Client – Ross Lloyd

Site – Cae Hovah Cottage

Reference – 20260057

Location – Coedpoeth, Wrexham

Central Grid Reference – SJ27821 50535

Date – 5th August 2026

Bat Survey

Author: Steven Whitcher, MCIEEM

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Disclaimer

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought to construct an extension on the eastern elevation of Cae Hovah Cottage in Coedpoeth. A Preliminary Roost Assessment and subsequent bat activity surveys of the building were commissioned to support the application for planning permission.
Results	The building was considered to provide a moderate potential to support roosting bats, due to the presence of voids around the walls and roof of the building and the presence of an inaccessible roof void within the building. No bats or bat field signs were identified around the building and no bats were identified to emerge from roosts within the building during the surveys. A blue tit nest with chicks present on the nest was identified in the stonework to the west of the building during the Preliminary Roost Assessment. The land surrounding the building was considered to provide a high value foraging and commuting habitat for bats, due to the presence of woodland, tree lines and the River Clywedog in the surrounding area. Bat activity during the surveys was relatively low, comprising common pipistrelle and noctule activity in the areas surrounding the building.
Recommendations	No bat roosts were identified in the building and therefore there is no requirement for further surveys or for a Natural Resources Wales licence to cover the proposed works on the building. Implement a sensitive lighting scheme during all phases of the development. Carry out a nesting bird survey prior to any works commencing in the nesting season. Consider including roosting opportunities for bats and nesting opportunities for birds in the extension, as an enhancement to the site.
Conclusions	No bat roosts were identified in the building during the survey and therefore the proposed works are unlikely to have an impact on roosting bats and will not have an impact on foraging or commuting habitats, if sensitive lighting is implemented. Works commencing during the nesting season will potentially have an impact on nesting birds.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought to construct an extension on the eastern elevation of Cae Hovah Cottage in Coedpoeth.

2.1.2. A Preliminary Roost Assessment (PRA) and subsequent bat activity surveys of the building were commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. Cae Hovah Cottage comprises a detached residential dwelling located in a rural setting to the south of Coedpoeth.

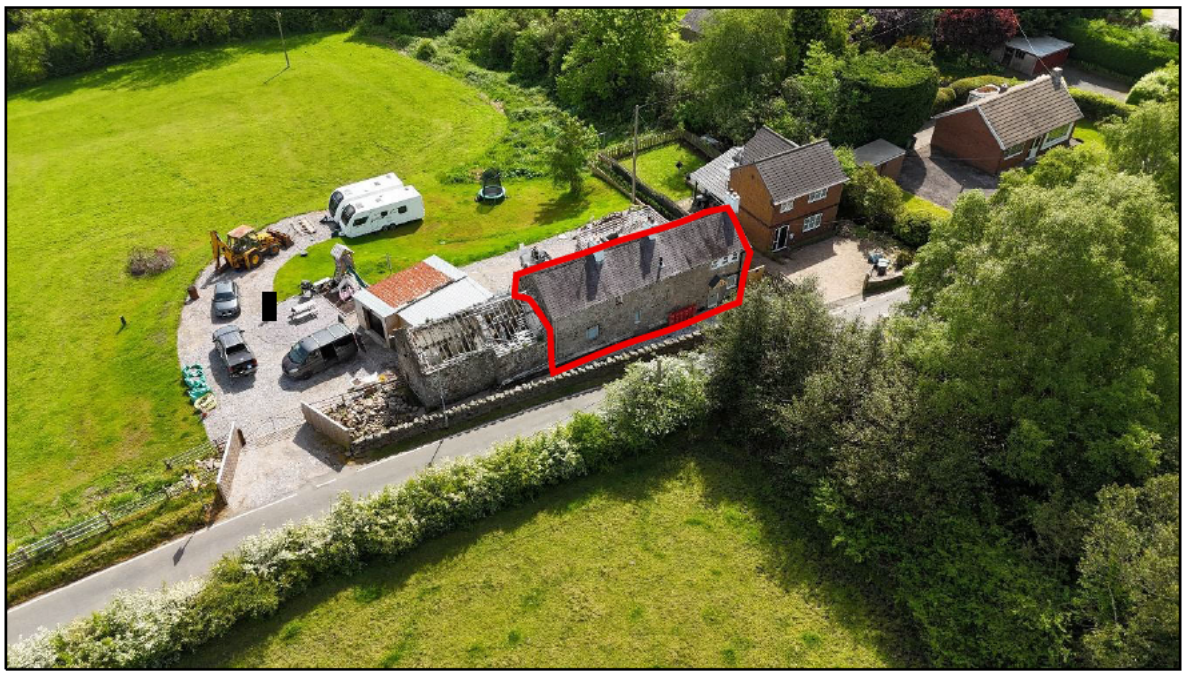


Figure 1: Showing the building covered by this survey.

