaller bats: for trees only

Siting bat boxes

Bats like summer roosts to be as warm as possible so if installing within/on a building, choose a southeast-southwest facing wall. Avoid placing them above windows or doors, or near any skylights as bat droppings can accumulate underneath bat boxes. Other locations can be used to provide cooler roosting conditions.

If using trees to site bat boxes, I would recommend choosing large/mature edge trees away from the main road. It is best to put three bat boxes on one tree, a minimum of 5m up, one facing southeast, one southwest and the other facing north - this provides a variety of roost temperatures for the bats e.g. in case it gets too cold in one particular box. Ensure that the boxes are not impeded by vegetation. You can place bat boxes on trees not directly exposed to sunlight to provide bats with valuable hibernation sites (cooler roosting conditions during the winter).

Bat boxes and the law

Once in position, all the bat boxes will be protected from damage or destruction (including moving or relocating them) under the legislation that protects all bats and bat roosts (see Appendix 3), even if no bats are thought to be present at the time. With this in mind, choose your bat box sites carefully i.e. don’t place on a tree or building that you may later want to remove as this could result in an offence being committed. Bat boxes can only be checked by a licensed bat worker: under their personal licence, they are allowed to carry out such actions as may cause a limited amount of disturbance to bats e.g. open up a bat box for monitoring purposes - without such a licence, any actions which result in disturbance to bats would be illegal.

Bird Boxes

Making a nest box:

<http://www.rspb.org.uk/makeahomeforwildlife/advice/helpingbirds/nestboxes/smallbirds/making.aspx>

Siting a nest box:

<http://www.rspb.org.uk/makeahomeforwildlife/advice/helpingbirds/nestboxes/smallbirds/siting.aspx>

From the RSPB website – www.rspb.org.uk

Appendix 3 Relevant legislation and policy guidance

Bats and their resting places (roosts) are legally protected under the Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species Regulations 2017.

In Wales, it is a criminal offence to:

- deliberately capture, injure or kill a bat
- deliberately disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a bat roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

It is a criminal offence under the Wildlife & Countryside Act 1981 (as amended) to:

- intentionally or recklessly disturb a bat at a roost
- intentionally or recklessly obstruct access to a roost

'Deliberately' in this context may mean someone who, although not intending to capture/injure or kill a bat, took action that resulted in such an offence even though they were aware of the likely consequences of taking that action.

A bat roost is understood to mean "any structure or place which any wild [bat]...uses for shelter or protection". Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

At present, a breach of the legislation protecting bats could result in either, a £5,000 fine per incident or per bat, or a 6 month custodial sentence.

Works that result in roost damage/destruction or disturbance to bats, can only take place under a valid Development Licence, issued by Natural Resources Wales – a licence contains conditions that must be met e.g. timing of works, supervision, suitable avoidance, mitigation and compensation measures, etc. Failure to comply with licence conditions will invalidate the licence, resulting in prosecution, as above.

Planning Policy Wales (PPW) is supplemented by a series of Technical Advice Notes: TAN5 Nature Conservation and Planning 2009 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

'When considering policies and proposals in local development plans and when deciding planning applications that may affect nature conservation, local planning authorities should:

- pay particular attention to the principles of sustainable development, including respect for environmental limits, applying the precautionary principle, using scientific knowledge to aid decision making and taking account of the full range of costs and benefits in a long term perspective;
- contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment;
- promote the conservation and enhancement of statutorily designated areas and undeveloped coast;
- ensure that appropriate weight is attached to designated sites of international, national and local importance;
- protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans;
- ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on nature conservation;
- ensure that the range and population of protected species is sustained;
- adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered.