

34 St Patricks Avenue
Charvil
Wokingham
RG10 9RA

Preliminary Roost Assessment

Report ref.: R2807_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr and Mrs Holland to undertake a Preliminary Roost Assessment for bats (PRA) at 34 St Patricks Avenue in Charvil, Wokingham. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey rear extension, a single-storey front extension and alterations to the attached garage (refer to planning drawings in **Appendix 1**).
- 1.1.2** The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for the proposed development activities. A detailed inspection of the exterior and interior of the property was undertaken on the 4th November 2024 by Vicky Potts MCIEEM and Conor Watson ACIEEM ([REDACTED]), in accordance with good practice guidelines (Collins 2023).
- 1.1.3** The house had two localised areas, associated with gaps under chimney lead flashing at the eastern and western gable apices, which provide suitable access to potential crevice roost sites; therefore, the house has been assigned moderate potential suitability for roosting bats. The observation of approximately 150-200 small bat droppings, resembling those typically deposited by pipistrelle species, at the western gable end inside the roof void is consistent with the house supporting a regularly used summer day roost.
- 1.1.4** The development proposals do not directly impact the confirmed bat roost at the apex of the western gable end and the potential roost site at the apex of the eastern gable end. The confirmed roost and the potential roost site will remain available to bats throughout the construction and post development. Under a precautionary method of working (see **Section 7.2**), the levels of disturbance are considered highly unlikely to cause any temporary or permanent abandonment of the confirmed roost. As such, it is considered highly unlikely that the proposals will result in the permanent loss or damage of a bat roost.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr and Mrs Holland to undertake a Preliminary Roost Assessment for bats (PRA) at 34 St Patricks Avenue in Charvil, Wokingham.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey rear extension, a single-storey front extension and alterations to the attached garage (refer to planning drawings in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property is a detached house on 34 St Patricks Avenue in Charvil, Wokingham (central OS grid reference: SU 77273 76325).

2.2.2 The house is in a suburban setting on the edge of countryside. The surrounding countryside is characterised by the River Thames (approx. 900m northwest) and multiple channels of River Loddon (approx. 500-600m east) with large swathes of floodplain grazing marsh and flooded gravel pits.

2.3 Report Objectives

2.3.1 The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for the proposed development activities.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of '*preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*'
- (9)(a) – there is '*no satisfactory alternative*' to the derogation; and
- (9)(b) – '*the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*'

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about the site and the surrounding land. The study utilised the following open access resources:

- Google Earth – satellite imagery was used to identify potential flight paths and foraging habitats for bats;
- MAGIC – examined to locate granted European Protected Species licences; and
- pre-existing bat survey reports – any available reports were obtained from the client or relevant planning portal to provide background information for the site.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 4th November 2024 by Vicky Potts MCIEEM and Conor Watson ACIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration nos.: 2016-27162-CLS-CLS & 2024-11877-CL18-BAT), in accordance with good practice guidelines (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

4.2.2 Frequently used bat access points and/or roost sites include (but are not limited to) spaces:

- behind hanging tiles, weatherboarding, soffit boxes and barge boards;
- under lead flashing (particularly around chimneys) and roof tiles/slates; and
- in existing bat boxes.

4.2.3 It is important to note that the two most abundant and widespread bat species, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a

building.

4.2.4 The external survey involved a systematic search for evidence of bats including:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining; and
- squeaking noises.

4.2.5 It should be noted that bats can be present in a building while leaving no visible signs externally and wet weather has the potential to wash any evidence away. The search for evidence was focused on (but was not limited to) the ground, windowsills, windowpanes and walls (including cladding and hanging tiles); particularly in places near to potential bat access points and/or roost sites.

Internal Survey

4.2.6 The internal survey comprised a systematic search for evidence of bats on the upper floors of the building (i.e. checking the exterior from windows) and inside the roof and eave spaces. Evidence of bats found during an internal inspection can include:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining;
- feeding remains (i.e. moth wings);
- squeaking noises;
- bat-fly (Nycteribiid) pupal cases; and
- odour.

4.2.7 It should be noted that only specimens or droppings can be relied upon in isolation to confirm the presence of a bat roost.

