

Bodnant Avenue, Prestatyn

Bat Survey and Report

For

Adra (Tai) Cyfyngedig

May 2025 Updated September 2025

3307/11

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Prepared by: Katy Morris ACIEEM Date: 14/05/2025
Checked by: Robert Jones ACIEEM Date: 15/05/2025
Approved by: Jon Stoddard CMLI Date: 23/05/2025

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1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
 email: rml@rmlconsult.com web: www.rmlconsult.com
 Tel: +44(0)1824 704366
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Executive summary

Richards, Moorehead & Laing Ltd (RML) were commissioned by Atticus Land and Development on behalf of Adra (Tai) Cyfyngedig to undertake a series of bat surveys on land at Bodnant Avenue, Prestatyn, Denbighshire.

The proposed site is situated on a sloped, elevated area encompassing one field adjacent to Bodnant Avenue and Nant Hall Road. It consists of one field currently used for agricultural purposes and informal amenity.

This report details the findings from night-time walkover surveys and two dedicated dusk surveys conducted on the substation. The surveys aimed to identify the bat species present and to assess the potential impacts of the proposed development on roosting, commuting, and foraging habitats.

The most frequently recorded species were the common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), which were recorded throughout the survey period. Other notable findings included a total of six noctule bats (*Nyctalus noctula*) observed foraging over the open field during transect #3. There were also occasional recordings of an unidentified Myotis species and a single pass from a Lesser Horseshoe bat (*Rhinolophus hipposideros*) commuting along the line of Tree Preservation Order (TPO) trees.

The two dedicated dusk surveys of the existing electricity sub-station building confirmed that **no bats were observed emerging from the structure**. However, the surveys did confirm that bats were actively commuting and foraging in the immediate vicinity along the existing treeline adjacent to Nant Hall Road.

Based on these findings, an assessment was made regarding the potential effects of the proposed development on the identified potential roosts, commuting, and foraging features. As a result of this analysis, a set of appropriate mitigation measures has been developed to ensure the protection of the bat populations and their habitats.

In the United Kingdom, all bat species are protected by law, under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). No bat roosts have been identified to date. However, the site has the potential to support several bat species, for foraging and commuting, no bat roosts were identified on site.

Several enhancements have been recommended to maximise biodiversity opportunities in accordance with Planning Policies Wales 12. These enhancements include the implementation and management of new landscape planting featuring native species indigenous to the local area, as well as the installation of bat boxes.

The details in this report will remain valid for a period of one year from the date of this report (12 September 2026) after which if no site works have commenced, the validity of this assessment should be reviewed to determine whether further updates are necessary.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

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1 Introduction

1.1 Background

1.1.1 Richards, Moorehead and Laing (RML) Ltd were commissioned by ADRA, to undertake a Preliminary Ecological Assessment (PEA) and three Night-time Bat Walkover (NBT) surveys, at greenfield land on Bodnant Avenue, Prestatyn at central OS grid reference SJ 33490 50431, referred to as ‘the site’ here after.

1.1.2 The bat surveys are required to inform a potential planning application for a proposed housing development for affordable dwellings with associated access roads, car parking and public open space.

1.2 Site location and description

1.2.1 A site location plan is provided in **Appendix A**.

1.2.2 The site is bordered by Bodnant Avenue, Ffordd Parc Bodnant and Prestatyn Road to the north, Nant Hall Road to the south and Nant Mill Touring caravan park to the east. The site measures approximately 2.5ha

1.3 Development proposal

1.3.1 The development would involve the following:

- Construction of a new site access
- 62 No. affordable dwellings and associated parking and infrastructure
- Active travel routes
- Amenity and play space
- SuDS including rain gardens and
- Boundary fencing,

1.3.2 The proposed site masterplan (at the time of writing) is shown in **Appendix B**.

1.4 Aims of the survey and report

- a) Conduct three Night-time Bat Walkover (NBW) Surveys to identify the species assemblage within the survey area.
- b) Provide the results of the bat surveys carried out by RML over the 2024/2025 seasons within the proposed works footprint habitats located at the site.
- c) Identify any further survey requirements.
- d) Identify appropriate enhancement measures including mitigation and,



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- e) Highlight the potential requirement for protected species licensing.

1.5 Consultations and meetings

- 1.5.1 A site meeting was held on 3rd March 2025 with the County Tree Officer (Tom Hiles) to discuss the root protection zones (RPZ) of the line of trees which are covered by a Tree Protection Order (TPO).
- 1.5.2 Regular Design Team Meetings (DTM) have been held. These included discussions in regard to constraints in respect of bats (and other species) and to advise of measures to avoid and minimise any negative effects to bats and appropriate mitigation and or enhancement measures which can be incorporated into the final design.

1.6 Personnel and quality assurance

- 1.6.1 This report has been written by Katy Morris reviewed by Robert Jones) and approved by Jon Stoddard. The report is issued by RML Ltd. The surveys were led by Katy Morris and assisted by Rhodri Edwards, Dr Adam Lynch and Rob Jones.
- 1.6.2 Ecologist Katy Morris is an Associate member of CIEEM. Katy has a BSc in Environmental Science from Liverpool John Moores University. She has a keen interest in bats. Katy has experience of surveying bats, dormice, otters, water vole, reptiles, and great crested newts. She is also proficient in Phase 1 habitat surveys and is extending her repertoire to include invertebrates, NVC habitat surveys, Green Infrastructure Statement, Habitat Regulation Assessment, QGIS and Qfield. Katy is currently involved in numerous voluntary bat activities, including roost monitoring, bat care and handling working towards her own survey licence. Katy has completed the Certificate of Bat Acoustics Analysis (CoBAA) and has achieved Technician Level: Graded B Assessment Result.
- 1.6.3 Assistance for the bat surveys were provided by experience surveyors Rhodri Edwards Dr Adam Lynch and Rob Jones.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
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2 Legislation and Planning Policies

2.1 Protection

- 2.1.1 Bats are protected under the Wildlife and Countryside Act 1981 (as amended)¹ and the Conservation of Habitats and Species Regulations 2017 (the 2017 Regulations) as amended².
- 2.1.2 Bats are listed in Schedule 2 of the 2017 Regulations. Under Section 43 of the Regulations it an offence to:
- a. deliberately capture, injure or kill a bat
 - b. deliberately disturb a bat
 - c. damage or destroy a breeding site or resting place of a bat; this applies whether bat species are present or not.
- 2.1.3 For the purposes of (b), disturbance of bats includes in particular any disturbance which is likely to impair their ability:
- i. to survive, to breed or reproduce, or to rear or nurture their young; or
 - ii. to affect significantly the local distribution or abundance of the species to which they belong.
- 2.1.4 The protection afforded is overlapping but separate from the Wildlife and Countryside Act 1981 (as amended). Bats are protected under Schedule 5 of the Act. This makes it an offence to:
- a. intentionally kill, injure or take a bat
 - b. possess or control any live or dead bat or any part of, or anything derived from a bat
 - c. intentionally or recklessly damage or destroy any structure or place used for shelter or protection by bats
 - d. disturbs a bat whilst it is occupying a structure or place which it uses for shelter or protection; or
 - e. obstruct access to any structure or place which a bat uses for shelter or protection.

¹ Available at <https://www.legislation.gov.uk/ukpga/1981/69>. [Accessed: 14/11/24]

² Available at <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>. [Accessed: 14/11/24]



2.2 Environment (Wales) Act 2016³

2.2.1 Welsh legislation confirms Wales’ legal commitment to biodiversity conservation. Section 6 of the Environment (Wales) Act 2016 introduced an “enhanced biodiversity and resilience of ecosystems duty (the S6 duty)” for public authorities, which requires that they “seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems”.

