

**Outbuildings at 236 Reading Road
Winnersh
Berkshire**

Preliminary Roost Assessment

Report ref.: R2990_PRA_a

<i>Report Quality Control Information</i>	
<i>Author</i>	<i>John Wenman MCIEEM</i>

July 2025



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham RG40 3BL where you may look at a list of members' names.

CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	4
2.1	Project Background	4
2.2	Site Location and Context	4
2.3	Report Objectives	4
3	LEGISLATIVE AND POLICY BACKGROUND	5
3.1	Relevant Legislation	5
3.2	Planning Policy	5
3.3	Mitigation Licensing	6
4	SURVEY METHODOLOGY	8
4.1	Desk Study	8
4.2	Building Inspection	8
5	SURVEY RESULTS	11
5.1	Desk Study	11
5.2	Building Inspection	11
6	DISCUSSION	17
6.1	Assessment of Potential Roost Suitability	17
7	IMPACT ASSESSMENT	18
7.1	Potential Impacts of Development Proposals	18
7.2	Conclusion and Recommendations	18
8	REFERENCES	20
	APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	21
	APPENDIX 2 – DEFINITION OF BAT ROOST TYPES	22
	APPENDIX 3 – FURTHER SURVEY RATIONALE	23
	APPENDIX 4 – PROPOSED PLANS	24

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Youell to undertake a Preliminary Roost Assessment (PRA) for bats at within the outbuildings (garage and bathhouse) at 236 Reading Road. The PRA was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a new dwelling in the garden of 236 Reading Road; work which will require the demolition of the garage and part of the bathhouse.
- 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 to assess the impacts of the proposed development activities. A detailed inspection of the exterior and interior of the buildings, using a video endoscope, was undertaken on June 18th by John Wenman MCIEEM (CL18: CL18 2016-23859-CLS-CLS)
- 1.1.3** No evidence of roosting bats was found externally or internally during the building inspection. The interior of the bathhouse was a small space and lacked an accessible roof void; the absence of bat droppings inside suggests the building, which had a small roof void suggests it is unlikely to be used by primarily void dwelling species. Crevices of low bat roost potential on the bathhouse roof showed no evidence of use by bats when closely inspected with an endoscope. The building is considered unlikely to support bats.
- 1.1.4** The garage was a simple pre-fabricated structure and was unsuitable for bats and therefore of negligible bat roost potential.
- 1.1.5** The development proposals are highly unlikely to have any impact on bats and their roosts. As such, a European Protected Species (EPS) mitigation licence would not be required for the works to go ahead lawfully. In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed.
- 1.1.6** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr Youell to undertake a Preliminary Roost Assessment (PRA) for bats at within the outbuildings (garage and bathhouse) at 236 Reading Road in Winnersh, Berkshire.

2.1.2 The PRA was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a new dwelling in the garden of 236 Reading Road; work which will require the demolition of the garage and part of the bathhouse (refer to plans in **Appendix 4**).

2.2 Site Location and Context

2.2.1 The outbuildings are situated in the garden to the west of the house at 236 Reading Road in Winnersh, Berkshire (OS grid references: SU 79051 69895 (bathhouse) & SU 79047 69904 (garage)).

2.2.2 The buildings are in a suburban setting in the established gardens to the south west of the houses on Reading Road with mature. The surrounding area is predominantly suburban with further residential dwellings and gardens on the north western side of Reading Road; however, there is a block of deciduous woodland just over 250m to the south west that includes a parcel of ancient, semi-natural woodland, that extends over a kilometre to the south west, linking with the woodland and lakes at Reddam House School, that provides habitat for feeding, commuting and roosting bats.

