Bat Emergence and Re-Entry Survey

Survey Site
31 High Street, Wrexham LL13 8HY LL13 8HY

Client
Newsham Park Estates LTD

Report Date
27/08/2026

Project
This report is prepared to inform a planning application for the proposal described as change of use of ground floor from Class A2 (office) to Class A3 (restaurant) and upper floors from Class A2 (office) to Class C3 (5 no apartments).

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2026).

BERS survey methodology and legislation can be found in the Appendices of this report.

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Survey Author & Designer

Survey design and oversight were provided by Consultant Ecologist Kayleigh Davies BSc (Hons), MSc, (Accredited on accredited on Natural Resource Wales License (S094455/2) at BCT Level 2 competence.

Executive Summary

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2026) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Report Validity

This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licensing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys may be required. The level of survey effort will depend on the specific circumstances of the site.

Site Context and Background

Background

The survey found no evidence of roosting bats during the survey, however the building was assessed as having low habitat value for roosting bats due to the low number of suitable roosting features for crevice dwelling bats.

Context

Number of buildings on site

1

Number of buildings surveyed

1

Site Inspection

A repeat internal loft inspection was not considered necessary, as a Preliminary Roost Assessment (PRA) was conducted in June of this year, less than 3 months since the BERS. Since that time, no internal or external alterations have been made to the building. Additionally, no evidence of bat activity was recorded during the original survey, and the likelihood of bat absence can be assumed. Therefore, it is reasonable to assume a continued likely absence of bats, and further internal inspection is not required at this stage.

Proposed Works

Proposed Development

Current use of building(s)

B1 is currently used as a disused commercial.

Proposed use of building(s)

B1: Commercial and residential.

Structural changes to building(s)

B1: Refurbishment to restaurant and apartments..

Cosmetic/repair work

B1: Repair works to the walls, ceiling and windows to refurb the building.

Type of permission required

Full planning application

Proposed Plan



Figure 1: The proposed plans

Surveyors, Equipment and Positions

Surveyors

Table 1: Details of the surveyors involved in each of the surveys

Name	BERS Experience	Bat Licence	BCT Competency
Kessena Ringland	2 years	N/A	Level 1
Kayleigh Davies	5 years	N/A	Level 2

Equipment

Table 2: Details of the equipment used in each of the visits

Category	Equipment	Count Visit 1
Night Vision Aid	Nightfox Whisker	2
Bat detector	Wildlife Acoustics Echo Meter Touch 2	2
Additional illumination	Nightfox Arc IR Floodlight	1
Bat detector	Magenta Electronics Bat 4	1
Two-way radio	BAOFENG FV-880E two-way radio (or similar)	2

Surveyor Positions

A diagram of the positions on site can be found in Appendix 1 along with the position images.

Table 3: The surveyor positions and the surveyors associated with them on each visit. The initials LS indicate the lead surveyor for the site visit

Position	Elevation	Visit 1
B1-1	South	Kayleigh Davies (LS)
B1-2	North	Kessena Ringland

Survey Visit Details and Limitations

Visit 1

26/08/2026

Start time	Sunset	End time
20:02	20:17	21:47

Start Conditions

Temperature(°C): 20.3
Relative humidity (%): 78.0
Wind (km/h): 13.0

End Conditions

Temperature(°C): 0.0
Relative humidity (%): 0.0
Wind (km/h): 0.0

Rain

None

Buildings surveyed

1

Trees surveyed

N/A

Limitations

Visit 1

Artificial Lighting (Security Lights / Internal Lights) - B1-2, B1-1

Artificial lighting on north and suth elevations which obscured view. The lighting was intermittent and/or localised. Surveyors adjusted positioning to maintain clear views of potential access features, and NVAs compensated for variations in ambient light levels. General bat activity was still readily detectable both visually and acoustically. As such, this represents a minor constraint to a portion of one survey and does not affect the robustness of the overall dataset or conclusions.

Bat detector interference (teslas, crickets, static) - B1-2

Cars caused occasional interference with the bat detectors. The interference was sporadic and short in duration. Surveyors cross-referenced acoustic detections with visual observations and NVA footage to ensure accurate identification of bat passes and emergences. No emergence events coincided with periods of interference. This limitation affected a limited timeframe only and does not affect the reliability of the overall survey findings.