2.2.2. The walls of the building comprise stone walls with a mixture of uPVC and metal windows in the eastern and western elevations. A chimney stack extends up the southern elevation of the building with the ruin of a barn adjoined to the northern elevation. Wooden fascia boards are present along the eaves to the east and west of the building.

2.2.3. The roof of the building comprises a slate pitched roof with three rendered chimney stacks present along the roof.

2.2.4. A single storey extension with rendered walls, uPVC fascia boards and a flat roof, is present on the eastern elevation of the building.

2.2.5. Internally, the building has a roof void throughout with access only available to the southern section of the roof void.



Figure 2: The eastern elevation of the building.



Figure 3: The western elevation of the building.

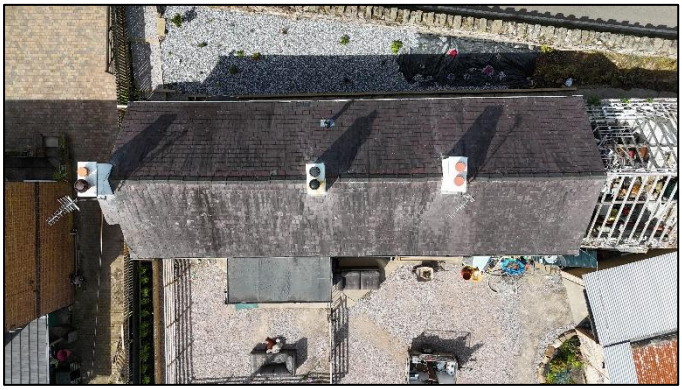


Figure 4: The roof of the building.

2.2.6. The land immediately surrounding the building comprises the B5426 to the west, the barn ruin to the north, the gardens of Cae Hovah Cottage to the east and a further residential property to the south.

2.2.7. The wider surrounding area comprises open countryside, including grazing pasture, woodland and the River Clywedog, with the village of Coedpoeth 800m to the north.



Figure 5: Showing the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to construct an extension on the eastern elevation of the cottage, including works to the existing roof to tie the new extension into the existing building.

2.3.2. There are currently no plans showing the proposals for the site.

3. Methodology

3.1. Preliminary Roost Assessment

3.1.1. A Preliminary Roost Assessment (PRA) of the building was undertaken by Steven Whitcher (MCIEEM) on the 22nd May 2026. The PRA was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 4th edition (*2023*) and was also advised by BTHK Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (*2018*) and BRHK Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals (*2021*).

3.1.2. The weather at the time of the survey fine, clear and still (BWS-0) with a temperature of 18-20°C recorded during the survey.

3.1.3. During the survey all buildings, structures and trees were searched for bat roosting potential or evidence of existing roosts, including:

- Checking buildings, structure and trees for cracks, voids or other Potential Roost Features (PRF).
- Looking for signs of staining or worn areas indicating a roost entrance.
- Searching for droppings, foraging remains such as wings or other field signs.

3.1.4. The inspection included a visual inspection using a bright torch (1 million candle power), ladders and also an inspection with binoculars, a pole camera and an endoscope, where applicable.

3.1.5. The habitat around the site was also assessed for its suitability to support foraging and commuting bats by looking at the value of the surrounding habitat and the connectivity of the site to the wider area.

3.2. Bat Activity Survey

3.2.1. Two bat activity surveys were carried out, in accordance with the BCT Good Practice Guidelines (*2023*) for a building with a moderate potential to support roosting bats.

3.2.2. The surveys were carried out by surveyors and Night Vision Aids (NVA), sufficient to fully cover the areas of potential around the building. The surveyors were equipped with an Anabat Walkabout or Echo Meter Touch 2 bat detector and recorded all bat movements throughout the surveys.