4.2.8 Frequently used roosting locations within the roof include (but are not limited to):

- the apex of the gable end or dividing walls;

- the top of chimney breasts;
- ridge and hip beams;
- mortise and tenon joints;
- behind purlins; and
- between tiles and roof lining.

Survey Limitations and Validity

- 4.2.9** There were no significant survey limitations because PRAs can be carried out at any time of year under any weather conditions and the building was fully accessible.
- 4.2.10** It should be noted that it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building.
- 4.2.11** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019b).

5 SURVEY RESULTS

5.1 Desk Study

- 5.1.1** The River Thames (approx. 900m northwest) and multiple channels of River Loddon (approx. 525m southeast), with large swathes of floodplain grazing marsh and flooded gravel pits, resemble high-quality habitat with flight paths and foraging opportunities for bats roosting locally.
- 5.1.2** Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the application site are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within a 2km radius (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2014-2526-EPS-MIT	Soprano pipistrelle	05/08/2014-31/03/2015	Damage & destruction of resting place	400W
2019-43241-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	20/11/2019-30/04/2025	Destruction of resting place	635SE
2020-44644-EPS-MIT	Brown long-eared Common pipistrelle	05/02/2020-31/08/2020	Destruction of resting place	1680E
2018-37707-EPS-MIT	Soprano pipistrelle	13/11/2018-30/11/2023	Damage of resting place	1850SW
2018-36568-EPS-MIT	Brown long-eared Common pipistrelle	04/08/2018-31/01/2019	Damage of resting place	1885S

- 5.1.3** There were no pre-existing bat survey reports available for the property on the Wokingham Borough Council planning portal.

5.2 Building Inspection

Overview

- 5.2.1** The findings from the external and internal inspections carried out for the property are described with photographs and are annotated in a plan, as follows:

External Survey

- 5.2.2** The property was a detached house of brick walls and a pitched roof with a front gable extension; an attached single-storey garage was present at the western gable end (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from north.



Photograph 2. Rear of property viewed from south.

- 5.2.3** The roof was covered with interlocking tiles that were flat and intact; the ridge tiles were fully mortared except for a recess that was likely superficial (**Photographs 3 & 4**). The gable verges were also fully mortared and the front gable had flush uPVC barge boards (**Photograph 5**). Vented uPVC soffits were tight at the eaves (**Photograph 6**).



Photograph 3. Interlocking roof tiles (rear elevation).



Photograph 4. Recess in ridge mortar (rear elevation).



Photograph 5. Flush uPVC barge boards on front gable (front elevation).



Photograph 6. Tight uPVC soffits (rear elevation).

- 5.2.4** There were potential bat access points associated with gaps under lead flashing around the gable chimneys (**Photographs 7-10**).



Photograph 7. Slight gap under lead flashing at western chimney (rear elevation).



Photograph 8. Slight gap under lead flashing by western chimney (western elevation).



Photograph 9. Slight gap under lead flashing at eastern chimney (rear elevation).



Photograph 10. Gap under lead flashing by eastern chimney (eastern elevation).

5.2.5 The attached garage was of brick construction with a bituminous flat roof and tight fascias (**Photographs 11 & 12**).



Photograph 11. Front of garage viewed from north.



Photograph 12. Tight fascias on rear of garage (rear elevation).

5.2.6 No evidence of roosting bats was identified during the external inspection of the property.

Internal Survey

- 5.2.7** The roof void was accessible via a first floor loft hatch. The void had an approximate floor-to-ridge height of 2m, was of 'cut and pitch' construction and included the front gable extension (**Photographs 13 & 14**).



Photograph 13. Roof void.



Photograph 14. Front gable extension (roof void).

- 5.2.8** The main space had been boarded for household storage and access to the boilers/water tanks at the eastern gable end; the floor was insulated with fibreglass which extended into the eaves. Hessian-reinforced bitumen roofing felt was intact except for two unlined areas at the junction of the front gable extension (**Photographs 15 & 16**).



Photograph 15. Intact bitumen roofing felt (roof void).



Photograph 16. Unlined roof at junction with front gable extension (roof void).