Height of building - All positions

The height of the building and the slope of the surrounding terrain hindered view of the roof of the northern side. Furthermore, the presence of plastic sheeting over the alley to the east of B1 obscured view of the southern roof. Surveyors were positioned to be able to view the roof as fully as possible. Furthermore, the use of NVAs aided the view of the roof and any commuting bats if present. The limitation was not considered significant due to the low overall bat activity during the survey.

Summary Findings

Findings & Impacts

Summary of all observations and impacts

Emergences

No emergences were observed during any visit.

Roosts

No roosts were observed during any visit.

Key Foraging Areas

No foraging locations were observed during any visit.

Key Commuting Paths

No commuting paths were observed during any visit.

Impacts on Foraging / Commuting Bats

There will be no impacts on foraging or commuting bats.

Hibernation suitability

Due to the exposed nature of the building, and lack of stable dark areas, it is unlikely that bats would hibernate within the building.

No further surveys required.

Requirements & Enhancements

Requirements & Enhancements

Requirements

Bat Licence

A bat licence is not required for the proposed works.

Mitigation

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.

Wildlife Sensitive Lighting Strategy

Due to the lack of foraging/commuting activity a wildlife sensitive lighting strategy is considered disproportionate.

A low impact lighting strategy will not be required.

Enhancements

The creation of additional habitat for bats is recommended in line with the local authorities' duty to request enhancements under the PPW (2024).

Bat Boxes

The installation of two bat boxes at the site will provide additional roosting habitat for bats. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species.

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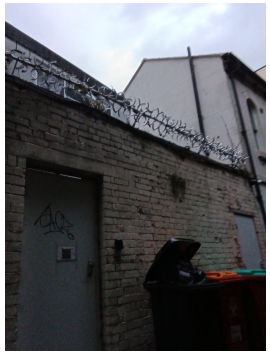
Version Control

Status	Issue	Name	Date
Draft	0.1	Kayleigh Davies, BSc (Hons), MSc, Consultant Ecologist	27/08/2026
Review	0.2	Kayleigh Davies, BSc (Hons), MSc, Consultant Ecologist	27/08/2026
Final	1.0	Kayleigh Davies, BSc (Hons), MSc, Consultant Ecologist	27/08/2026

Appendix 1: BERS plan



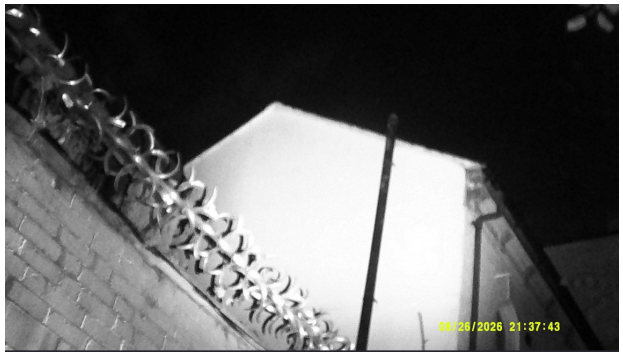
Appendix 2: Surveyor Photos



V1 B1-1 surveyor photo



V1 B1-2 surveyor photo



V1 B1-1 darkest point image



V1 B1-2 darkest point image

Appendix 3: Summary of Call Data

Species	Visit 1	Total
Common noctule	3	**3**
Common pipistrelle	2	**2**

Appendix 4: Raw Survey Data Log

Pos - Position **Spp** - Species **Act** - Activity **Emer** - Emergence **Fora** - Foraging **Comm** - Commuting **PSR** - Post-survey result **Re-ent** - Re-entry **CPIP** - Common pipistrelle **SPIP** - Soprano pipistrelle **PIPSP** - Pipistrelle sp. **BLE** - Brown long-eared bat **PLECSP** - Plecotus sp. **NOC** - Common noctule **DAUB** - Daubenton's bat **NAT** - Natterer's bat **WHI** - Whiskered bat **WHI/BRAN** - Whiskered/Brandt's bat **MYOSP** - Myotis sp. **SERO** - Serotine **NYCSP** - Nyctalus sp. **LEI** - Leisler's noctule **NPIP** - Nathusius pipistrelle **LHO** - Lesser horseshoe bat **BARB** - Barbastelle **GHO** - Greater horseshoe bat **GLE** - Grey long-eared bat **ALCA** - Alcathoe **BECK** - Bechstein's bat **GME** - Greater mouse-eared bat