2.2.2 Section 7 of the Act required the Welsh Ministers to prepare and publish a list of species and habitats which are of principal importance for the purposes of maintaining and enhancing biodiversity in relation to Wales. Bat species listed on Section 7 as priority species includes the following:

- Barbastelle bat (*Barbastella barbastellus*)
- Bechsteins bat (*Myotis bechsteinii*)
- Noctule (*Nyctalus noctula*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Brown long-eared bat (*Plecotus auritus*)
- Greater horseshoe bat (*Rhinolophus ferrumequinum*), and
- Lesser horseshoe bat (*R. hipposideros*)

2.3 Planning Policy Wales (PPW12)⁴

2.3.1 Planning Policy Wales 12 (PPW12) Section 6.4.3 sets out the responsibilities of the Local Planning Authority when assessing development proposals and their impacts on biodiversity. This document states:

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

2.3.2 PPW sets out the requirement for planning authorities to demonstrate that they have sought to fulfil the duties and requirements of Section 6 of the Environment (Wales) Act 2016 by taking all reasonable steps to maintain and enhance biodiversity in the exercise of their functions.

³ <https://www.legislation.gov.uk/anaw/2016/3/contents/enacted>

⁴ https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf



2.4 Biodiversity Policy and Net Benefits for Biodiversity

- 2.4.1 Wales Biodiversity Partnership (WDP)⁵ have produced biodiversity checklists for local authority and public authority staff in Wales. The checklists will assist public and local authorities to take account of biodiversity in their operational activities and will help organisations to remain legal under the Environment (Wales) Act 2016 Biodiversity Duty and other biodiversity related legislation. In addition, the implementation of the checklists and guidance will help build towards the biodiversity outcomes contained in the Environment Strategy for Wales.
- 2.4.2 The net-benefits for biodiversity approach by Welsh Government has the intention to deliver an overall improvement in biodiversity by putting an emphasis on proactive consideration of biodiversity and wider ecosystem benefits within a placemaking context to be considered early in the design process. The aim is to design schemes that positively impact ecosystem resilience. Natural Resources Wales (NRW) has developed a framework for evaluating ecosystem resilience based on five attributes and properties specified in the Environment (Wales) Act 2016. This is referred to as DECCA: Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience.⁶

⁵ Available at <https://www.biodiversitywales.org.uk/> [Accessed:09/10/24]

⁶ Garrett HM, and Ayling SC. 2021. Terrestrial and freshwater Resilient Ecological Networks: a guide for practitioners in Wales. 43 pp. NRW Report No. 483 Natural Resources Wales. Dolgellau



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3 Methodology

3.1 Desk study

3.1.1 Third party consultation was undertaken as part of the proposal. Data was requested from Cofnod, the Local Environmental Records Centre for North Wales on 24th May 2024 to obtain the following ecological data:

- Details of any statutory and non-statutory nature conservation designations within 10 km⁷ of the site.
- Records of any legally protected or other notable species within 2 km⁸ of the site; and
- SSSIs and Special Areas of Conservation (SACs), with bats as a qualifying feature, within 10km of the site.

3.1.2 A copy of the public records available from Cofnod are provided in **Appendix C** (as a separate document).

3.2 Field study

Night-time Bat Walkover Survey

3.2.1 Night-time Bat Walkover (NBW) surveys were undertaken to identify the species assemblage within the survey area and to assess the relative importance of the habitat type, and features for commuting and foraging bats.

3.2.2 Three NBW surveys were carried out on:

- 27th August 2024
- 03rd October 2024
- 13th May 2025

3.2.3 The surveys started approximately at sunset and continued for 1 hour. The transect survey route and stopping points are shown on the plan in **Appendix D**.

3.2.4 Surveyors were equipped with Anabat Walkabout and Scout detectors, to record bat call data for later analysis, and Night Vision Aids (NVAs) in the form of thermal imaging monocular to aid the surveyor. During the survey any bat activity was noted by the

⁷ Only those sites within 2 km of the scheme proposals are reported within this document. Public Cofnod data is provided in **Appendix C**

⁸ Only those species within 1 km of the scheme proposals are reported within this document. Public Cofnod data is provided in **Appendix C**



surveyors, including species, the locations of any emerging bats, flight paths, general activity, commuting, foraging and the timings of these encounters.

3.2.5 Surveyors followed a pre-defined route which had 8 No., five-minute stopping points. During the second survey the route was followed in reverse.

Emergence / Dusk Survey

3.2.6 Two dusk / emergence survey with two surveyors present was conducted on: 1st July 2025 and 26th August 2025.

3.2.7 The surveys started approximately 15 minutes before sunset and continued for 1 hour and 30 minutes. Surveyors were equipped with Anabat Walkabout or Anabat Scout detectors, to record bat call data for later analysis along with night vision aids. During the survey any bat activity was noted by the surveyors, including species, the locations of any emerging bats, flight paths, general activity, commuting, foraging and the timings of these encounters.

3.2.8 For the surveys, surveyors were position as follows:

- 01/07/2025 - Surveyor 1's location allowed for observation of the northeast elevation.
- 06/08/2025 - Surveyor 2's position at the southwest, within the treeline.

3.2.9 Surveyor's locations are provided in **Figure 1 and Figure 2** below:



Figure 1: Location of surveyor 1 during the dusk surveys



Figure 2: Location of surveyor 2 during the dusk surveys

3.3 Data Analysis

Night-time Bat Walkover survey

3.3.1 Recordings made with the Walkabout and Scout detectors were later analysed in the office by a suitably trained/experienced ecologist using Anabat Insight software. Using the ‘Batclassify species auto ID’ plugin set at 70% ID certainty threshold to identify species encountered, calls were then manually checked by a competent bat ecologist to ensure ID accuracy.

3.4 Limitations

3.4.1 Records held by local ecological record centres, local recording groups and on the internet are often collected on a voluntary basis; therefore, the absence of records does not demonstrate the absence of species, rather, it may simply indicate a gap in recording coverage.

3.4.2 As the behaviour of wild animals is unpredictable and can change over time, the results of the survey reflect site conditions on the dates of surveys.

4 Results

4.1 Desk study

4.1.1 The following section summarises the results of the desk study and field surveys. A plan showing the location of designated sites is provided in **Appendix E**.

Statutory designated sites

4.1.2 There are nine statutory designated sites: one Ramsar, two Special Protection Area (SPA) and four Site of Special Scientific Interest (SSSI), one Local Nature Reserve (LNR), and one Area of Outstanding Natural Beauty (AONB), located within 2 km of the site. These are detailed in **Table 1**.

Table 1: Designated sites with 2km of the site.

Site name	Distance from site	Reason for notification (as taken from site citations)
UK11082 Dee Estuary (Wales) ⁹	420 m northeast.	This SSSI supports a range of sand dune habitats and associated flora and fauna including many rare and uncommon plant and animal species as well as shingle, swamp and saltmarsh habitats. This contiguous piece of sand dune habitat, wide sandy foreshore and its associated habitats adds to the wetland interest already found within the existing site. Both natterjack toad and sand lizard have been reintroduced to this dune system in recent years and are both now well established. The site also supports the only breeding population of little tern in Wales and the shingle feature used by the breeding terns also provides a high tide overwintering roost location for the Dee Estuary waterfowl populations.
Dee Estuary / Aber Afon Dyferdwy (SSSI)	420 m northeast.	The Dee Estuary/Aber Afon Dyferdwy is of special interest for its total populations of internationally important wintering waterfowl, its populations of individual waterfowl and tern species. The Dee Estuary/Aber Afon Dyferdwy is also an important staging post for migrating birds during both spring and autumn.
Prestatyn Hillside (SSSI)	900 m south	A steep west-facing hillside on Carboniferous limestone at the northern end of the Vale of Clwyd. The glacial drift of the site supports a range of semi-natural plant communities including calcareous and acidic grassland, calcareous heath and scrub and broadleaved woodland. Limestone outcrops and disused quarries also occur.
Gronant Dunes and Talacre Warren (SSSI)	920 m northeast	Gronant Dunes and Talacre Warren has special interest for botanical, entomological and ornithological reasons.