- 5.2.9** The eastern gable was boarded but the blockwork was visible at the apex (**Photograph 17**). The front gable was of brick construction and sealed with expanding foam (**Photograph 18**).



Photograph 17. Eastern gable end (roof void).



Photograph 18. Front northern gable end (roof void).

5.2.10 The western gable was of breezeblock construction with the chimney bricks visible and rendered; the chimney brickwork sloped back at the apex of the gable behind thick cobwebs (**Photographs 19 & 20**). Approximately 150-200 small bat droppings, resembling those typically deposited by pipistrelle species (*Pipistrellus* spp.), were stuck to the wall and accumulated on fibreglass at the base of the gable (**Photographs 21 & 22**). Expanding foam was visible along the edges of the gable wall.



Photograph 19. Western gable end (roof void).



Photograph 20. Slope at apex of western gable (roof void).



Photograph 21. Small bat droppings stuck to western gable (roof void).



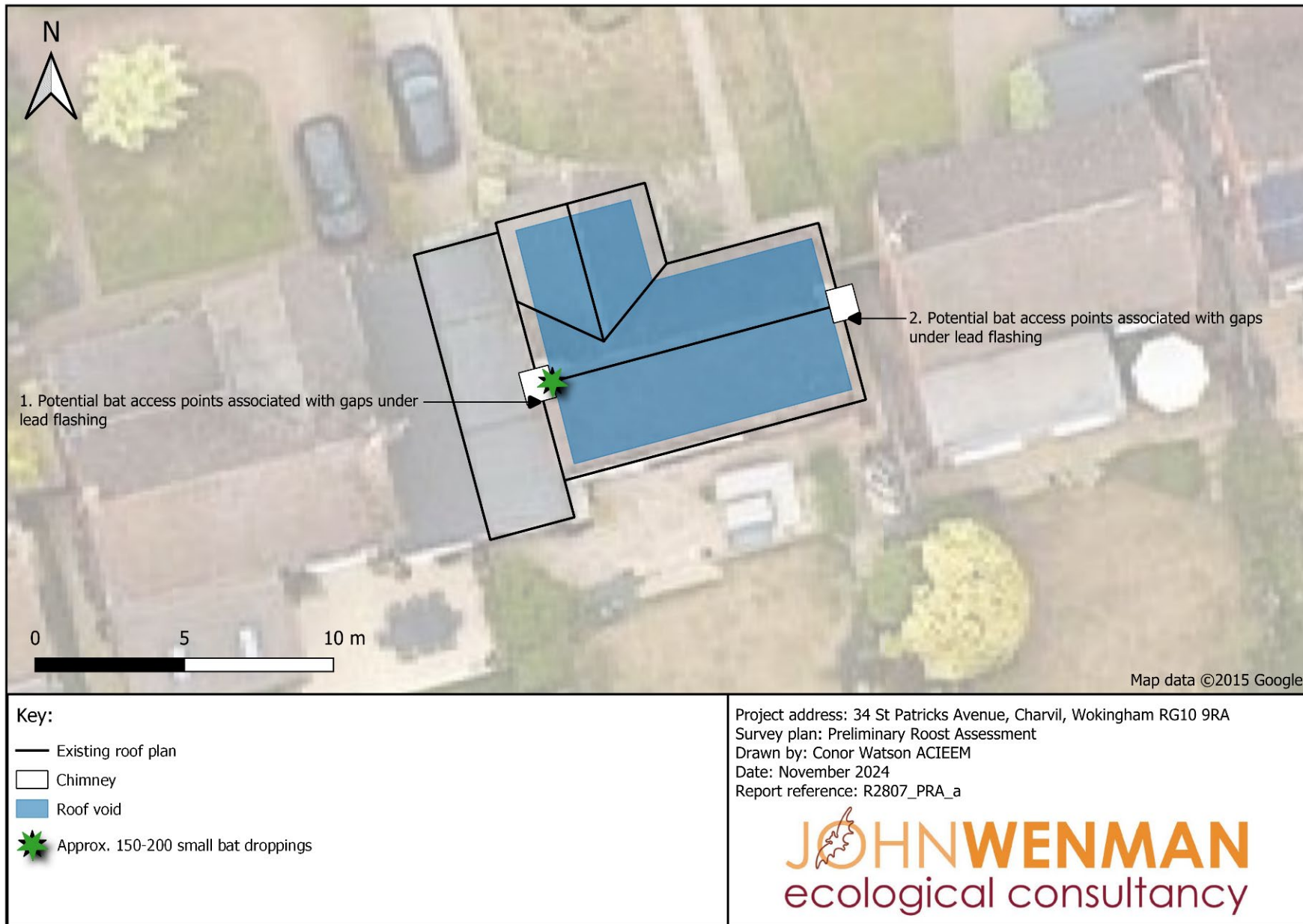
Photograph 22. Accumulation of small bat droppings at base of western gable (roof void).