Visit 1

Time	Pos	Spp	Act	Notes	PSR
20:28	B1-1	CPIP	Call	Hns	
20:42	B1-2	NOC	Call	Weak - heard not seen	
20:43	B1-1	NOC	Call	Hns	
21:06	B1-2	NOC	Call	Weak - heard not seen	
21:23	B1-2	CPIP	Call	Heard not seen	

Appendix 5: General Methodology

BAT EMERGENCE AND RE-ENTRY SURVEY METHODOLOGY — GENERAL

1. Survey Aims and Approach

Dusk bat emergence surveys (and, where justified, dawn re-entry surveys) were undertaken to determine the presence or likely absence of roosting bats and, where present, to characterise roosts by species, numbers, access points, roost type and how bats use the site. Survey design follows an iterative approach: results and audit data are reviewed after each visit so that subsequent survey effort, positioning, equipment deployment and objectives can be refined as needed (BCT 7.2.17; 10.1.1).

2. Guidance and Standards

All surveys were designed and delivered with reference to Bat Surveys for Professional Ecologists — Good Practice Guidelines (4th ed.) (Collins, 2023), the CIEEM Guidelines for Ecological Report Writing (2nd ed.) (CIEEM, 2017a), and other relevant guidance including Natural England standing advice for bats (updated April 2025) and BS 42020:2013. Where departures from published good practice were made, the report identifies what changed, why, how survey robustness was maintained, and the competence of the ecologist(s) making that judgement (BCT 1.1.4–1.1.5; 2.2.32–2.2.33).

3. Competence and Roles

Survey design and oversight were provided by Consultant Ecologist Kayleigh Davies BSc (Hons), MSc, (Accredited on accredited on Natural Resource Wales License (S094455/2) at BCT Level 2 competence. On-site survey work was led by Kayleigh Davies, BSc (Hons), MSc at BCT Level 2 competence., supported by 1 additional Bat Surveyor(s) and/or Assistant(s). Bat Surveyors (minimum BCT Level 1, trained to internal standard) worked under the supervision of the Project Surveyor and were responsible for data collection at their manned positions, including real-time species identification and operating IR camera/acoustic equipment. Full surveyor details are provided in Table 1.

4. Survey Timing, Effort and Seasonal Windows

Survey effort was set in line with BCT Tables 7.1 and 7.2 and reviewed as results emerged. Dusk emergence surveys commenced with surveyors and equipment in place 15 minutes before sunset and continued for 1.5–2 hours after sunset (BCT 7.2.31). Survey visits were spaced a minimum of three weeks apart and timed within the core May–August survey window wherever feasible. Where September surveys were required, the report details the justification, how robustness was maintained, and any residual uncertainty.

Survey dates, start/end times, and sunset/sunrise times are provided in the survey visit details section of the report.

5. Weather Conditions

Surveys were undertaken only when conditions were likely to support typical bat emergence and flight behaviour. Conditions were assessed using forecasts and confirmed on arrival. Minimum thresholds: temperature >7°C at survey start; wind ≤ Beaufort Scale 3 (~5 m/s); no persistent heavy rain. Where suboptimal but permissible conditions occurred (e.g. intermittent light drizzle), these are recorded and interpretation reflects this. Weather data recorded during each survey are provided in the survey visit details section of the report.

6. Survey Area and Position Design

The survey area comprised 1 building, selected on the basis of the PRA findings and/or tree assessment results. Justification for the extent of survey coverage is provided in the Site Context and Background section.

The arrangement of surveyors and equipment was informed by the Preliminary Roost Assessment (structures) and/or tree assessment (PRFs/GLTA) so that identified roosting features and likely access points were the focus of coverage, while recognising that bats may emerge from unexpected locations (BCT 7.2.12). Where NVAs were deployed, a still image or screenshot was captured from the darkest point of the survey from each NVA to demonstrate field of view and adequacy of illumination; these are provided in 2 (BCT 7.2.10). Surveyor and equipment positions for each survey visit are shown on Appendix 1.

7. Equipment Standards

All electronic survey equipment (detectors, recorders and NVAs) was tested prior to deployment (function check, storage capacity, battery health, time synchronisation) and calibrated/tested in line with manufacturer guidance, typically at least annually, with evidence retained and available on request (BCT 2.5.14). Microphone sensitivity was verified prior to the survey season, as sensitivity can decline over time (BCT 2.5.16). Equipment was selected as suitable for the target species and site conditions (BCT 2.5.13; 2.5.17). Detector settings and deployment metadata were documented consistently, including gain/sensitivity, trigger parameters, recording format, sample rate, firmware/app version, time settings and any filters applied (BCT 2.5.15; 2.5.20). Equipment details and settings are provided in Table 2.

