Bat Survey: The Sidings, Treforest, CF37 1DL



Instructed by: Trivallis

Reported by: Ecological Services Ltd
10 Mount Pleasant, Llanelly Hill, Abergavenny, Monmouthshire, NP7 0NT

Author	Date	Version
Richard Watkins	June 2026	V2.0

T: 07866461726 E: rich@ecologicalservices.wales W: www.ecologicalservices.wales

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1.0 Background and Purpose

1.1 The buildings being surveyed comprise Endeavour House; Innovation House and the former USW Chiropractic Centre. The buildings are located at The Sidings in an urban environment in the village of Treforest. The buildings have been vacant for approximately three years and planning permission is sought to demolish all three of the buildings and construct a new residential flat 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 For the purpose of this report, the buildings have been named and numbered on the below site plan:



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 SEWBReC (0256-849) 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 225m from the site which is a record for an unidentified bat species roost from 2005; 260m from the site which is a record for a Soprano Pipistrelle *(Pipistrellus pygmaeus)* day roost from 2016 and 290m from the site which is a record for a Common Pipistrelle *(Pipistrellus pipistrellus)* and Daubenton's Bat *(Myotis daubentonii)* potential roost from 2009.

1.6 There are various non-roosting records, the nearest being approximately 135m from the site which is an unclassified record for a Soprano Pipistrelle; 140m from the site which is a record for a foraging/commuting Common Pipistrelle and Soprano Pipistrelle and 165m from the site which is a record for a Soprano Pipistrelle live sighting.

1.7 The site is not within 10km of a designated SAC or SSSI for bats.

2.0 Site Description

2.1 The site consists of three existing buildings; Endeavour House Innovation House and the former USW Chiropractic Centre.

2.2 Building 1 - Innovation House

Innovation House is a detached, brick rendered building which is two storeys in height with a hipped tiled roof. There is likely to be a cavity wall in the building. There are uPVC fasciae and timber soffits present. There are a number of raised ridge tiles; areas of slightly raised lead flashing; a small number of raised tiles; small apertures in the soffits and areas of vegetation coverage to the western elevation of the building. The building is classed as having **moderate** potential for roosting bats.

2.3 *Building 2 - Endeavour House*

Endeavour House is a detached, single storey building which is brick rendered with a hipped tiled roof. There is likely to be a cavity wall in the building. There are uPVC fasciae and timber soffits present. present. There are a number of raised ridge tiles and tiles; areas of damaged soffits and apertures underneath the fasciae to the northern elevation of the building. The building is classed as having **moderate** potential for roosting bats.

2.4 *Building 3 - Former USW Chiropractic Centre*

The former USW Chiropractic Centre is a detached, brick and brick rendered building which is a mixture of single storey and two storeys in height with flat roofs. There are metal fasciae present on the two storey sections. There is likely to be a cavity wall in the building. There are apertures underneath the metal fasciae and small areas of slightly raised lead flashing. Additionally, due to the presence of a flat roof and the varying heights of the building, not all areas of the roof could be visualised. The building is classed as having **moderate** potential for roosting bats.

2.5 The site is situated in an urban environment. There are likely to be minimal amounts of ambient lighting within the vicinity of the site.

2.6 The nearest significant watercourses are the River Taff, approximately 125m to the east of the site and Rhondda River, approximately 1.5km to the north west of the site at their nearest points.

2.7 The buildings are located at The Sidings in an urban environment in the village of Treforest. The site is immediately situated within a residential area, with the railway line to the immediate east of the site. There are substantial amounts of open land and areas of forestry surrounding the village of Treforest. There are riparian corridors along both of the watercourses in the area and there is good ecological connectivity for bats to the wider environment.

2.8 National Grid Reference of the site is approximately: **ST 0826 8896**

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.

3.4 There are large amounts of vegetation to the western elevations of all of the buildings which made viewing conditions of these elevations suboptimal. The majority of the western elevations could be visualised during the emergence surveys by surveyors surveying from Belle Vue Terrace, to the west of the buildings.

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/uksi/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 **26th March 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 The buildings were all assessed as having moderate potential for bat use. Each individual building and its bat roosting potential has been broken down in Section 2 of this report.

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

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:

Building 1 - Innovation House













Building 2 - Endeavour House













Building 3 - Former USW Chiropractic Centre







7.0 Internal Scoping Survey

7.1 The internal scoping survey was undertaken on the **26th March 2026** by Hannah Evans (accredited agent S095550/1), an experienced bat ecologist with 5 years experience.