5.2.11 The garage space was used for household storage and featured exposed roof timbers

and brick walls (**Photograph 23**).



Photograph 23. Garage space.



6 DISCUSSION

6.1 Assessment of Roost Suitability

- 6.1.1** The River Thames (approx. 900m northwest) and multiple channels of River Loddon (approx. 525m southeast), with large swathes of floodplain grazing marsh and flooded gravel pits, resemble high-quality habitat with flight paths and foraging opportunities for bats roosting locally. Furthermore, the search of bat mitigation licences identified the following three species: brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*).
- 6.1.2** The house had two localised areas, associated with gaps under chimney lead flashing at the eastern and western gable apices, which provide suitable access to potential crevice roost sites and into the roof void. However, the roof void is a sub-optimal size for the internal flight exhibited by void-dwelling bats, such as the locally recorded brown long-eared (*P. auritus*), and there was no evidence of presence (i.e. medium-sized bat droppings) during the internal inspection. Therefore, it is considered highly unlikely that void-dwelling bats are present in the house.
- 6.1.3** The potential roost sites at the eastern and western gable apices are suitable for use by small crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*). Due to the scale of the roost sites, in conjunction with the high-quality surrounding habitat, they are considered to have potential to support regular use by individual or small groups of non-breeding bats; therefore, the house has been assigned moderate potential suitability for roosting bats (see **Appendix 2** for potential suitability categories).
- 6.1.4** The attached garage does not possess any potential roost sites suitable for use by crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*). Therefore, the garage has been separately assigned negligible potential suitability for roosting bats.

6.2 Assessment of Roost Status

- 6.2.1** The observation of approximately 150-200 small bat droppings, resembling those typically deposited by pipistrelle species (*Pipistrellus* spp.), at the western gable end inside the roof void is consistent with the house supporting a regularly used summer day roost. The distribution of the bat droppings at the western gable end corresponds to the potential access points associated with gaps under lead flashing around the chimney and confirms the presence of a roost. The quantity of bat droppings is not

indicative of the presence of a maternity colony but it cannot be definitively ruled out at this stage.

- 6.2.2** Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews *et al.* 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis* species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews *et al.* 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type (see **Appendix 3** for definitions of roost types), i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The development proposals are for a two-storey rear extension, a single-storey front extension and alterations to the attached garage (refer to planning drawings in **Appendix 1**). The impacts of the proposals, during construction and post development, have been assessed in accordance with the mitigation hierarchy as follows:

Construction Phase

- 7.1.2** The two-storey rear extension is the only part of the development proposals which impact the house at the roof level. It is understood that several courses of roof tiles will be removed in order to link the proposed roof of the two-storey extension. This tile removal will take place a significant distance away from the location of the confirmed roost at the apex of the western gable end. These works are closer to the potential roost site at the apex of the eastern gable end (where no evidence of bat presence was found inside the roof void) but will have no direct impact. Therefore, under a precautionary method of working (see **Section 7.2**), the proposals are considered highly unlikely to result in the damage and/or destruction of a bat roost.
- 7.1.3** Considering the small-scale nature of development, the construction activities are considered unlikely to significantly raise the noise, vibration and light levels above the baseline for any prolonged period of time. Furthermore, as the current evidence is not indicative of the presence of a maternity colony, the level of disturbance under a precautionary method of working (see **Section 7.2**) is considered highly unlikely to impair bats' ability to survive, to breed or reproduce and to rear or nurture their young.