⁹ <https://jncc.gov.uk/jncc-assets/RIS/UK11082.pdf>

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Site name	Distance from site	Reason for notification (as taken from site citations)
Teilia Quarry (SSSI)	1060 m south	Geological interest. Teilia Quarry SSSI has one special feature: <ul style="list-style-type: none"> Palaeozoic plant fossils found in rocks exposed in a disused quarry. This is the only known locality for the distinctive Upper Black Limestone flora (late Dinantian). It has yielded twenty recognisable species, mostly pteridosperms and progymnesperms, three of which are unique to the locality.
UK9013011 Dee Estuary / Aber Afon Dyferdwy (SPA) ¹⁰	420 m northeast.	Qualifying Features: A048 <i>Tadorna tadorna</i> ; Common shelduck (non-breeding) A052 <i>Anas crecca</i> ; Eurasian teal (non-breeding) A054 <i>Anas acuta</i> ; Northern pintail (non-breeding) A130 <i>Haematopus ostralegus</i> ; Eurasian oystercatcher (non-breeding) A141 <i>Pluvialis squatarola</i> ; Grey plover (non-breeding) A143 <i>Calidris canutus</i> ; Red knot (non-breeding) A149 <i>Calidris alpina alpina</i> ; Dunlin (Non-breeding) A156 <i>Limosa limosa islandica</i> ; Black-tailed godwit (non-breeding) A157 <i>Limosa lapponica</i> ; Bar-tailed godwit (non-breeding) A160 <i>Numenius arquata</i> ; Eurasian curlew (non-breeding) A162 <i>Tringa totanus</i> ; Common redshank (non-breeding) A191 <i>Sterna sandvicensis</i> ; Sandwich tern (non-breeding) A193 <i>Sterna hirundo</i> ; Common tern (Breeding) A195 <i>Sterna albifrons</i> ; Little tern (Breeding) Waterbird assemblage
UK9020294 Liverpool Bay / Bae Lerpwl	990 m north	Qualifying Features: A001 <i>Gavia stellata</i> ; Red-throated diver (non-breeding) A065 <i>Melanitta nigra</i> ; Common scoter (non-breeding) A177 <i>Hydrocoloeus minutus</i> ; Little gull (non-breeding) A193 <i>Sterna hirundo</i> ; Common tern (Breeding) A195 <i>Sternula albifrons</i> ; Little tern (Breeding) Waterbird assemblage
Gronant Dunes (LNR)	895 m north	Little Terns are not the only protected species that make their home here, others occur in the dunes including Sand Lizards and Natterjack Toads.
Clwydain Range and Dee Valley / Bryniau Clwyd a Dyffryn Dyfrdwy (AONB)	470 m southeast	AONB is a designated part of our landscape whose distinctive character, beauty, and cultural heritage are so precious that it is safeguarded in the national interest.

¹⁰ <https://publications.naturalengland.org.uk/publication/6557770283220992>



Non-statutory designated sites

4.1.3 There are seven Local Wildlife Site (WS) located within 2 km of the site; these are detailed in **Table 2** below.

Table 2: Non statutory designated sites within 2 km.

Site name	Distance from site	Reason for notification
Prestatyn Golf Links (WS)	470 m north	This site includes roughs within the golf course, which is immediately behind a coastal sand dune SSSI. The grassland is dominated by Golden Oatgrass, Common Bent, Red Fescue and Ribwort Plantain with frequent Bird's-foot-trefoil, Common Restharrow, Sand Sedge and Creeping Cinquefoil. A drainage ditch runs through the site, but it is regularly cleared for flood defence. There are areas of reedbed in the centre of the site and wet ditches colonised by Branched Bur-reed, Yellow Iris, Spike-rush, Watercress, Water-plantain, Water-crowfoot and Lesser Water-parsnip. A dense stand of Grey Club-rush and Sea Club-rush occurs along an old ditch line. This site supports large numbers of breeding Sedge Warbler and occasional Reed Bunting and Grasshopper Warbler.
Top Y Nant Woods (WS)	690 m southeast	This is a small broadleaved woodland on the steep north-west facing slopes of a limestone hill that overlooks Prestatyn. The woodland canopy is dominated by hawthorn (<i>Crataegus monogyna</i>) with ash (<i>Fraxinus excelsior</i>), sycamore (<i>Acer pseudoplatanus</i>), beech (<i>Fagus sylvatica</i>), and yew (<i>Taxus baccata</i>) scattered throughout. There is a well-developed shrub layer too.
Y Morfa(WS)	820 m west	This is a flood plain grazing marsh with open ditches of floristic interest and standing open water in winter. There are discrete patches of scrub, some crack Willow (<i>Salix viminalis</i>) and a small area of fen. The site supports significant areas of Snipe in winter with peak counts of over 100 birds recorded.
The Dingle(WS)	870 m east	This site is a broadleaved woodland in a steep sided stream valley on the hillside north-east of Prestatyn.
Coed Bell(WS)	1200 m east	An oak woodland, carpeted with bluebells (<i>Hyacinthoides sp.</i>), on a north facing slope near the coast.
Y Ffrith(WS)	1700 m northwest	<i>No information found.</i>
Home and Stoney Woods	1900 m southeast	<i>No information found.</i>



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

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4.1.4 There are nine areas of ancient woodland (either ancient semi-natural, plantation or restored) within 2 km of the site. The closest lies 930 m to the southeast of the Site.

4.1.5 There are two notable trees within 2 km of the site which are listed on the Ancient Tree Inventory¹¹. One tree is 1.3 km northeast, and the other is 1.2 km northwest.

Protected and notable species – desk study results

There were 17 records returned within 2 km of the site in the last 10 years, no bat species have been identified on site; the nearest records are:

- Common pipistrelle (*Pipistrellus pipistrellus*) 542m northwest emerging from the building.
- Myotis sp (*Myotis*) 574 m west in 2014
- Noctule (*Nyctalus noctule*) 583 m east in 2023.
- Soprano pipistrelle (*Pipistrellus pygmaeus*) 583 m east in 2023.
- Lesser horseshoe (*Rhipolophus hipposideros*) 33 bats counted over a period of 30 years during winter hibernation 1622 m south.

4.2 Field study

Night-time Walkover Survey

4.2.1 The weather variables during the surveys are provided in **Table 3**.

Table 3: The weather variables for the Night-time Bat Walkover surveys.

Date	Time of sunset	Phase of the Moon	Survey start / end times	Weather conditions at start/end
27/08/2024	20:14	Last Quarter	Start: 20:13 End: 21:05	Start: 17°C. Light breeze, 50% cloud cover, 60% rH. 107 Lux. End: 16°C. Light breeze, 50% cloud cover, 60% rH. 0.035 Lux.
03/10/2024	18:44	Waxing Crescent	Start: 18:45 End: 19:53	Start: 15°C dry, 10% cloud cover, cool and calm. 39% rH. 35.5 Lux End: 14°C. dry, 10% cloud cover, cool and calm. 49% rH. 0.0163 Lux.

