

12 Walden Avenue
Arborfield
Reading
Berkshire
RG2 9HR

Preliminary Roost Assessment

Report ref.: RS2950_PRA_a

<i>Report Quality Control Information</i>	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Lizzie Clarke to undertake a Preliminary Roost Assessment (PRA) for bats at 12 Walden Avenue in Arborfield. The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for the proposed partial garage conversion with a first floor side extension and a single storey rear extension following the demolition of the existing conservatory.
- 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 7th May 2025 by Vicky Potts MCIEEM (CL18: 2016-23859-CLS-CLS) and assisted by Hannah McEwen.
- 1.1.3** No evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the void spaces indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present. Gaps were visible in the house comprising gaps under the roof tiles to the front of the house, and hip tiles to the front and rear of the house. The gaps were able to be closely inspected internally as the roof was unlined and the void space showed no evidence of use by bats. Considering the features noted and setting, the semi-detached building is assessed to be of low potential suitability for bats.
- 1.1.4** The section of roof to be impacted by the proposals showed no evidence of use by bats and therefore the removal of a small section of roof coverings, and soffits, is considered unlikely to contravene the legislation protecting bats and their roosts.
- 1.1.5** 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 Lizzie Clarke to undertake a Preliminary Roost Assessment (PRA) for bats at 12 Walden Avenue in Arborfield.

2.1.2 The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for the proposed partial garage conversion with a first floor side extension and a single storey rear extension following the demolition of the existing conservatory (Planning application ref: 250911) (see proposed plans in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property is a semi-detached house located on the western side of Walden Avenue in Arborfield, Berkshire (central OS grid reference: SU 75451 67263).

2.2.2 The property is in rural setting surrounded by similar neighbouring residential properties to the north and east, and farmland with grazed fields to the west. In the wider area, a patch of scattered trees and woodland parcel are situated 70 m to the west of the site, and arable fields and grazed pasture are situated 88 m to the southwest and 150 m to the south, and grazed fields are situated 163 m to the north, 456 m to the north of the property. A few ponds were present in the wider area including 458 m and 806 m northwest, and a reservoir approximately is situated 175 m south of the property. The River Loddon is runs approximately 1052 m northwest of the property.

2.2.3 There are several parcels of ancient and semi-natural woodland within 2km of the property, with the nearest being Pound Copse, approximately 345 m west, Furzen Coppice or Parson's Coppice approximately 505 m northwest, and Brick Kiln Coppice approximately 650 m northeast.

2.2.4 Overall, the nearby habitats provide suitable commuting and high quality foraging opportunities for bats adapted to roosting in suburban environments.

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)I – 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;
- 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.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 7th May 2025 by Vicky Potts a senior ecologist registered under Natural England bat survey Class Licence CL18 (Registration no. CL18 2016-27162-CLS-CLS) and Hannah McEwen – an assistant ecologist, in accordance with good practice guidance (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 less than 12 months (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

- 5.1.1** The scattered trees in the linked gardens provide continuous habitat that could be used as a flight path connecting the property to higher-quality foraging habitats, such as adjacent farmland to the west and woodlands to the east and southwest of the property.
- 5.1.2** Bat mitigation licences that have been granted within 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 a 2km radius of the property (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2018-38593-EPS-MIT	Common pipistrelle soprano pipistrelle	02/01/2019 to 31/12/2023	Destruction of resting place	755 S

5.2 Building Inspection

- 5.2.1** The findings from the external and internal inspections carried out for the property are Figure 1, as follows:
- 5.2.2** The property was a semi-detached, hipped roof brick built residential dwelling, with an attached garage with a part sloped roof to the front and a flat roof to the rear, linking to a flat roof rear extension and a conservatory to the rear of the property (**Photographs 1 & 2**).



Photograph 1. Front of the house viewed from the east.



Photograph 2. Rear of the house viewed from the west.

- 5.2.3** The plain roof tiles were intact and mostly flat across the roof (**Photograph 3**), apart from a few lifted tiles just below the ridge and hip tiles on the front elevation (**Photograph 4; Target note 1**). The ridge and hip tiles were all in place, however there were a few small gaps in the mortar beneath the tiles on the front elevation (**Photographs 4 and 5; Target note 2**).