Post Development

- 7.1.4** The development proposals do not directly impact the confirmed bat roost at the apex of the western gable end and the potential roost site at the apex of the eastern gable end. The confirmed roost and the potential roost site will remain available to bats throughout the construction and post development. Under a precautionary method of working (see **Section 7.2**), the levels of disturbance are considered highly unlikely to cause any temporary or permanent abandonment of the confirmed roost. As such, it is considered highly unlikely that the proposals will result in the permanent loss or damage of a bat roost.

7.2 Precautionary Method of Working

- 7.2.1** Before the commencement of construction activities impacting the house at the roof level, i.e. removal of roof tiles, a suitably licensed ecologist will provide a toolbox talk to all contractors working on site detailing how bats use buildings, legal protection, working methods, actual and potential roost sites, actions to be taken if a bat roost is found and personal safety procedures. The ecologist will carry out an updated inspection of the roof void to confirm that the assessment of the bat roost status in this report remains accurate.
- 7.2.2** A soft strip approach to the roof works, i.e. careful removal of the several courses of roof tiles by gloved hands and handheld tools, will be adopted by the contractors and carried out under the direct supervision of a suitably licensed ecologist. In the unlikely event that a bat roost is found during the soft strip, by either uncovering bat droppings or encountering a bat, the work must stop immediately and must not continue until further written advice has been received. At this stage, a European Protected Species (EPS) mitigation licence may be required to permit the works to recommence lawfully.

8 REFERENCES

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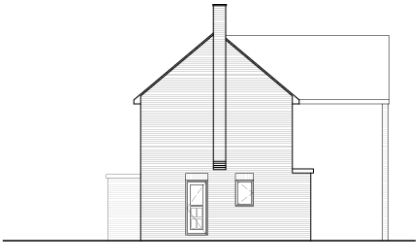
APPENDIX 1 – PLANNING DRAWINGS



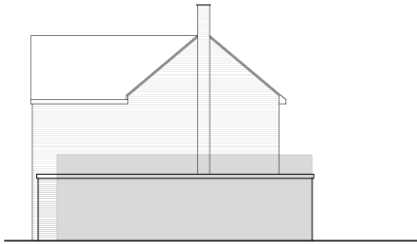
Existing Front (North) Elevation



Existing Rear (South) Elevation



Existing Side (East) Elevation



Existing Side (West) Elevation

All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
Site boundary shown as described by the client. Site surroundings based upon the site survey by
Warner Surveys.
All to be read in conjunction with all other relevant information produced by Holtham-Newman
Architects.
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0m 1m 2m 3m 4m 5m 6m
1:100 Scale Bar

HOLTHAM-NEWMAN ARCHITECTS The Old Chapel, 2431 Hyde Road, Reading RG7 1DN T: 01753 316497 E: info@holtham-newman.co.uk		Client Mr and Mrs Holland Drawing Title Existing Elevations	
Project 34 St Patricks Avenue Charvil, Reading RG10 9RA		Scale: 1:100 @A3 Drawn by: LN Date: Jul 2024	Rev: 2431 - S200 P2 Status: Preliminary
		Rev: 2431 - S200 P2 Status: Preliminary	
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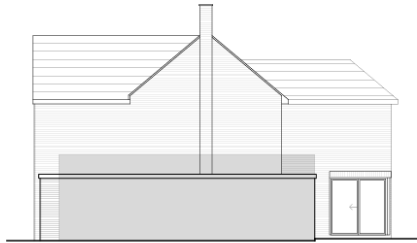
Proposed Front (North) Elevation



Proposed Rear (South) Elevation



Proposed Side (East) Elevation



Existing Side (West) Elevation

All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
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Site boundary shown as described by the client. Site surroundings based upon the site survey by
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0m 1m 2m 3m 4m 5m 6m
1:100 Scale Bar

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		Rev: 2431 - D200 P3 Status: Preliminary	
		Rev: 2431 - D200 P3 Status: Preliminary	

APPENDIX 2 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 2** below are derived from the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) and provide guidance for assessing the potential suitability of buildings (and other structures) for roosting bats. These categories are applied using professional judgement and irrespective of whether the presence of a bat roost has been confirmed during a survey, as additional bat roosts could be present which have not yet been discovered.