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 future 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:

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- DEFRA Data Services Platform and MAGIC – maps were used to locate relevant designated sites, habitats and granted European Protected Species licences; and
- Pre-existing bat survey reports – any available reports were obtained from the client or relevant planning portal.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the outbuildings (garage and bathhouse) was undertaken on the 18th June 2025 by John Wenman MCIEEM – an ecologist registered under Natural England Bat Survey Class Licence CL18 (Registration no.: CL18 2016-23859-CLS-CLS) - 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 Teslong NTS500 video endoscope. The inspection involved a systematic search of the exterior and interior of the structures 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 within the building (i.e. checking the exterior from windows) and inside the accessible space. 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, was carried out in good weather conditions (dry and sunny), 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 less than 12 months (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The scattered trees in the linked gardens and nearby wooded corridor extending to the south west, provide continuous habitat that could be used by feeding bats and as a flight path connecting the property to higher-quality foraging habitats, such as the wooded and open water to the south west.

5.1.2 Bat mitigation licences that have been granted in the last 10 years inside a 2-kilometre radius of the property are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within the last 10 years in a 2km radius of the property (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licence issue date	Licensable Works	Distance (m)
2016-24486-EPS-MIT	Common pipistrelle	19/07/2016	Destroy resting place; damage resting place	1082m
2015-13607-EPS-MIT	Common pipistrelle	26/08/2015	Destroy resting place	262m
2015-13607-EPS-MIT-1	Common pipistrelle	01/12/2015	Destroy resting place	262m
2016-22176-EPS-MIT	Brown long eared	01/04/2016	Destroy resting place	1329m

5.1.3 The client had no existing bat survey reports in their possession and none had been published on the Local Planning Authority's (LPA) online planning portal.

5.2 Building Inspection

Overview

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

External Survey – Bathhouse

5.2.2 The bathhouse was a small, pitched roofed structure attached to a larger section of the building in separate ownership that extended to the south west (**Photograph 1**).



Photograph 1. Bathhouse viewed from the north east with garage in rear of photograph to the west. .



Photograph 2. Slightly separated verge tiles at the north western end of the roof; no bat evidence during endoscopic inspection.

5.2.3 The pitched roof was covered with flat, concrete tiles, which were mainly in place and tightly fitted; the ridge tiles were all in place and tightly fitted also (**Photograph 4**). The tiles were slightly separating at the north western and south eastern gable ends; these showed no evidence of the presence of bats during a close, endoscopic inspection (**Target notes 2 & 3; Photographs 2 & 5**).

5.2.4 The lead flashing at the base of the chimney at the north western corner, was raised slightly but this showed no evidence of the presence of bats during an endoscopic inspection (**Target note 1; Photograph 3**). The eaves on the building's front (north eastern) side were open and largely cobwebbed (**Photograph 6**).



Photograph 3. Gap under lead flashing at base of chimney at the north western end; no evidence of bats during endoscopic inspection.



Photograph 4. Tightly fitted concrete roof and ridge tiles on most of the roof.



Photograph 5. Slightly separated verge tiles at the south eastern end of the roof; no evidence of bats during an endoscopic inspection.



Photograph 6. Open eaves on north eastern side largely cobwebbed.

External Survey (Garage)

- 5.2.5** The garage was a prefabricated, concrete structure with a corrugated sheet roof. The double garage had ornamental brick pillars between the up-and-over doors to the front (eastern) side and the roof line was formed of uPVC fascias.



Photograph 7. Garage viewed from the front (east) showing up-and-over doors and dividing pillars.



Photograph 8. The garage viewed from the side (south) showing the prefabricated concrete panels and uPVC fascias.

- 5.2.6** There were large gaps between the uPVC fascias and wall to the front (**Target note 5; Photograph 9**) and to the side (**Target note 4; Photograph 10**), which were unsuitable for bats.



Photograph 9. Large gap behind fascia (eastern side)



Photograph 10. Large gap behind fascia (southern side).

Internal Survey - Bathhouse

- 5.2.7** The interior of the bathhouse was used for household storage and had painted, brick walls and a hardboard ceiling (**Photograph 11**). There was a slight gap between the ceiling and wall within the building (**Target note 6; Photograph 12**). No evidence of the presence of bats was found in the building.