8. Data Capture and Acoustic Analysis

All results were recorded using a standardised digital survey form, including surveyor positions, start/end times, weather at intervals, equipment identifiers, detector settings, observed emergences/returns, bat passes, flight direction, behaviour notes and confidence/uncertainty notes (BCT 7.2.19). Raw audio/video recordings and metadata were retained as an auditable record. Negative survey results were also recorded (BCT 2.5.19).

A bat pass was defined as a sequence of two or more echolocation pulses produced by an individual bat, with a new pass recorded when a gap of one second or more occurred between successive calls. Where sustained activity was recorded (e.g. circling bats), this was noted as sustained activity rather than counted as individual passes.

At manned positions, species identification was carried out in real-time by the ecologist using a heterodyne detector for live listening and an Echo Meter Touch (built-in MEMS microphone) for full-spectrum recording. All recordings were retained as an auditable record. Post-survey acoustic review was undertaken only where specific calls could not be confidently identified on site; these were reviewed using Wildlife Acoustics Kaleidoscope Pro with reference to Russ (2012)

British Bat Calls: A Guide to Species Identification.

Where semi-manned positions were deployed (Titley Chorus with ultrasonic microphone), recordings were processed through Titley Scientific Anabat Insight (BatClassify UK plug-in) to provide automated species identification. Auto-ID outputs were subject to targeted manual verification by an experienced ecologist using Kaleidoscope Pro. Manual verification was applied to: uncertain or low-confidence classifications; any classifications of conservation-significant, locally uncommon or Annex II species regardless of confidence score (BCT 10.2.19); and any records detected at unusual times. Manual verification involved visual inspection of spectrograms and examination of call parameters including peak frequency (kHz), start and end frequency (kHz), call duration (ms), inter-pulse interval (ms), bandwidth (kHz), and call shape/structure (e.g. FM, FM-QCF, QCF). Where calls could not be confidently assigned to species level (e.g. Myotis species group), they were recorded at the most reliable taxonomic level.

It is acknowledged that automated classification software is not infallible; false positives and false negatives may occur. Different species can produce similar calls, and recording quality, environmental conditions and bat behaviour can affect call characteristics. Some species groups (e.g. Myotis spp., Nyctalus/Eptesicus) cannot be reliably separated by echolocation alone (Russ, 2012). Where auto-ID was used, the system and version, validation steps, thresholds and manual verification criteria are documented in (BCT 10.2.21).

Acoustic data were reviewed promptly after each survey to inform subsequent survey design (BCT 2.2.16; 10.1.1).

9. Health and Safety

A site-specific risk assessment was prepared addressing both site and generic survey hazards (night working, slips/trips, lone working, antisocial behaviour risk). The risk assessment was reviewed on arrival at each visit, and new hazards identified on site were recorded for subsequent visits (BCT 2.7.3).

10. Report Quality Assurance

This report has been written by, or reviewed by, a senior member of staff to confirm technical adequacy, clarity and that recommendations are justified (BCT 11.4.1). Survey effort has been checked as part of project quality assurance (BCT 7.2.13).

11. Limitations and Survey Validity

Survey data in this report were collected during the 2026 survey season. In accordance with CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys, survey data are generally considered valid for up to 12 months / state period from the date of the last survey visit. Where this report is relied upon beyond that period, an update assessment may be required.

- Artificial lighting on north and suth elevations which obscured view.
- Cars caused occasional interference with the bat detectors.

- The height of the building and the slope of the surrounding terrain hindered view of the roof of the northern side. Furthermore, the presence of plastic sheeting over the alley to the east of B1 obscured view of the southern roof.

References

References relevant to this methodology.

- BCT (2023, amended 27.03.2024) Bat Surveys for Professional Ecologists — Good Practice Guidelines (4th ed.). Bat Conservation Trust, London.
- BCT / Fawcett-Williams, J. (2021) Thermal Imaging: Bat Survey Guidelines. Bat Conservation Trust, London.
- CIEEM (2017a) Guidelines for Ecological Report Writing (2nd ed.). CIEEM, Winchester.
- CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM, Winchester.
- BSI (2013) BS 42020:2013 Biodiversity — Code of practice for planning and development. British Standards Institution, London.
- Natural England (2025) Bats: advice for making planning decisions. Updated April 2025.
- Russ, J. (2012) British Bat Calls: A Guide to Species Identification. Pelagic Publishing, Exeter.