Table 2. Categories for potential suitability of buildings (and other structures) for roosting bats.

Potential Suitability	Category Justification
None	A building (or structure) that has no features likely to be used by any roosting bats at any time of the year (i.e. a complete absence of cracks, crevices or voids that could provide suitable shelter).
Negligible	A building (or structure) that has no obvious features likely to be used by roosting bats, but in this case a small element of uncertainty remains as bats will occasionally use small and apparently unsuitable features. This category may also be used where a bat could potentially roost due to one attribute, but it is considered unlikely due to another attribute (e.g. a feature that is subject to constant illumination from artificial lighting).
Low	A building (or structure) that has one or more potential roost sites suitable for opportunistic use by individual bats at any time of the year. However, these potential roost sites for bats do not provide sufficient space, shelter, protection, conditions and/or surrounding suitable habitat to be used regularly or by large numbers (i.e. unlikely to be suitable for a maternity colony and not a classic hibernation site).
Moderate	A building (or structure) that has one or more potential roost sites suitable for regular use by individual bats, or small non-breeding groups, due to sufficient space, shelter, protection, conditions and surrounding habitat. However, these potential roost sites for bats are unlikely to support a roost of high conservation status with regards to the type of roost only (i.e. maternity colonies and classic hibernation sites).
High	A building (or structure) that has one or more potential roost sites suitable for use by large numbers of bats more regularly and for longer periods of time due to sufficient space, shelter, protection, conditions and surrounding habitat. These potential roost sites for bats are capable of supporting high conservation status roosts (i.e. maternity colonies and classic hibernation sites).

APPENDIX 3 – DEFINITION OF BAT ROOST TYPES

The potential suitability of a building in conjunction with any evidence of bat presence is used to provide an initial assessment of likely roost type and importance. The types of roost considered are based on the following Natural England definitions:

- Day roost – a summer resting place used by individual bats, or small non-breeding groups, during the day;
- Night roost – a resting place used by individual bats on occasion, or by a whole colony regularly, during the night;
- Feeding perch – a resting place used by individual bats, or a few individuals, primarily for short periods of feeding during the night;
- Transitional roost – a place used by a few individual bats, or occasionally small groups, for a short period of time upon waking from hibernation or in the period prior to hibernation;
- Maternity roost – a place used by small to large groups of female bats to give birth and raise their young to independence;
- Hibernation roost – a place used by individual bats, or in groups, during winter where there is a constant cool temperature and high humidity; and
- Satellite roost – a place used by a few individuals to small groups of breeding female bats found in close proximity to the main nursery colony throughout the breeding season.

The importance of a bat roost is underpinned by the conservation status of the suspected species (i.e. the distribution/rarity of a species in a specific geographic location) and the type of roost (i.e. not all roosts have the same level of importance in supporting the local bat population). Further roost characterisation surveys may be required to fully determine the importance of a confirmed roost to allow for a robust impact assessment.

APPENDIX 4 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites.

Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) detailed in **Table 3** below.

Table 3. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

Potential Suitability	Further Survey
None	No further surveys are required.
Negligible	No further surveys are required.
Low	A minimum of one dusk emergence survey visit should be undertaken in the period of May to August. However, if all areas (including cracks, crevices and voids) can be thoroughly inspected and no evidence of use by bats is found, then emergence surveys may not be required. In cases where a complete inspection cannot be carried out, professional judgement and proportionality should be applied when assessing the impacts of the development proposals.
Moderate	A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart.
High	A minimum of three separate dusk emergence survey visits should be undertaken in the period of May to September (inclusive), with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart.

In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises information collected during the PRA, emergence surveys and by other methods, such as DNA analysis of bat droppings, and ultimately aims to determine the bat species roosting; the number of bats the roosts support; the roost access points; the locations of the roosts and the types of roost present. This information is crucial when applying for planning permission and/or a European Protected Species mitigation licence.