7.2 There were two accessible attic spaces within Innovation House. The attic spaces were both of trussed designs; lined and were not boarded out, there was insulation covering the floors of the spaces. Small areas of light ingress were observed around the roof-line.

7.3 There was an accessible attic space within Endeavour House. The attic space was of a traditional cut design; was not boarded out and was lined with a form of polythene. There were no obvious areas of light ingress within the space.

7.4 There were no accessible attic spaces within the former USW Chiropractic Centre due to the presence of a flat roof.

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

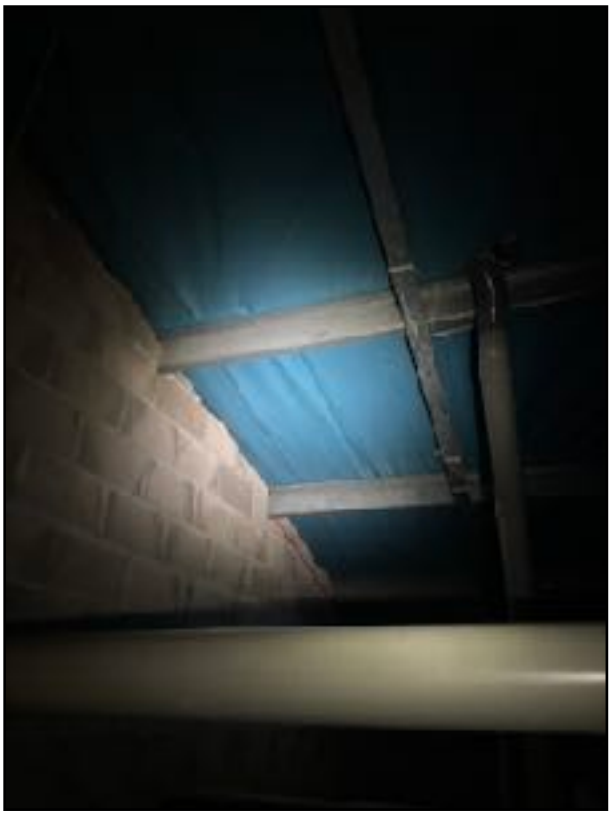
Building 1 - Innovation House





Building 2 - Endeavour House









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 **5th May 2026**

- Sunset: 20:43
- Weather: Dry and calm with approximately 55% cloud cover
- Temperature: 12 degrees celsius
- Surveyors: Christian Bridgeman; Jonathan Daniels; Adam Hughes; Matthew Kedward; Kieran Meek; Ryan Offers; Debbie Parry; Sarah Seward; Mason Smith; Kieran Turner; Keith Watkins and Scott Watkins

No bats were observed emerging from the buildings.

8.4 Second Emergence Survey on the **10th June 2026**

- Sunset: 21:30
- Weather: Dry with a slight breeze and approximately 80% cloud cover
- Temperature: 12 degrees celsius
- Surveyors: Christian Bridgeman; Jonathan Daniels; James Day; Allen Harvey; Adam Hughes; Matthew Kedward; Kieran Meek; Ellie Rooza; Sarah Seward; Mason Smith; Matthew Thomas and Kieran Turner

No bats were observed emerging from the buildings.

8.5 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.