3.2.3. The NVA comprised Canon XA10/XA20 cameras with infrared illuminators or NightFox Whisker or Red Fox units. The cameras recorded all activity throughout the survey

3.2.4. In line with current guidance the surveys extended from 15 minutes before sunset until 1 hour 30 minutes after.

3.2.5. The surveyors present during the surveys are outlined in Tables 1 and 2 below.

Table 1: Surveyors for the 30th June 2026 survey

Bat Activity Survey, 30th June 2026	
Surveyor	*Licenced or Agent*
Steven Whitcher Rebekah Cooch	Licenced Agent

Table 2: Surveyors for the 4th August 2026 survey

Bat Activity Survey, 4th August 2026	
Surveyor	*Licenced or Agent*
Steven Whitcher Laura Hobbs	Licenced Agent

3.2.6. During the activity surveys notable bat foraging and commuting was recorded.

3.3. Limitations/Constraints

3.3.1. This PRA was carried out as a daytime survey and therefore does not provide accurate information on bat emergence or entry or on foraging and commuting activity in the surrounding area.

3.3.2. A search for existing bat records within 2km of the site was not commissioned as part of the survey. Therefore, an assessment of the impact of the development on known bat roosts in the area was not carried out as part of the survey.

3.3.3. Bat activity surveys provide a snapshot of activity at the time of the survey. Therefore, given that bats use numerous roosting locations throughout the year, the results may not identify some roosting locations if no bats are present in the roost at the time of the survey.

4. Results and Interpretation

4.1. Preliminary Roost Assessment

4.1.1. The walls of the building were found to display abundant voids, due to the nature of the building and the deterioration of the pointing. The voids were inspected with an endoscope, where accessible, and were found to be complex voids leading over 400mm into the stonework.

4.1,2. No bat field signs were identified within the accessible voids in the stonework, although a blue tit (*Cyanistes caeruleus*) nest was identified in a void to the west of the building, with chicks present on the nest at the time of the survey.



Figure 6: Voids in the stonework of the building.



Figure 7: The nest located to the west of the building.

4.1.3. The eaves of the building displayed voids behind the fascia board, providing potential access to the wall tops. The voids were again inspected with an endoscope, where accessible, and found to lead too far into the stonework to allow an accurate inspection.



Figure 8: Voids behind the fascia board.



Figure 9: Voids behind the fascias of the building.

4.1.4. The rendered walls of the extension were found to be in a good condition with no visible voids or flaking areas of render.

4.1.5. The roof of the building was inspected and found to be in a generally good condition, with generally tight-fitting roof slates, although occasional slipped slates were present. The

ridge tiles along the building were in place but displayed abundant areas of missing mortar, providing potential access to the ridge or roof void.



Figure 10: Slipped slates and voids under the ridge of the building.



Figure 11: Voids under the ridge tiles.

4.1.6. The roof of the extension was inspected and found to provide no opportunities for roosting bats.

4.1.7. The accessible roof void within the building, which is located approximately as shown in Figure 12, was found to comprise a low space with purlin and rafter timbers and no lining on the inside of the slates. No bats or bat field signs were identified within the roof void.



Figure 12: The approximate location of the accessible roof void, outlined in red.

4.1.8. Overall, the building was considered to provide a moderate potential to support roosting bats, due to the presence of voids around the walls and roof of the building and the presence of an inaccessible roof void.

4.1.10. The land surrounding the building was considered to provide a high value foraging and commuting habitat for bats, due to the presence of woodland, tree lines and the River Clywedog in the surrounding area. A thorough assessment of the foraging and commuting activity on and around the site was not undertaken as part of this survey.

4.2. Bat Activity Survey – 30th June 2026

Table 3: Times and weather conditions for the survey.

Sunset	21:42	Start Time	21:27	Finish Time	23:12
Weather, Start					
Temperature	17°C	Wind Speed (BWS)	1-2	Cloud Cover	10%
Description	Fine and clear with a breeze.				
Weather, End					
Temperature	14°C	Wind Speed (BWS)	2-3	Cloud Cover	25%
Description	Remaining fine with an increasing breeze.				

4.2.1. The plan in Appendix II of this report shows the surveyor locations and bat activity recorded during the survey and Appendix III shows the NVA coverage during the survey.

4.2.2. No bats were identified to emerge from roosts within the building during the survey.

4.2.3. Bat activity survey the survey was low with occasional common pipistrelle (*Pipistrellus pipistrellus*) foraging around the vegetation to the west of the building from 22:34 and a single noctule (*Nyctalus noctula*) passing over the site at 23:02.

4.3. Bat Activity Survey – 4th August 2026

Table 4: Times and weather conditions for the survey.

Sunset	21:02	Start Time	20:47	Finish Time	22:32
Weather, Start					
Temperature	22°C	Wind Speed (BWS)	1	Cloud Cover	50%
Description	Cloudy but fine.				
Weather, End					
Temperature	18°C	Wind Speed (BWS)	0	Cloud Cover	25%
Description	Remains fine.				