Photograph 3. Tight/flat plain roof tiles and intact hip tiles (rear elevation)



Photograph 4. Small gaps beneath the roof, ridge and hip tiles (front elevation)



Photograph 5. Small gap beneath hip tile at the base of the roof (front elevation)

5.2.4 The vented uPVC soffit boxes were tightly sealed with sealant along the brick walls (**Photograph 6**). There was a small hole next to the vent on the northern side of the house that was observed to be used as an active house sparrow (*Passer domesticus*) nest (**Photograph 7**; **Target note 3**), therefore pre construction recommendations need to be followed (refer to **Section 7**).



Photograph 6. Soffit boxes tight to the brickwork



Photograph 7. Small hole in northern side of the house which was an active house sparrow nest.

- 5.2.5** The front (eastern elevation) of the garage was a sloping roof with an intact uPVC backing to the rear which linked to a flat roof (**Photographs 8 and 9**). The plain roof tiles were all in place and mostly flat, apart from a few lifted roof tiles just below the ridge, which on close inspection were confirmed to be superficial. The tiles were partly moss covered. The rear of the garage and rear single storey extension had roofs of flat roof construction with tightly fitted bitumen roofing felt. The uPVC barge boards around the garage and single storey extension were intact and tight to the brick work and bitumen roofing (**Photographs 10 and 11**).



Photograph 8. Garage sloped roof (front eastern elevation)



Photograph 9. uPVC backing of garage sloped roof



Photograph 10. Intact and tight barge boards around garage (northern elevation).



Photograph 11. uPVC barge boards tight to rear (west facing) brick work and roofing of the single storey extension.

- 5.2.6** The glass conservatory at the rear of the property was of flat roof construction with lead flashing tight to the brick work wall (**Photograph 12**).



Photograph 12. Tight uPVC and glass conservatory

Internal Survey

- 5.2.7** The building had one large roof void which was accessed via a hatch. The space had a maximum height of approximately 3.5m. The roof was of hipped construction and was unlined with a small section covered in foil boards which were loose (**Photographs 13 & 14**). The floor was boarded and carpeted with thick fibreglass insulation between the joists and open at the eaves (**Photograph 15**) The brickwork at the gable ends were mostly intact with a small area of daylight visible between the tiles at the apex of the chimney (**Photograph 16; Target note 4**) and an old wasp nest was present along the ridge. The chimney was heavily cobwebbed with some visible expanding foam in the brick work at either side (**Photograph 17**). The ridge beam was lightly cobwebbed (**Photograph 17**). No evidence of activity by bats or bats were found within the roof void.



Photograph 13. Unlined roof in roof void.



Photograph 14. Small section of roof with foil boards.



Photograph 15. Boarded and carpeted floor with thick fibreglass underneath boarding.



Photograph 16. Small gaps with visible daylight at the apex of the chimney.



Photograph 17. Expanding foam within the brick work visible either side of chimney.

5.2.8 The flat roof of the garage was of tight timber construction which was tight to the brick work walls (**Photograph 18**) and the sloped section to the front had an unlined tiled roof with fibreglass filling the eaves and a timber clad wall (**Photographs 19 and 20**). The roof was heavily cobwebbed (**Photograph 21**). A small space with polystyrene boards were present towards the rear of the garage (**Photograph 22**). No evidence of activity by bats or bats were found within the garage.



Photograph 18. Timbers tight to the brick walls in the flat roofed section of the garage.



Photograph 19. Unlined roof to the front of the garage with fibreglass at the eaves.