¹¹ <https://ati.woodlandtrust.org.uk/>

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Date	Time of sunset	Phase of the Moon	Survey start / end times	Weather conditions at start/end
13/05/2025	21:03	No moon	Start: 21:04 End: 21:58	Start: 20°C. Dry, warm, 0% cloud cover. 33% rH. 88.7 Lux Finish: 16°C. dry, warm, 0% cloud cover. 34% rH. 0.00783 Lux

4.2.2 Bat species were noted commuting and foraging around the site. These comprised of common pipistrelle (*Pipistrellus pipistrellus*), and soprano pipistrelle (*Pipistrellus pygmaeus*). **Table 4** shows a summary of the survey results, raw data is provided in **Appendix F**. A plan in **Appendix G** show the locations of bat calls from all three surveys presented on a single plan, showing that the majority of calls are associated with the line of tree to the south and the hedgerow to the east. There are fewer calls recorded along the hedgerow with Bodnant Avenue.

Table 4: Summary of Night-time Bat Walkover Survey Results.

Date	Species Recorded	Description of Activity
27/08/2024	Ppip, Ppyg,	Soprano pipistrelle and common pipistrelles bats were seen foraging and commuting along the treeline and the two hedges forming the boundaries of the site. The majority of the activity was from the common pipistrelle with more activity associated with the beech tree associated with the hedgerow to the east of the site. Both common and soprano pipistrelles were seen foraging in the open habitat in front of the building and above the footpath east to west along the treeline while at SP5. No bats were seen to emerge.
03/10/2024	Ppip, Ppyg,	The majority of the activity was from common pipistrelles foraging and commuting either along the treeline to the south as well as hedgerow HR1. Both common and soprano pipistrelles were seen foraging in the open habitat in front of the building and above the footpath east to west along the treeline while at Stopping Point 4. A maximum of 3 individual bats were seen. No bats were seen to emerge.
13/05/2025	Nnoc, Ppip, Ppyg	The majority of the activity was from noctule bats, flying high over the site then swooping low over the



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

Tel: +44(0)1824 704366

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Date	Species Recorded	Description of Activity
		<p>open field at about head height of the surveyors. A total of 5 individual bats were counted by the surveyors</p> <p>Common and soprano pipistrelles were seen and heard foraging and commuting along the treeline with Nant Hall Road and the hedgerow to the east of the site.</p> <p>No bats were seen to emerge</p>
<p>Key: Nnoc = Noctule <i>Nyctalus noctula</i> Pipip = Common pipistrelle <i>Pipistrellus pipistrellus</i> Ppyg = Soprano pipistrelle <i>Pipistrellus pygmaeus</i> SP# = Stopping point HNS = Heard not seen</p>		

Dusk survey results

Date	Time of sunset	Phase of the Moon	Survey start / end times	Weather conditions at start/end
01/07/2025	21.02	Last Quarter	Start: 20:45 End: 22:15	Start: 16°C. 2 wind, 7 cloud cover, 63% rH. End: 16°C. 2 wind, 7 cloud cover, 67% rH.
06/08/2025	18:44	Waxing Crescent	Start: 19:53 End: 18:45	Start: 19°C dry, 0 cloud cover, cool and calm. 45% rH. 4.22 Lux End: 16°C. dry, 5-3 cloud cover, cool and calm. 42% rH. 0.0206 Lux.

Survey #1

The majority of bat activity observed during the transect surveys was from common pipistrelles and soprano pipistrelles, which were recorded throughout the survey period. In addition to these, Surveyor #1 documented three calls from an unidentified *Myotis* species. Notably, Surveyor #2 recorded a single pass from a Lesser Horseshoe (*Rhinolophus hipposideros*) bat at 21:41, which was observed commuting from east to west along the line of Tree Preservation Order (TPO) trees. This finding is significant as it confirms that this particular flight line is used by this European-protected species.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

Tel: +44(0)1824 704366

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Survey #2

The bat activity during the dusk surveys was primarily recorded on Surveyor #1's detector. The majority of calls were from common pipistrelles, with fewer calls from soprano pipistrelles and a single call from an unidentified *Myotis* species. In contrast, Surveyor #2's detector recorded considerably fewer bat calls, all of which were from common pipistrelles. This suggests a higher concentration and diversity of bat activity within the area surveyed by Surveyor #1.

Summary of bat results

- 4.2.3 A number of the trees within the surveyed area were of suitable size or had features suitable for bat roosting potential, the most notable is the veteran oak tree.
- 4.2.4 A small electric substation is located in the southeast corner of the site, near the public footpath and kissing gate that leads to Nant Hall Road. This building has a moderate potential for roosting bats due to some slipped, missing, and lifted tiles on both the north and south sides of the roof as well as missing torching. However, the brickwork pointing is in good condition, with no missing sections, and there are no gaps beneath the fascia boards. **No bats emerged** from this building during two separate dusk/emergence surveys.
- 4.2.5 The site is predominantly characterised by improved grassland and semi-improved grassland, providing limited opportunities for foraging bats due to its open nature and lack of structural diversity. Nonetheless, the trees and hedgerows, especially those along the site boundaries, offer linear features that could serve as potential flight paths and foraging for bats.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313



5 Potential Effects

5.1 Summary

5.1.1 The following sections discuss the potential effects of the works, current at the time of writing, upon the ecological interest at the site and advises upon methods which can either avoid, mitigate, or compensate for these effects.

5.1.2 Potential effects which could arise from the construction of the new housing and associated infrastructure include the following:

- Direct mortality and disturbance to protected and notable species.
- Direct loss of and disturbance to habitats; and,
- Increased noise, disturbance, and risk of pollution during construction.

5.2 Designated sites

5.2.1 No direct effects to statutory designated sites for bats will occur as there are none within 10 km south.

5.3 Bats

5.3.1 There is one small building (electricity sub-station) on site which has several PRF and a roosting classification of moderate potential for roosting bats.

5.3.2 Based on survey data collected to date; the following bat species have been confirmed as utilising the site:

- Common pipistrelle
- Soprano pipistrelle
- Noctule
- Lesser horseshoe

5.3.3 Some effects on bats are envisaged, this would be the loss of foraging habitat within the redline boundary, the grassland would be replaced by houses and infrastructure. However, it is not anticipated that there will be any loss of trees with the potential to support bat species but there will be the removal of a small number of trees and a section of hedgerow in order to make way for site access and visibility.

5.3.4 It is assumed that all works would be undertaken during daylight hours, and no night-time work would be required.

5.3.5 The semi-mature or mature trees identified for removal would be inspected by suitably qualified bat worker and advice sought.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

Tel: +44(0)1824 704366

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6 Recommendations

6.1 Bats

- 6.1.1 The on-site building has been categorised as having moderate bat roost potential, based on the number of Potential Roost Features (PRFs) and the quality of surrounding flight paths and foraging habitat. The building had two dusk surveys carried out during the summer where no bats were seen to emerge from the building and bats were observed commuting and foraging within the vicinity of the building along the treeline.
- 6.1.2 Given that this building will be retained as part of the project and because it is close to the TPO trees, it is an area where light spill and trespass should be avoided and be a factor in the lighting design for the scheme.
- 6.1.3 New trees and shrubs will be planted, consisting of native species, for landscape amenity and to improve foraging opportunities for bats. Additionally, the landscaped areas within the site should be managed to maximise the abundance of invertebrates. Habitat connectivity would be retained, in particular with the retention of the majority of the hedgerows which bound the site. Any trees to be removed would need to be assessed and, if required, surveyed for bats prior to their removal by a suitably qualified person.
- 6.1.4 Where lighting is necessary, it should be strictly limited to the minimum required for its intended purpose, with light spread controlled through techniques such as shrouding and downlighting. Careful lighting design is essential to prevent light spill into critical areas, thereby maintaining hedgerows as dark corridors for wildlife. This approach not only preserves these vital habitats but also minimises disruption to nocturnal species.
- 6.1.5 The following should be considered when choosing luminaires and their potential impact on Key Habitats and features¹²:
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used
 - LED luminaires should be used where possible.
 - A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component.
 - Light sources should feature peak wavelengths higher than 550nm.
 - Waymarking inground markers to delineate path edges.
 - Column heights should be carefully considered to minimise light spill and glare visibility.