4.3.1. The plan in Appendix II of this report shows the surveyor locations and bat activity recorded during the survey and Appendix III shows the NVA coverage during the survey.

4.3.2. No bats were identified to emerge from roosts within the building during the survey.

4.3.3. Bat activity was consistent with the first survey with common pipistrelle passing the site and foraging around the vegetation to the west and occasional noctule passing high over the site and foraging over the vegetation to the north and northwest.

4.4. Interpretation

4.4.1. The building was assessed to provide a moderate potential to support roosting bats due to voids in the walls and roof of the building and the presence of an inaccessible roof void within the building. No bats or bat field signs were identified around the building during the PRA.

4.4.2. Bat activity surveys did not identify bats emerging from roosts within the building, although bat activity was recorded in close proximity to the building. The activity comprised common pipistrelle foraging and commuting activity around the building and noctule activity over the site and the surrounding vegetation.

4.4.3. Due to the absence of bat roosts in the building, it is considered unlikely that the proposed works will have an impact on roosting bats.

4.4.4. The land surrounding the building was considered to provide a high value foraging and commuting habitat for bats due to the presence of high value features in the area surrounding the building.

4.4.5. During the activity surveys foraging and commuting activity was relatively low and comprised activity from two species of bats, common pipistrelle and noctule.

4.4.6. The proposed works are restricted to the building and will not cause the loss or fragmentation of suitable foraging and commuting habitats. Therefore, if a sensitive lighting scheme is implemented, the impact on foraging and commuting bats will be negligible.

5. Recommendations

5.1. No bat roosts were identified within the building during the surveys and therefore there is no requirement for further surveys or for a Natural Resources Wales (NRW) licence to cover the proposals.

5.2. In the unlikely event that bats are encountered during the works, all works should cease and further advice should be sought immediately.

5.3. It is recommended that a sensitive lighting scheme, in line with the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance (*2023*), is implemented during all phases of the development.

5.4. It is recommended that any works that commence during the nesting season, which extends from March to September each year, are immediately preceded by a thorough nesting bird survey, carried out by a suitably experienced surveyor. Any nests identified must remain undisturbed until the young have fledged from the nest, including a suitable buffer around the nest.

5.5. It is recommended that consideration is given to including roosting opportunities for bats and nesting opportunities for birds in the new extension, in the form of an integrated bat brick and an integrated bird box installed in suitable location, as an enhancement to the site.

6. Conclusions

6.1. No bat roosts were identified in the building during the survey and therefore the proposed works are unlikely to have an impact on roosting bats and will not have an impact on foraging or commuting habitats, if sensitive lighting is implemented.

6.2. Works commencing during the nesting season will potentially have an impact on nesting birds.

7. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

BRHK (2021). Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals. Pelagic Publishing, Exeter.

Collins, J. (ed.)(2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

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CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

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Conservation of Habitats and Species Regulations 2017. Available at http://www.legislation.gov.uk/uksi/2017/1012/contents/made (Accessed 22nd January 2026).

Countryside Rights of Way Act 2000. Available at http://www.legislation.gov.uk/ukpga/2000/37/contents (Accessed 22nd January 2026).

The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed 22nd January 2026).

The Environment (Wales) Act 2016. Available at https://www.legislation.gov.uk/anaw/2016/3/contents/enacted (Accessed 22nd January 2026)

Planning Policy Wales, Edition 12. Available at https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf (Accessed 22nd January 2026)

Natural Environment and Rural Communities (NERC) Act 2006. Available at http://www.legislation.gov.uk/ukpga/2006/16/contents (Accessed 22nd January 2026).

The Wildlife and Countryside Act 1981. Available at http://www.legislation.gov.uk/ukpga/1981/69 (Accessed 22nd January 2026).

Appendix I: **Development Plans**

There are currently no plans showing the proposals for the building.



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Appendix II: Survey Results

Site - Cae Hovah Cottage
Date - 30th June 2026

Vantage points

VP1

VP2

Bat activity

0 7 14 m



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Appendix II: Survey Results

Site - Cae Hovah Cottage
Date - 4th August 2026

Vantage points

VP1

VP2

Bat Activity

0 7 14 m

Appendix III: **Night Vision Aid Coverage**

30th June 2026

Vantage point 1



Vantage point 2



4th August 2026

Vantage point 1



Vantage point 2



Appendix IV: **Planning Policy and Species Legislation Summary**

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.'

1.3. Paragraph 6.4.11 states:

'Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'

2. Legislation Summary

Species	Legislation	Offences include
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.
Birds	Wildlife and Countryside Act 1981	○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: '*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*'