Appendix 6: Survey Methodology

BAT EMERGENCE SURVEY METHODOLOGY — HYBRID NVA/ECOLOGIST SURVEY

1. Survey Method

This survey used a hybrid approach combining manned positions (ecologist with NVA, live detector and recording) and semi-manned automatic recording positions (NVA with dedicated static audio detector). Semi-manned positions were deployed to maintain coverage of roosting features while reducing the number of human positions required, consistent with BCT guidance that NVAs can reduce the number of surveyors where appropriately deployed with a detector soundtrack and evidence of efficacy (BCT 7.2.8; 7.2.11).

2. Position Design

The arrangement of manned and semi-manned positions was determined from the PRA and/or tree PRF assessment, with coverage designed so that all elevations and identified roosting features were monitored (BCT 7.2.12). Survey design and oversight were provided by Consultant Ecologist Kayleigh Davies BSc (Hons), MSc, (Accredited on accredited on Natural Resource Wales License (S094455/2) at BCT Level 2 competence. at BCT Level 3 competence (BCT 7.2.6). Manned positions were staffed with either Project Surveyors or Bat Surveyors, who were responsible for data collection, including real-time species identification and recording all bat activity, including peripheral activity across the wider site (BCT 7.2.13). Semi-manned positions were monitored by either the Project Surveyor or Bat Surveyors, which were allocated by the Project Surveyor. Where required, additional assistants were present to monitor semi-manned positions to provide additional equipment security. Surveyor and equipment positions are shown on Appendix 1.

3. Equipment

Manned positions: IR camera (Nightfox Whisker) with tripod; true IR illumination source (Nightfox XB5 Pro 850 nm); tablet for digital data capture; full-spectrum detector (Echo Meter Touch, built-in MEMS microphone) with recording enabled, supplemented by heterodyne detector for real-time species identification; radio communication; red-light head torch; weather meter/anemometer.

Semi-manned positions: IR camera with true IR illumination source; full-spectrum static bat detector/recorder (Titley Chorus with ultrasonic microphone, unique identifier) deployed on a tripod at approximately 1.5–2 m above ground level, with the microphone oriented horizontally and directed towards the building features under observation — height and orientation were adjusted on site as necessary to maximise acoustic coverage of identified roosting features; tripod/clamp system for stable alignment and security.

Staffing and equipment deployment were designed to ensure survey effort was not diluted across the site, with sufficient coverage of all relevant elevations and features (BCT 7.2.15).

All equipment was tested and calibrated in line with manufacturer guidance, with evidence retained and available on request (BCT 2.5.14). Detector settings

(gain/sensitivity, trigger parameters, recording format, sample rate, firmware version, time settings) were documented (BCT 2.5.15; 2.5.20). Equipment details and settings are provided in Table 2, along with any deviations from this kit list.

4. Survey Operation

All equipment was deployed and operational before the 15-minute pre-sunset survey start. Each NVA was checked for focus, field of view and adequacy of true IR illumination (BCT 7.2.10). NVAs and audio recorders were turned on before the survey window and remained running until after completion (BCT 7.2.11). During the survey, each surveyor monitored their allocated NVAs and carried out operational checks (recording status, IR illumination timing, lamp alignment). Surveyors maintained constant radio contact. A still image was captured from the darkest point of the survey from each NVA to demonstrate field of view and illumination adequacy; these are provided in Appendix 2 (BCT 7.2.10).

5. Post-Survey Review

NVA footage was reviewed promptly (typically the following day) while the survey remained fresh in surveyors' minds (BCT 7.2.16). Acoustic files were processed promptly to inform subsequent survey design (BCT 2.2.16; 10.1.1). Results from each visit were used to refine positioning, equipment deployment and objectives for subsequent visits where required (BCT 7.2.17). Where overlap between independent observer and NVA detections was noted, this was recorded to support internal quality assurance (BCT 7.2.14). Where bats were observed emerging, survey interpretation recognised that the roosting location may differ from the emergence point, and follow-up survey design was adjusted accordingly (BCT 7.2.17).

6. Justification for Method

This hybrid approach was selected as appropriate for the site based on low number of features. The method maintains full auditable NVA and acoustic coverage of all identified roosting features while providing direct ecologist observation at key positions.

7. Limitations

All limitations are listed, along with their impact level, in the Limitations section of the main report.