Photograph 11. The interior of the bathhouse showing hardboard ceiling and painted brick walls.



Photograph 12..Slight gap between board ceiling

Internal Survey – Garage

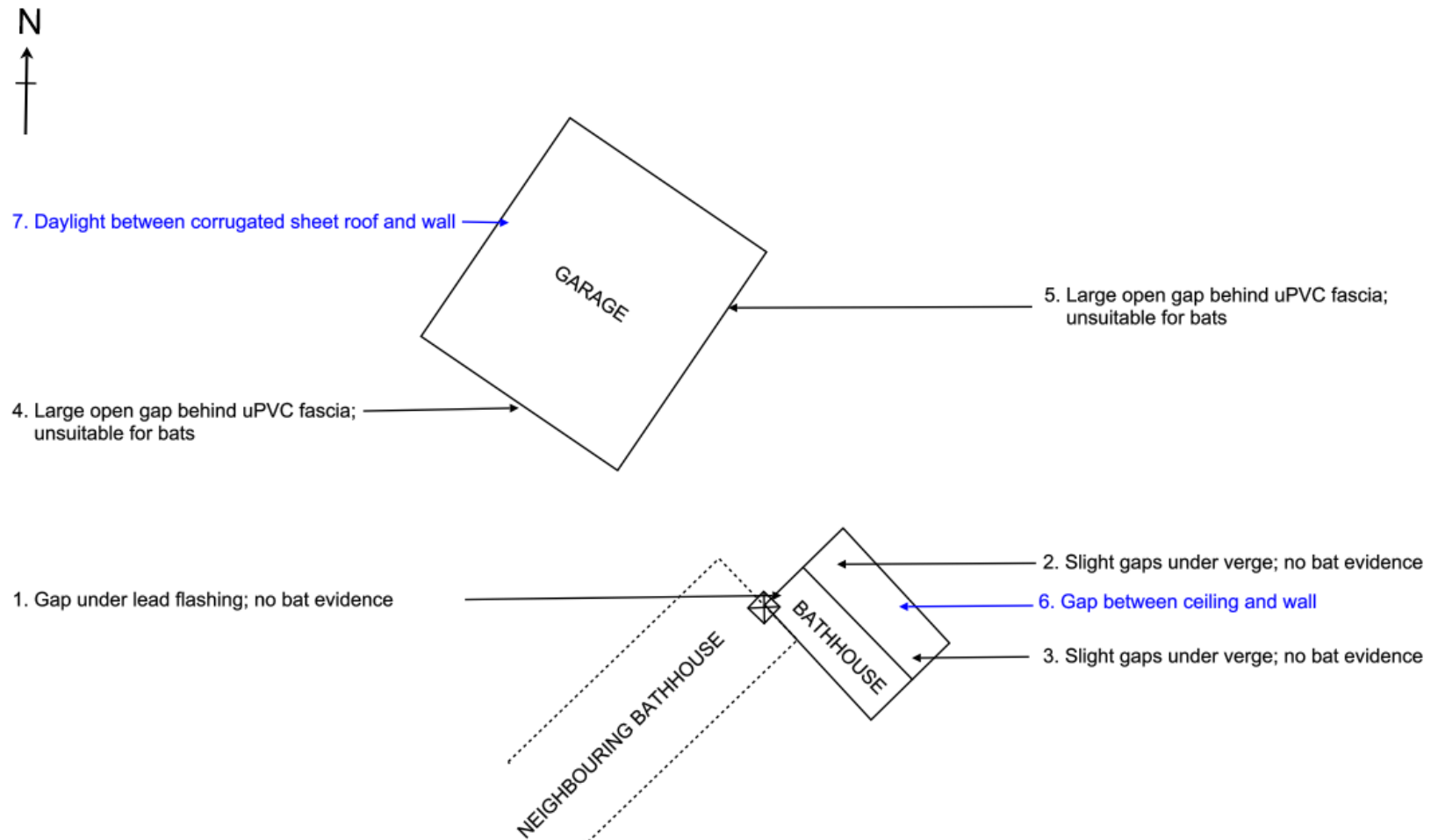
- 5.2.8** The garage was used for household storage. The pre-fabricated concrete walls were of simple construction and lacked any crevices suitable for roosting bats. Similarly, the concrete roof frame and corrugated sheet roof lacked any roosting opportunities for roosting bats; daylight was visible between the corrugated sheet roof and wall to the rear (**Target note 7; Photograph 14**). No bats or evidence of bats was visible in the garage.