¹² Bat Conservation trust and the Institute of Lighting Professionals. Guidance Note 08/23: Bats and Artificial Lighting At Night (2023 ILP).

1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

Tel: +44(0)1824 704366

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- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.
- The use of bollard or low-level downward-directional luminaires should only be utilised if carefully designed to not produce unacceptable glare, unacceptable upward light output, increased upward light scatter from surfaces.

6.1.6 To enhance habitat for bats, the development design will include bat boxes, integrated bat boxes or bat access slates on new buildings and/or retained mature trees (examples in **Appendix H**). Placement of these bat boxes will follow best practice guidelines, prioritising locations on south or southwest-facing walls near eaves, at a minimum height of 3 meters, and away from artificial light and predators. Clear flight paths and connectivity to hedgerows and trees will be maintained. The proposed bat box locations are illustrated on the landscape masterplan in **Appendix I**.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
 email: rml@rmlconsult.com web: www.rmlconsult.com
 Tel: +44(0)1824 704366
 Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313



7 Conclusion

- 7.1.1 This report presents the findings of the bat surveys and provides an assessment of the potential effects on bats and their roosting sites which may result from the proposed works.
- 7.1.2 The site supports bats which are a protected species. No bat roosts have been identified on site by surveyors and no bat roosts were recorded on cofnod of any nearby roosts however common and soprano pipistrelle bats and a myotis bat have been observed utilising the site for commuting and foraging. Recommendations have been made in Section 6.
- 7.1.3 Several enhancements have been recommended to be integrated into the development proposals for the site to maximise biodiversity opportunities in accordance with Planning Policies Wales 12. These enhancements include the implementation and management of new landscape planting featuring native species indigenous to the local area, as well as the installation of integrated bat boxes into the new properties and wood concrete bat boxes to be installed on mature trees to be retained.
- 7.1.4 The details in this report will remain valid for a period of up to one year for information regarding bats from the date of this report (September 2026) after which if no site works have commenced, the validity of this assessment should be reviewed to determine whether further updates are necessary.



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
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8 REFERENCE

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- Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.
- HMSO, 1981. The Wildlife & Countryside Act 1981 (as amended), Norwich: Her Majesty's Stationary Office.
- HMSO, 2016. Environment (Wales) Act 2016.
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- Mitchell-Jones, A.J. and McLeish, A.P (2004). Bat Workers' Manual (3rd edn). Joint Nature Conservation Committee, Peterborough.
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1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313

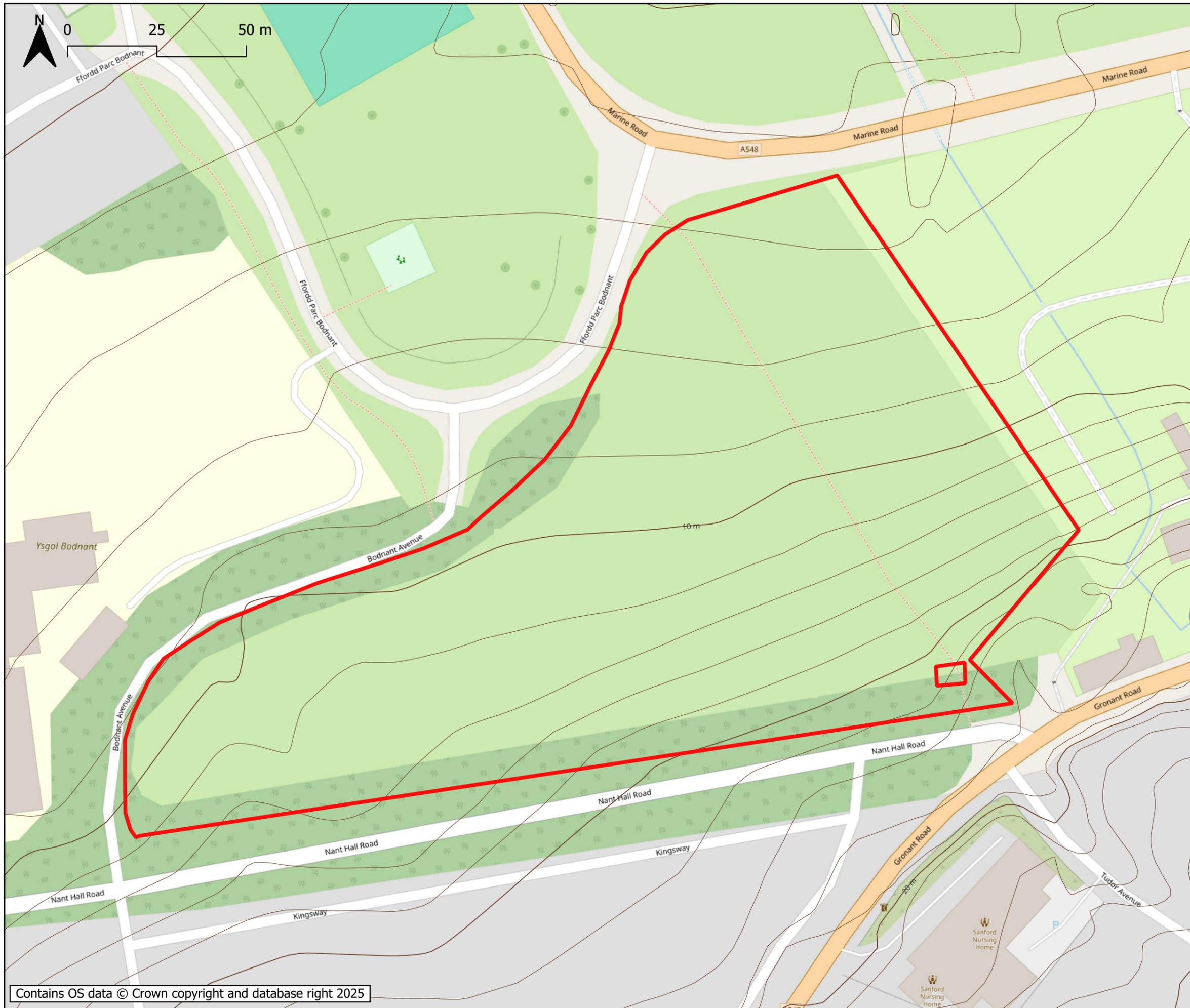


APPENDIX A: SITE LOCATION



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313





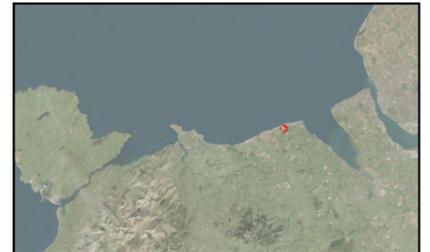
Client / Client:


Enw project / Project name:
**BODNANT AVENUE,
 PRESTATYN**

Teitl lluniad / Drawing title:
Site Location

Eglurhad / Key:
 Redline Boundary

Insert map 1:2,000,000 @ A3
 Based upon Getmapping Aerial
 Photography. © Getmapping plc



Graddfa / Scale (A3): 1:1000 @ A3	Dyddiad / Date: May/2025	Darlunwyd gan: Drawn by: KM
Rhif lluniad / Drawing number: 3307-RML-PEA-DR-01	Chwiliwyd gan: Checked by: JS	Copyright: Revision: 01