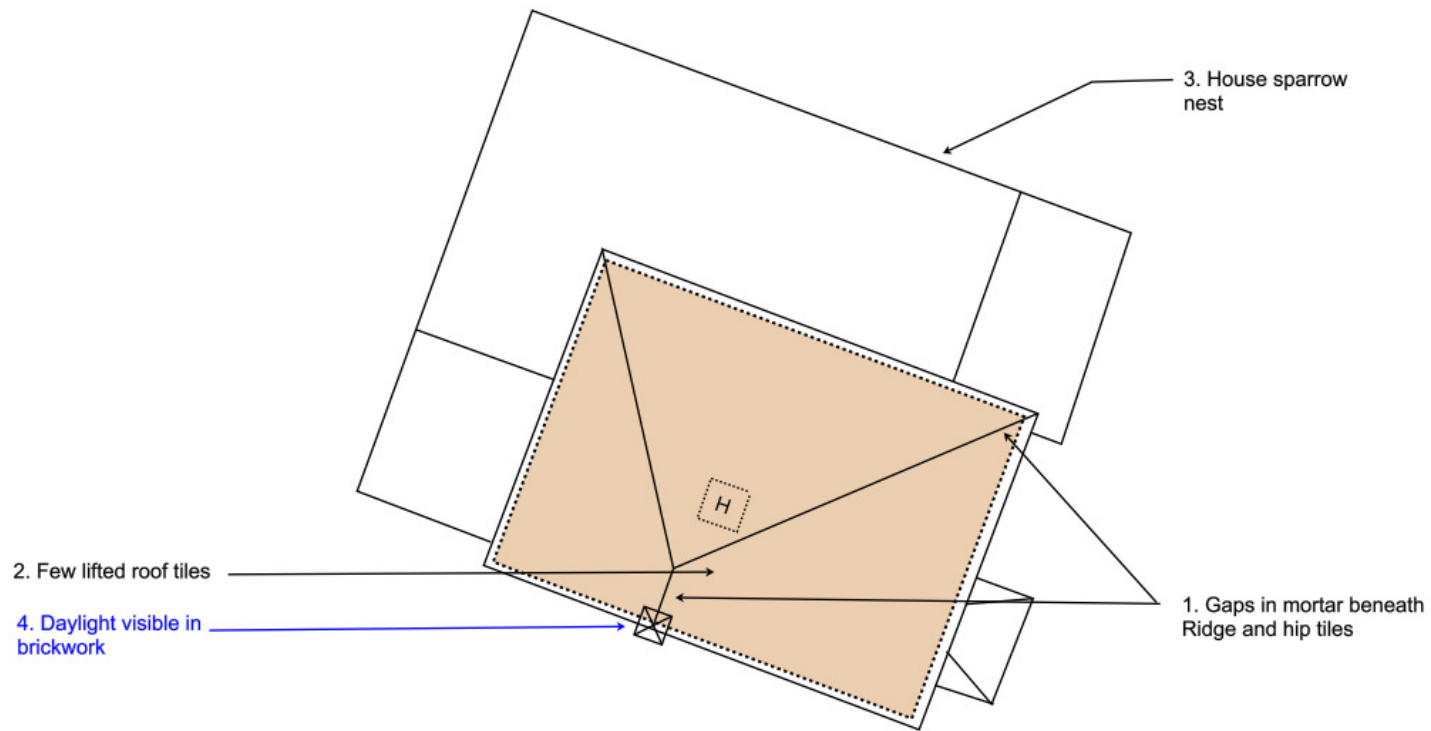
Photograph 20. Unlined roof and wall clad with timber towards the front of the garage.



Photograph 21. Roof heavily cobwebbed in the garage.



Photograph 22. Polystyrene in section towards the rear of the garage.



 Roof void
  Loft hatch
  Chimney
 n. External target note
 n. Internal target note

Drawn by:	Date	Scale:	12 Walden Avenue Arborfield	
LH	May 2025	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1.1 The residential property with scattered trees provides habitat that could be used as a flight-path connecting it to higher quality foraging habitats, such as the adjacent grazed fields to the west and nearby scattered trees and woodland to the east, and open countryside to the south and north. Furthermore, the search of granted bat mitigation licences identified two species known to be roosting at a property 75 m to the south: common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats.

6.1.2 The building had the following suitable/potential bat access points:

- a gap beneath roof tiles on the front elevation (**Photograph 4; Target note 1**) an;;
- gaps beneath the ridge and hip tiles one the front elevation (**Photographs 4 & 5; Target note 2**).

6.1.3 The roof void had sufficient space for internal flight and suitable conditions for supporting individual or small numbers of void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). However, no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely. Furthermore the gaps under the roof, ridge and hip tiles were unlined and provided limited space, shelter and protection for use by crevice dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats.