Photograph 13. The garage's prefabricated concrete walls, frame and corrugated sheet roof.



Photograph 14. Daylight between corrugated sheets and walls.



 Chimney
 n. External target note
 n. Internal target note

Drawn by:	Date	Scale:	Outbuildings at 236 Reading Road Winnersh	
JW	July 2025	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

- 6.1.1 The suburban area surrounding the outbuildings with gardens with scattered trees that link to extensive broadleaved woodland to the south west, that could be used as feeding habitat and as flight-paths connecting it to higher-quality foraging habitats, such as nearby woodland to the south west.
- 6.1.2 The search of granted bat mitigation licences issued within the last 10 years included records of at least three bat roosts and two species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*), with the closest being non-breeding roosts for common pipistrelle bats just under 300m from the buildings.
- 6.1.3 The bathhouse was a small building that had features including gaps below slightly raised verge tiles and beneath lead flashing at the chimney base, of low potential for crevice dwelling bat species, such as the locally recorded common pipistrelle (*P.pipistrellus*); however, a close endoscopic inspection of these showed no evidence of bats and as such it is considered unlikely that the building supports roosts. Internally, the building had a small, inaccessible void with slight gaps between the ceiling and walls, and showed no evidence of the presence of bats and as such is considered unlikely to support bats that make use of open voids, such as brown long eared bat (*P. auritus*).
- 6.1.4 The garage was a simply constructed, pre-fabricated structure with a sheet roof that lacked any sheltered crevices suitable for bats, and as such it is highly unlikely to support roosting bats. Therefore, the property has been assigned negligible potential suitability for bats overall (see **Appendix 1** for potential suitability categories).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The planning application to be submitted to Wokingham Borough Council seeks consent for the construction of a new dwelling, which will require the demolition of the garage and part of the bathhouse (refer to plans in **Appendix 4**). The impacts of the proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows:

Construction Phase

- 7.1.2** The development proposals will not have an impact on any features that have evidence of roosting bats. Features of low bat roost potential within the bathhouse, showed no evidence of their presence during a close endoscopic inspection; the garage was of negligible bat roost potential. Therefore, it is considered unlikely that the proposals will result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats, particularly disturbance that would affect the ability of bats to survive, reproduce, nurture young or hibernate.

Post Development

- 7.1.3** The proposals will replace the outbuildings with access to the new dwelling in the rear garden and therefore will have no impact on bats or their roosts in the long term, but there would be opportunities for new roosting opportunities to be provided as part of the proposals e.g. by incorporating integral bat boxes in the new dwelling. As such, it is considered highly unlikely that the proposals will result in the permanent damage/loss of a bat roost, and could include features that enhance the local distribution and/or abundance of bats.

7.2 Conclusion and Recommendations

- 7.2.1** The development proposals are highly unlikely to have any potential impacts to bats and their roosts. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 7.2.2** In the unlikely event that bats are encountered during demolition the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written

advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

- 7.2.3** If work to the bathhouse is delayed more than 12 months after this survey, the survey should be updated to check that the survey findings continue to be valid.

8 REFERENCES

CIEEM (2019). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

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

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – 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 2 – 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 3 – 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.

APPENDIX 4 – PROPOSED PLANS