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RML Limited, Cwrt Y Dderwen, Ffordd Celyn, Rhydri, Derbysheire, LL15 1NJ
 Rhif Ffôn/Tel: +44 (0)1824 704366, Ffacs/Fax: +44 (0)1824 705450
 e-bost/e-mail: rml@rmlconsult.com, Gwefay/Website: www.rmlconsult.com

APPENDIX B: PROPOSED PLANS



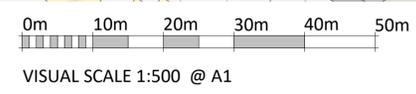
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email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
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14x	2P18 FLAT	53m ²
8x	3P2B BUNGALOW	58m ²
18x	4P2B HOUSE	83m ²
10x	5P3B HOUSE	93m ²
10x	5P3B DA CORNER HOUSE	93m ²
2x	7P4B HOUSE	114m ²
TOTAL - 62 PLOTS		
TOTAL SITE AREA - 25019m ²		

PROPOSED SITE LAYOUT
SCALE: 1 : 500



REV	DESCRIPTION	DATE	BY

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PROJECT
BODNANT AVE, PRESTATYN
for ADRA

DRAWING TITLE
PROPOSED SITE LAYOUT

SCALE	DATE	DRAWN	CHECKED
1 : 500 @ A1	24/10/24	ED	SV

DRAWING STATUS: **PRELIMINARY**

JOB No: **C1148 SK008**



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Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk
Ainsley Gomon Architects Ltd. Registered in England & Wales No. 4187948
Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JH

PRINTED: 10/12/2024 11:52:14

APPENDIX C: COFNOD DATE (separate document)



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313



APPENDIX D: TRANSECT ROUTE



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
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Enw project / Project name:

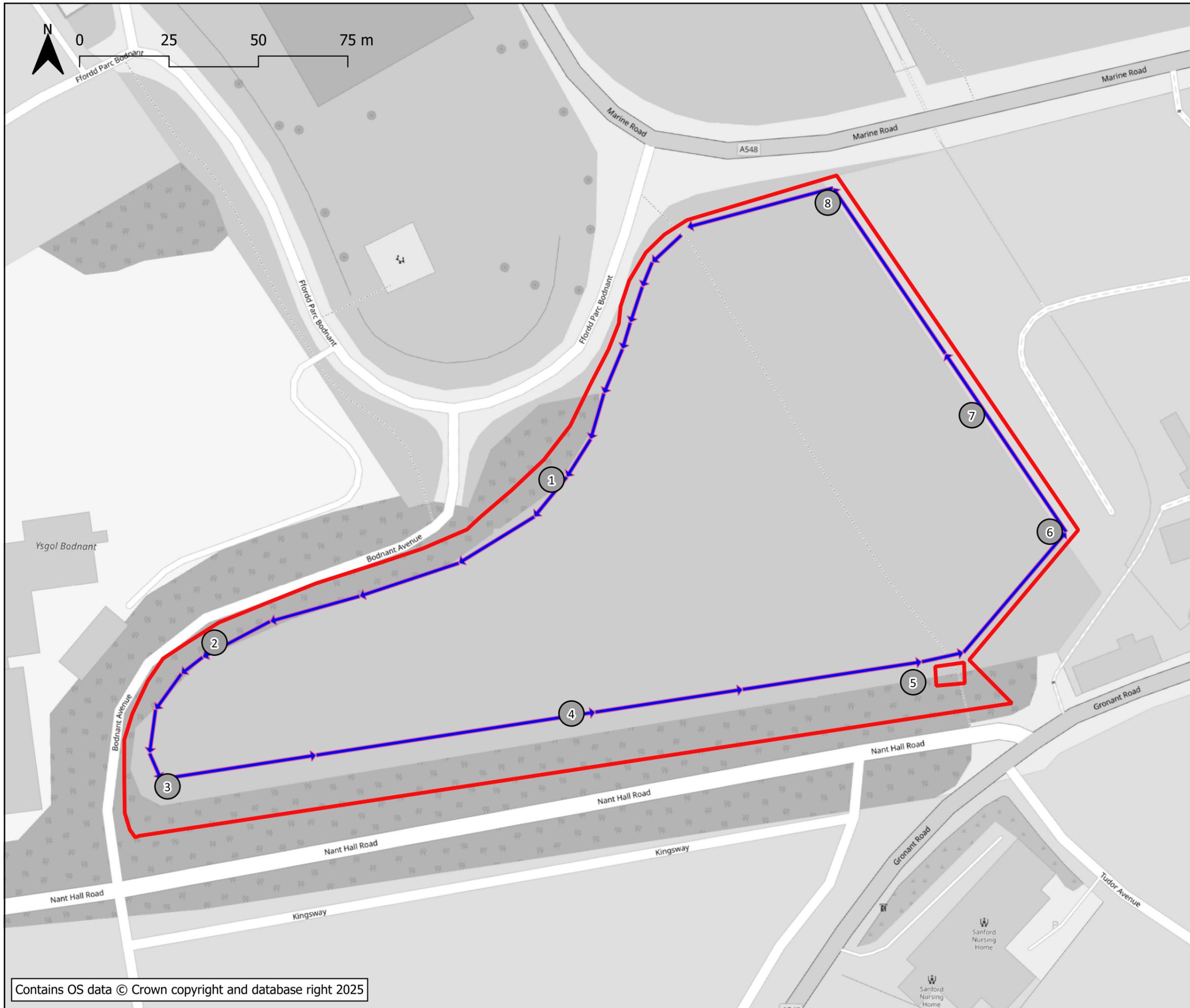
Bat Surveys and Report

Teitl lluniad / Drawing title:

**Transect Survey #1 and #3
Survey #2 was Reversed**

Eglurhad / Key:

-  Redline Boundary
-  Stopping Point
-  Transect Route



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Graddfa / Scale (A3): 1:1000 @ A3	Dyddiad / Date: May 2025	Darlunwyd gan: Drawn by: KM
Rhif lluniad / Drawing number: 3307	Copyright: 01	Gwirwyd gan: Checked by:

Darparwyd gan / Prepared by:



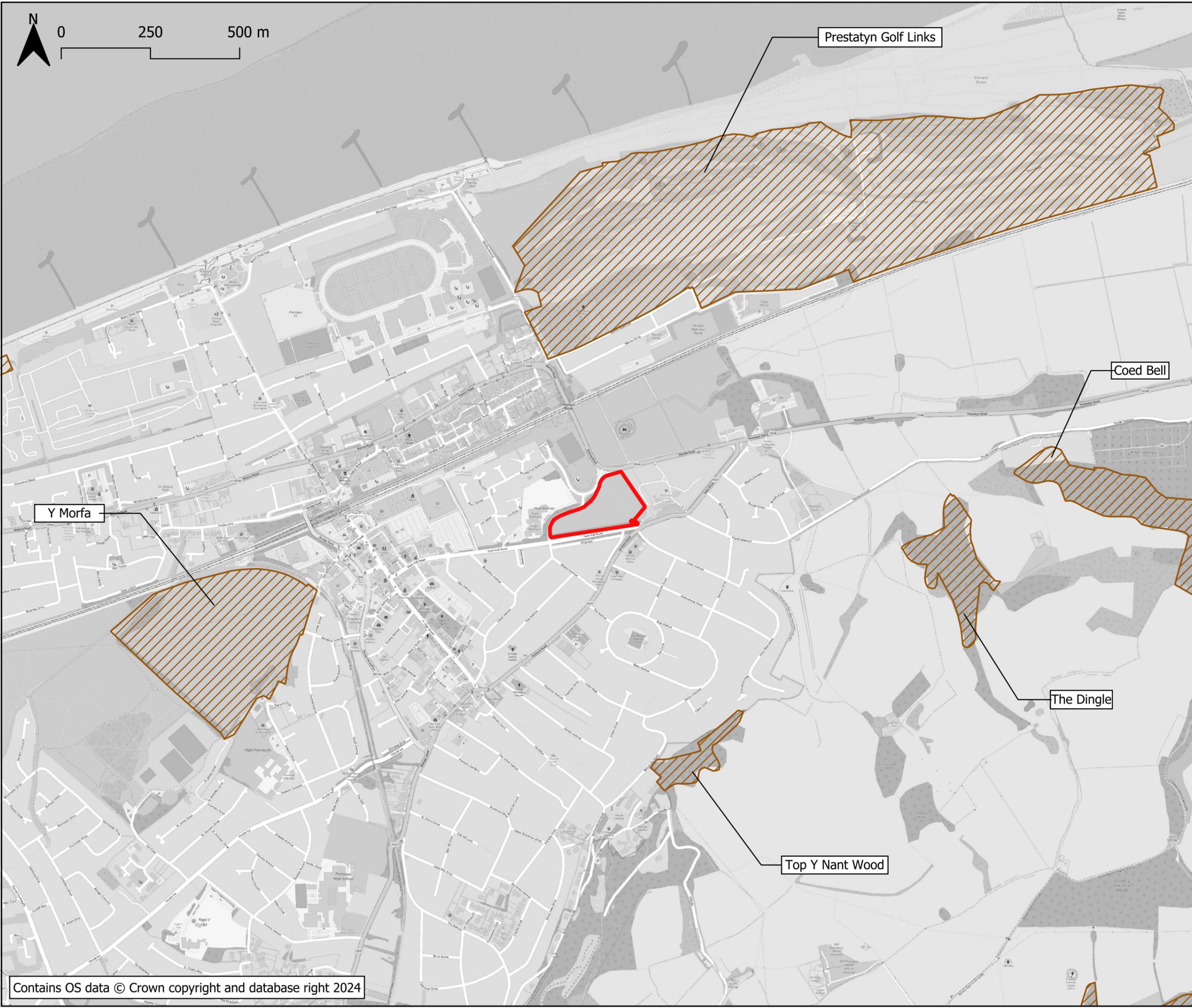
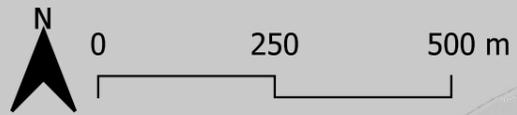
RML Group, Cwt Y Dderwen, Ffordd Celys, Ruttin, Derbysheire LL15 1N3
Rif Ffôn/Tel: +44 (0)1824 704366, Ffacs/Fax: +44 (0)1824 705450
e-bost/e-mail: rml@rmlconsult.com, Gwefay/Website: www.rmlconsult.com

APPENDIX E: DESIGNATED SITES



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313





Cleint / Client:


Enw project / Project name:
**BODNANT AVENUE,
 PRESTATYN**

Teitl lluniad / Drawing title:
Non Designated Sites

Eglurhad / Key:

-  Redline Boundary
-  Wildlife Sites

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		Copyright: Revision: 01

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RML Limited, Court Y Ddwrn, Ffordd Coed, Rullin, Denbighshire, LL13 1N3
 Rhif Ffôn/Tel: +44 (0)1824 704366, Ffacs/Fax: +44 (0)1824 705450
 e-bost/e-mail: rml@rmlconsult.com, Gwefay/Website: www.rmlconsult.com

APPENDIX G: RESULTS FROM NIGHT-TIME BAT WALKOVER SURVEY



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
email: rml@rmlconsult.com web: www.rmlconsult.com
Tel: +44(0)1824 704366
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Enw project / Project name:

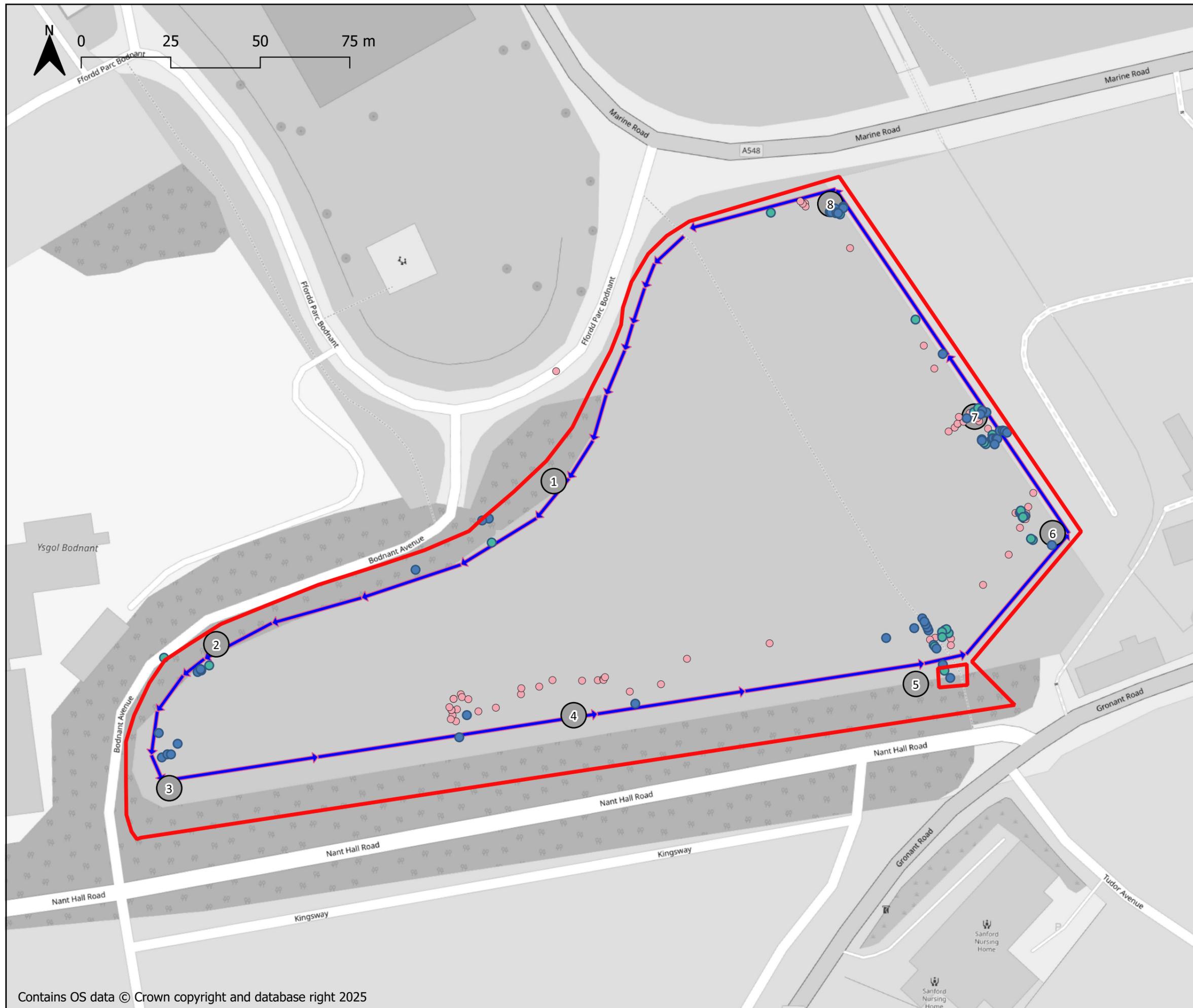
Preliminary Ecological Assessment

Teitl lluniad / Drawing title:

Location of Bat Calls Recorded During NBW Surveys

Eglurhad / Key:

- Redline Boundary
- Stopping point
- Stopping points
- Common pipistrelle
- Soprano pipistrelle
- Noctule