6.1.4 The unlined flat roof garage had no gaps suitable for use by bats and no bat droppings were found internally so the presence of bats is considered highly unlikely. The unlined roof space in the main house was closely inspected and showed no evidence of use by bats, therefore the presence of void-dwelling is considered to be highly unlikely within the property and reduces the crevice roosting opportunities for bats.

6.1.5 The semi-detached house has been classified as low suitability (see **Appendix 1** for potential suitability categories) for roosting bats.

6.2 Impact Assessment and Recommended Actions

6.2.1 The proposed construction plans involving the partial garage conversion with a first floor side extension and a single storey rear extension following the demolition of the existing conservatory. The potential roost features identified on the property will be retained unaffected by the proposals. Therefore, the survey findings demonstrate that these

proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

- 6.2.2** In the unlikely event that bats are encountered during the works, 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.

6.3 Nesting Birds

- 6.3.1** A house sparrow (*Passer domesticus*) was nesting in a hole in the wall on the northern side of the property at the time of the survey. The proposals will directly impact the nest, and therefore the blocking up of the hole for the addition of the extension, should be completed outside of the peak bird nesting season (March to August) or alternatively, following an inspection by an ecologist confirming that there is no current nesting activity. If nesting birds are discovered before or during any work, work should stop immediately and should only continue once bird nesting has finished, i.e. young have fledged and left the nest. A sparrow nest box should be installed as an enhancement, providing alternative nesting places for birds post-construction.

7 REFERENCES

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

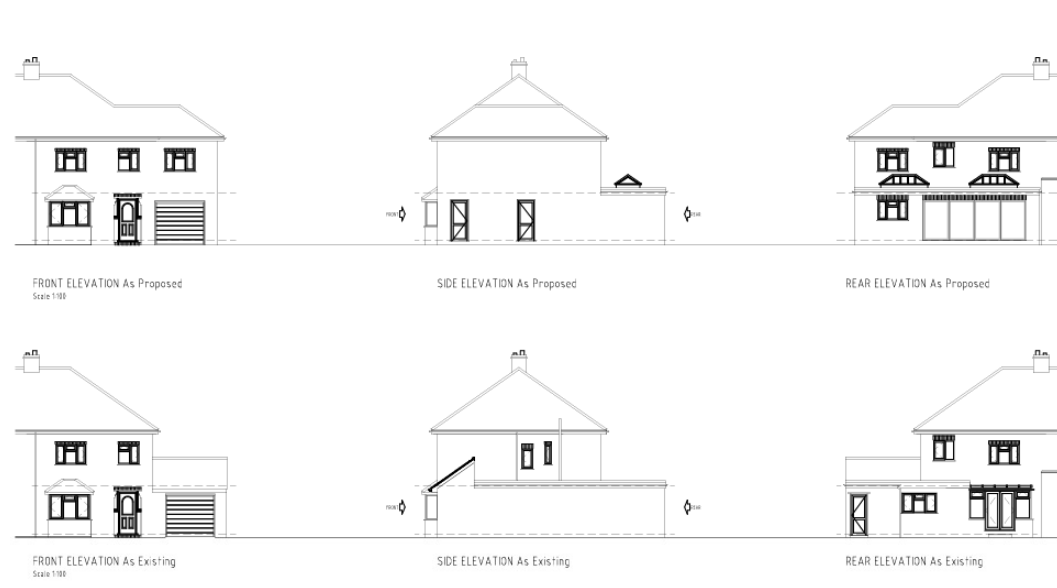
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APPENDIX 1 – EXISTING AND PROPOSED PROPERTY DEVELOPMENT PLANS



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.
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Rev	Description	Date	Initials
FOR PLANNING SUBMISSION			
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The Old Shop, 255a Hyde Road, Sparrow's Wood, Reading, Berkshire RG2 1DN			
Project: 12, Walden Avenue Arborfield, Reading Berkshire RG2 9HR			
Client: Mr and Mrs N. Clarke			
Drawing Title: External Elevations Front, Rear and Side Views			
As Existing and Proposed			
Scale: 1:100 @ A1		Dwg No. 2506-P103	
Drawn by: CH		Rev: -	
Date: March 2025			

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.