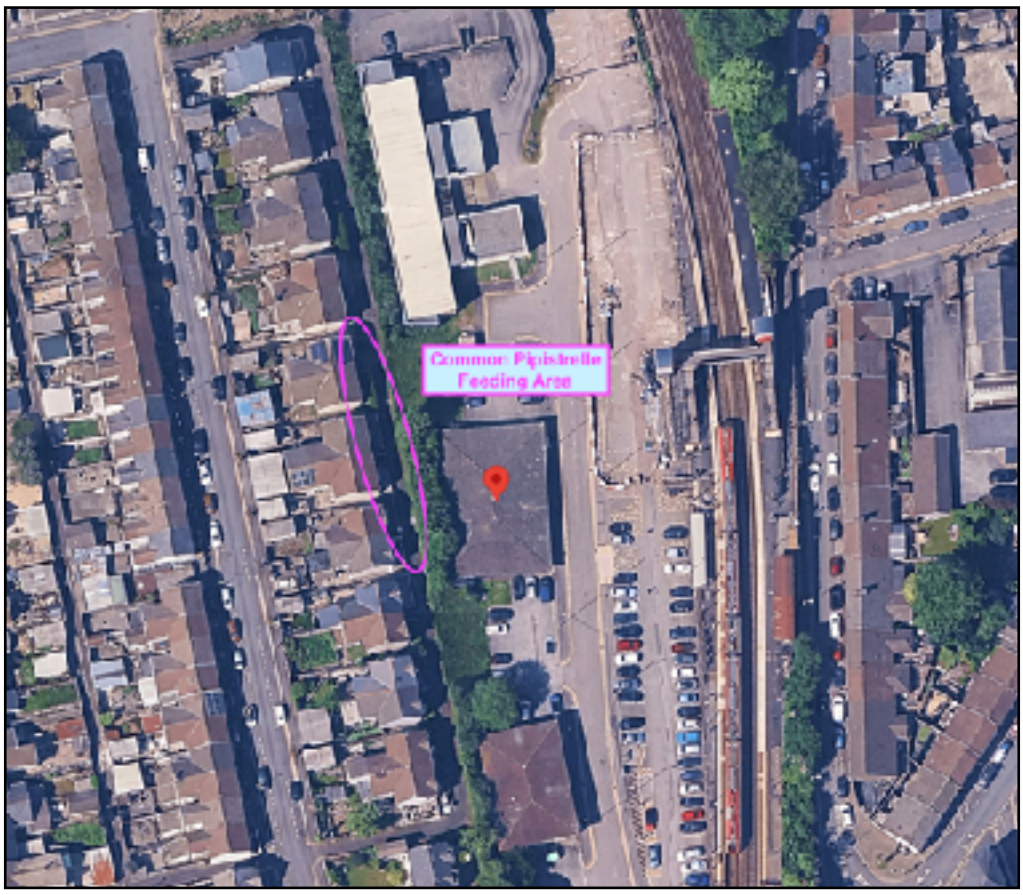
8.6 The best viewing conditions were obtained.

8.7 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.

8.8 Analysis of sound recording on bat detectors:

Species of Bats Recorded in the Area:	
Common Pipistrelle	*Pipistrellus pipistrellus*

8.9 During the emergence surveys, a very low number of bat calls were recorded. A small number of Common Pipistrelles were observed foraging along Belle Vue Terrace to the west of the buildings.


Common Pipistrelle
Feeding Area

8.10 Examples of NVA Still Shots:







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9.0 Concluding Remarks and Recommendations

9.1 During the emergence surveys, no bats were observed emerging from any of the buildings within the development site.

9.2 Throughout the surveys, a very low number of bat calls were recorded and no bats were observed using the buildings. Therefore it is suggested that the impact of the proposed building works will have a negligible impact on the local bat population.

9.3 The buildings do not offer significant hibernation potential for bats.

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

9.5 The buildings were all classed as having moderate potential for roosting bats.

9.6 The site 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.

9.7 There was no ambient lighting within the vicinity of the buildings.

9.8 Following commencement of works; outside any ecologically supervised period and in the unlikely event that the contractor encounters any bats during any works, then work must immediately stop and the bat worker summoned. If for any reason they cannot be contacted, advice must be sought from Natural Resources Wales, (Telephone Number 0300 065 3000). No works would recommence until a licence is issued by NRW sanctioning works going forward. The guidance note on finding bats found in the appendices must be followed.

9.9 There is potential to offer ecological gain for bats if the project proceeds. This would help satisfy the local planning authorities legal responsibility to preserve and enhance biodiversity under the Environment (Wales) Act 2016. The creation of a bat roost for crevice dwelling bats can be incorporated into the new build element at very little expense and with no impact to the owners of the building. It is recommended that new roosts be created for crevice dwelling species of bats in the new build scheme and this should be added to the plans prior to submission for planning approval. Further ecological gain can be made by incorporating bird bricks into the new build design. Any new enhancements must not be directly illuminated and a dark corridor must be established allowing undisturbed access for any bat away from the site. If planning is granted then any ecological compensation/mitigation will be designed to maternity standards to ensure that there is no net biodiversity loss.

9.10 A suitable external lighting plan must be implemented to reduce any disturbance to the bats feeding and commuting around the building.

9.11 Proposed detailed architectural drawings are not currently available. Once available, further advice must be sought from a suitably qualified ecologist in regard to the size, type and location of any proposed new roosting enhancements.

9.12 Once the new enhancements have been agreed between relevant parties, these must be added to the architectural drawings prior to submission of the Planning Application or Listed Building Consent.

9.13 Any new enhancements must not be directly illuminated and a dark corridor must be established allowing undisturbed access for any bat away from the site.