The locations of bat calls from all three surveys are presented on a single plan, allowing for comparative analysis

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Rhif lluniad / Drawing number: 3307-RML-PEA-DR-05	Chwiliwyd gan: Checked by: JS	Copyright: Revision: 01

Darparwyd gan / Prepared by:

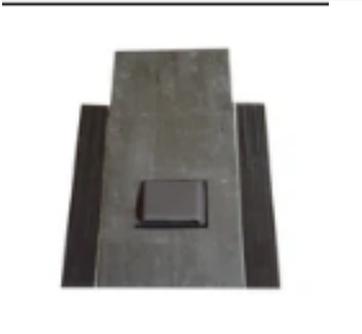
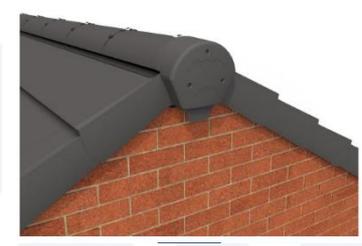


Table x: Transect survey results 2024 / 2025

Date	Start and end times and time of sunset/sunrise	Weather conditions	Transect route and survey number	Time/Species recorded/Location and activity
<p>Key Ppip = Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Ppyg = Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) Nnoc = Noctule (<i>Nyctalus noctula</i>) SP# = Stopping point number HNS = heard not seen</p>				
27 th August 2024	Start 20:13 Finish: 21:05 Sunset: 20:14	Start: 17°C. Light breeze, 50% cloud cover, 60% rH. 107 Lux. Finish: 16°C. Light breeze, 50% cloud cover, 60% rH. 0.035 Lux.	1/3	20:35 – Ppip SP4 commuting field boundary east to west. 20:38 – Ppip SP4 commuting east to west then west to east + foraging. 20:41 – Ppip inbetween SP4-5. Commuting west to east then into trees, then south to north foraging in the open habitat of the field. 20:44 – Ppyg Sp5 near substation, foraging in open habitat then along the path east to west. 20:47 – Ppip SP5 commuting west to east. 20:51 – Ppip + Ppyg SP6 Commuting north to south along hedgerow. 20:53 – Ppyg SP6 commuting north to south, then south to north, several passes. 20:55 – Ppip between SP6-7 foraging in the open habitat. 20:57 – Ppip SP7 commuting west to east. 20:58 – Ppyg SP7 foraging in open habitat. Several passes. 21:02 – Ppip SP7 commuting around corner of field. 21:03 – Ppyg SP7 – end, HNS. No bats seen emerging
03 October 2024	Start: 19:53 Finish: 18:45 Sunset: 18:44	Start: 15°C dry, 10% cloud cover, cool and calm. 39% rH. 35.5 Lux	2/3 Route revered	19:08 – Ppip SP3 commuting south to north along hedgerow HR2. 19:10 – Ppip SP3 South to north to beech tree along hedgerow. 19:13 – Ppip + Ppyg SP4 E to W to E along treeline and hedgerow paseed in front of the electric substation. Several passes. 3 individual bats seen together. 19:22 – Ppip SP5 NHS along the treeline.

Date	Start and end times and time of sunset/sunrise	Weather conditions	Transect route and survey number	Time/Species recorded/Location and activity
		Finish: 14°C. dry, 10% cloud cover, cool and calm. 49% rH. 0.0163 Lux		<p>19:26 – Ppip SP6 HNS along hedgerow or treeline. 19:30 – Ppip North to south along hedgerow HR1. Back and forth several times. 19:33 – Ppip + Ppyg SP7 HNS along hedgerow – several passes 19:37 – Ppip HNS 1 pass.</p> <p>No bats seen emerging</p>
13 th May 2025	Start: 21:04 Finish: 21:58 Sunset: 21:03	Start: 20°C. Dry, warm, 0% cloud cover. 33% rH. 88.7 Lux Finish: 16°C. dry, warm, 0% cloud cover. 34% rH. 0.00783 Lux	3/3	<p>21:22 – Ppyg HNS possibly flying along treeline with Bodnant Avenue or the TPO treeline SP3. 21:30 – 21:56 Nnoc bat 5 individual bats seen. Flying constantly over the field. Flying high then swooping down low over the field about head height to surveyors. 21:37 – Ppip HNS at SP5 near to the electric substation. 21:40 – Ppyg one pass east to west along the treeline low to the ground. 21:41 – Ppip one pass along the treeline low to the ground 21:44 – Ppyg SP6 one pass east to west along the treeline low to the ground. 21:46 – Ppip SP6 one pass north to south along the hedge. 21:51 – Ppyg SP7 one pass north to south along the hedge.</p> <p>No bats seen emerging</p>

APPENDIX H: EXAMPLES OF BAT BOXES

Bat access slates Links to suppliers ¹³ and images	
<p>Bat access slate</p> <p>https://beddoesproducts.com/products/bat-access-slate</p>	
<p>Bat access tile for slated & tiled pitched roofs</p> <p>https://www.justlead.co.uk/product/bat-access-tile-weathering/</p>	
<p>Bat Access Slate For Natural Spanish Slates 500mm x 250mm</p> <p>https://www.aboutroofing.com/bat-access-slate-natural-spanish-slate-500mm-x-250mm.html</p>	
<p>https://www.manthorpebp.co.uk/environmental/bat-ridge-roost/bat-ridge-roost-0</p>	

¹³ Other suppliers are available



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 email: rml@rmlconsult.com web: www.rmlconsult.com
 Tel: +44(0)1824 704366
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Adra (Tai) Cyfyngedig Bat Survey and Report

<p>Ibstock Enclosed Bat Box 'C'</p> <p>https://www.nhbs.com/4/practical-conservation-equipment?q=&hPP=60&idx=titles&p=0&fR%5Bhide%5D%5B0%5D=false&fR%5Bhide%5D%5B1%5D=false&fR%5Blive%5D%5B0%5D=true&fR%5Blive%5D%5B1%5D=true&fR%5Bshops.id%5D%5B0%5D=4&fR%5Bshops.id%5D%5B1%5D=4&fR%5Bsubsidiaries%5D%5B0%5D=1&hFR%5Bsubjects_equipm.ent.lv1%5D%5B0%5D=Bat%20Boxes%20%3E%20Integrated%20Bat%20Boxes&gad_source=1&gclid=Cj0KCCQjw1Yy5BhD-ARIsAI0RbXbX4ycA1cB7y_1rzcgHSOGRZUQDPwKJFtDuzOskjO_I_HNyBIU1e10aAicWEALw_wcB&qtview=193867</p>	
<p>Bat Boxes Links to suppliers¹⁴ and images – external mounted for buildings</p>	
<p>2FE Schwegler Wall-Mounted Bat Shelter</p> <p>https://www.nhbs.com/search?q=2FE+Schwegler+Wall-Mounted+Bat+Shelter</p>	
<p>1FQ Schwegler Bat Roost</p> <p>https://www.nhbs.com/1fq-schwegler-bat-roost-for-external-walls</p>	
<p>Externally mounted – trees</p>	

¹⁴ Other suppliers are available

1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ

email: rml@rmlconsult.com web: www.rmlconsult.com

Tel: +44(0)1824 704366

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<p>2F Schwegler Bat Box (General Purpose)</p> <p>https://www.nhbs.com</p> <p>currently out of stock from this supplier - usually dispatched between 1 – 2 weeks</p>	
<p>Eco Kent Bat Box</p> <p>https://www.nhbs.com/</p> <p>currently out of stock from this supplier - Usually dispatched within 1-2 months</p>	
<p>2FN Schwegler Bat Box</p> <p>https://www.nhbs.com//bat-boxes</p> <p>currently out of stock – usually dispatched between 1 – 2 weeks</p>	



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