Signed: R Watkins *Date: June 2026*

10.0 Appendix

Aerial Site Photograph

Surveyor & NVA Positions

OS Map

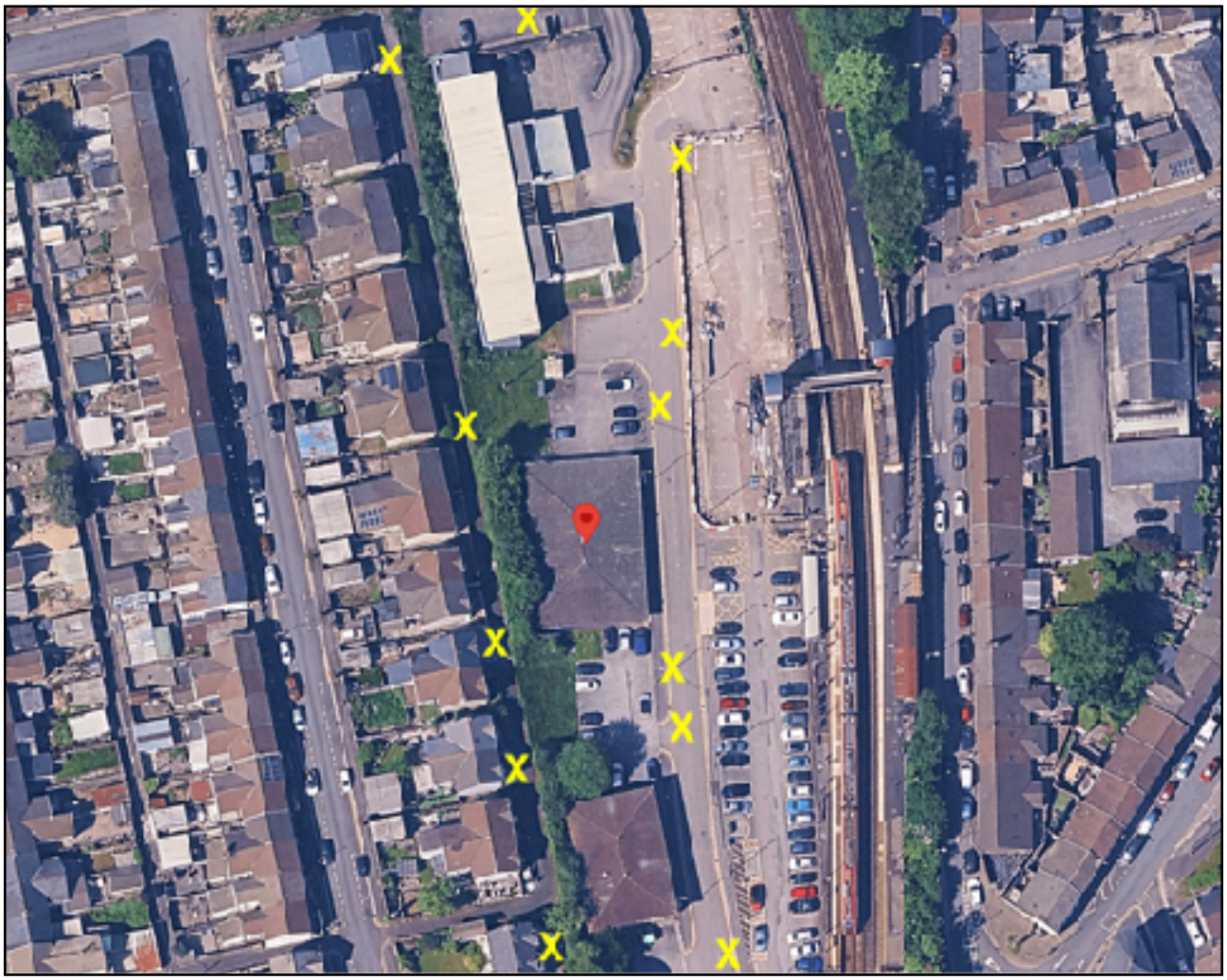
Guidance Note

Appendix 1 Aerial Site Photograph

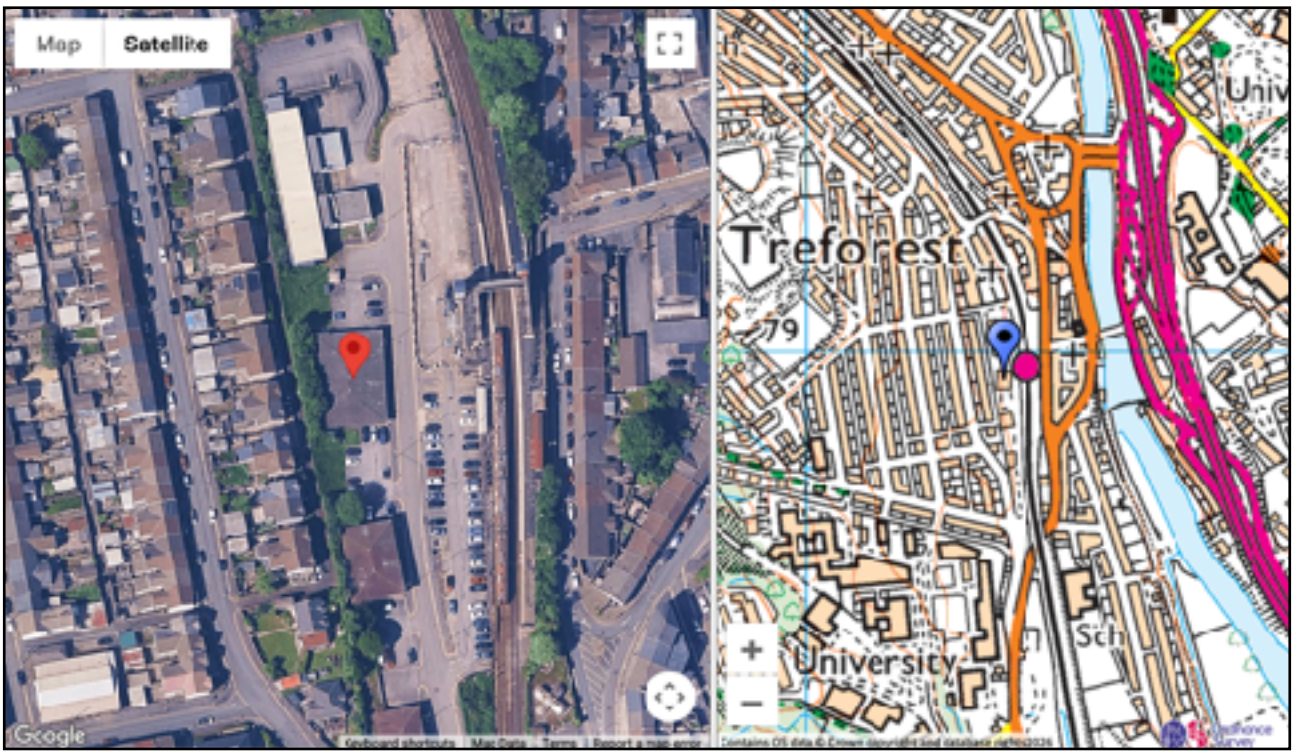


The site in its wider environment showing good ecological connectivity to the surrounding habitat.

Appendix 2 Surveyor & NVA Positions



Appendix 3 OS Map National Grid Reference ST 0826 8896



Appendix 4 Guidance Note

Guidance Note (Important information in the unlikely event that bats are discovered)

Where any building or demolition work is to commence, all contractors should remain vigilant at all times during the course of the works, looking for signs that bats are present or that bats have formerly occupied the building. Whilst this survey has been undertaken and no visible evidence of bats found within the building, the possibility of a bat or bats being present cannot be absolutely ruled out. In the extremely unlikely event that bats are discovered during the works, then work must **stop** as soon as it is safe to do so, The bat worker must be contacted immediately and Natural Resources Wales informed in order for a licence to be granted to complete the works. No works will be permitted until such time a license is approved.

If in the unlikely event a roost is accidentally opened up, any loose bats should be returned to the roost and apertures closed to prevent their escape until they can be examined for injury by a bat worker. Dead bats should be retained. Bats are very fragile and should be handled by a professional, and unless absolutely necessary should not to be approached and disturbed. However, where a bat is clearly injured and distressed, the contractor should carefully collect them and place in a light proof box. Gloves must be worn when handling bats*

In the Event of a Bats being discovered the bat worker must be contacted immediately that it is safe to do so on 07866461726

If the bat worker is not available, Natural Resources Wales must be contacted on 0300 065 3000

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*Bats can potentially carry European Bat Lyssa Virus (EBLV) which is a strain of rabies virus that is found in some bat species although extremely uncommon, a potential risk occurs; therefore, all bats must be handled with thick gloves.