

67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Preliminary Roost Assessment

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Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Jashvir Chana from JC Midas Design, on behalf of Mr Thomas Birkin to undertake a Preliminary Roost Assessment (PRA) for bats at 67 Lowther Road in Wokingham, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single storey porch extension and change of use of existing garage to a habitable room.
- 1.1.2** Externally the property had potential roost features suitable for use by crevice-dwelling bats such as pipistrelle (*Pipistrellus* spp.) and small *Myotis* species, located under lifted roof tiles and behind hanging tiles. There was a broken soffit on the northern elevation, providing access into the roof void and potential crevice features, however it appeared to be being used by nesting birds and was therefore considered sub-optimal for bat use. The features identified could provide sufficient space, shelter, protection and conditions for regular use by individual or small groups of crevice-dwelling bats. Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. The main dwelling was considered to have moderate suitability for crevice-dwelling bats.
- 1.1.3** The development proposals to extend the property to the front, do not impact the potential features identified, therefore are considered 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. As such, a European Protected Species (EPS) mitigation license would not be required for these planned works to go ahead lawfully. In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed.
- 1.1.4** Repair work to the broken northern elevation soffit should be undertaken outside of bird nesting season or after a suitably qualified ecologist has checked for nesting birds prior to removal, to ensure nesting birds are not being disturbed or access to an active nest is not being blocked.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Jashvir Chana from JC Midas Design, on behalf of Mr Thomas Birkin to undertake a Preliminary Roost Assessment (PRA) for bats at 67 Lowther Road in Wokingham, Berkshire.

2.1.2 The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single storey porch extension and change of use of existing garage to a habitable room.

2.2 Site Location and Context

2.2.1 The property is a semi-detached residential dwelling situated on the eastern side of Lowther Road towards the northern end, in Wokingham, Berkshire (OS grid reference SU 79444 70101).

2.2.2 The immediate surroundings are primarily suburban with further residential houses and their associated gardens in Lowther Road. A 2.6ha playing field is situated past Lowther Road, approximately 30m to the southwest, and borders a railway line bisecting the land from southeast to northwest 200m southwest of the property. The railway line can be used as a commuting route for bats depending on the quality of the bordering habitats and intensity of artificial lighting. In addition, a 7.1ha plot of mixed woodland is situated approximately 80m to the northwest. Further surroundings are primarily suburban with small parcels of mixed woodland and a wildlife corridor connecting to Bear Wood Lakes approximately 700m to the southwest.

2.2.3 Overall, the nearby playing field, railway and parcels of mixed woodland offer suitable commuting and foraging habitat for bats adapted to a suburban environment.

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)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 14th January 2026 by Jake Morgan - registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2025-85343-CL17-BAT) and ecologist Verity West – a Qualifying member of CIEEM, 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 2019b).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The linked gardens in the suburban setting, surrounded by a nearby playing field, railway and parcels of mixed woodland, resembles continuous habitat that could be used as flight paths connecting to good quality foraging habitats in the nearby countryside, for any bats roosting locally and adapted to a suburban environment.

5.1.2 Bat mitigation licences that have been granted inside a 2 kilometre radius of the property, within the last 10 years, 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	Approx Distance (m)
2016-24486-EPS-MIT	Common pipistrelle	19/07/2016 to 18/07/2021	Damage & destruction of a resting place	650 E
2016-22176-EPS-MIT	Brown long-eared	01/04/2016 to 31/03/2021	Destruction of a resting place	1210 SE
2020-48489-EPS-MIT	Common pipistrelle Soprano pipistrelle Brown long-eared	01/09/2020 to 31/12/2027	Damage & destruction of a resting place	1860 E

5.1.3 No previous bat roost assessment reports were available for 67 Lowther Road on the Wokingham Borough Council planning portal or from the client.

5.2 Building Inspection

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

External Survey

5.2.2 The property was a semi-detached two-storey brick-built residential dwelling, with side extension, integrated garage and rear conservatory (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from west.



Photograph 2. Rear of property viewed from the northeast.

5.2.3 The main dwelling roof and ridge tiles were mostly flat, with a slightly lifted tile on the front elevation and a raised curve at the extension line (**Target Note 1**). The rear elevation had moss growth. The verge and ridge mortar was intact throughout. There was a slightly lifted verge tile on the garage roof, which was closely inspected with a torch and found to be unsuitable for roosting bats (**TN2**). There was a small gap under the flashing at the garage roof and porch join, which was thoroughly inspected with a torch and found to be heavily cobwebbed and therefore not suitable for roosting bats (**TN3**) (**Photographs 3 – 9**).



*Photograph 3. Lifted tile on front elevation (**TN1**).*



Photograph 4. Raised curve in roof tiles at extension line.



Photograph 5. Moss on rear elevation tiles.



Photograph 6. Garage gable verge mortar intact.



Photograph 7. Gable verge mortar intact.



*Photograph 8. Slightly lifted garage verge tile (**TN2**).*



Photograph 9. Gap at garage/porch join (**TN3**).

5.2.4 The first floor of the front elevation was clad in hanging tiles, which were mostly tight and flat, however there were gaps under the windowsill, under the top course and at the uPVC porch roof join, providing suitable access to optimal conditions often favoured by crevice dwelling bats (**Photographs 10 – 14; Target notes 4 & 5**).



Photograph 10. Hanging tiles on front elevation.



Photograph 11. Gap under windowsill leading behind hanging tiles (**TN4**).



Photograph 12. Gap under windowsill leading behind hanging tiles (**TN4**).



Photograph 13. Gap under top course of hanging tiles (**TN4**).



Photograph 14. Gap at hanging tile and uPVC porch join (TN5).

- 5.2.5** The vented uPVC soffits were tight to the brickwork throughout. There was a large access gap from a broken soffit on the northern gable end, likely providing access for the nesting bird into the roof void (**Photographs 15 – 16; Target note 6**).



Photograph 15. Soffits tight to brickwork.



Photograph 16. Broken soffit on northern elevation (TN6).

Internal Survey

- 5.2.6** The property had a large main roof void, with a maximum ridge height of approximately 1.75 metres, above the footprint of the main dwelling, which was accessed via a loft hatch. The void was partly separated by the old external cavity wall. The original section roof was lined with paper backed insulated liner, which had multiple gaps and tears exposing the roof tiles (TN7). The newer extension section roof was lined with intact bitumen reinforced liner (TN8). The ridge beam was cobwebbed throughout (TN9). Bird nesting material was visible within the old external wall cavity (TN10) (**Photographs 17 – 20**).



Photograph 17. Flat roof tiles visible in paper liner tears/gaps (TN7).



Photograph 18. Intact bitumen liner in newer extension section (TN8).



Photograph 19. Cobwebbed ridge beam (TN9).



Photograph 20. Bird nesting material in old external cavity wall (TN10).

- 5.2.7** The original void section was covered in fibreglass insulation on the floor and was part-boarded, the newer section was not boarded (**Target notes 11 & 12**). The eaves were free from fibreglass insulation and daylight was visible in the newer extension section, from the vented soffits (**Photograph 21; TN13**).



Photograph 21. Eaves open and vented soffits visible (TN13).

- 5.2.8** The blockwork on the gable end had mortar around the timber joists, blocking gaps. There was a gap at the northern corner edge, where daylight was visible (**Photograph 22; Target Note 14**). No evidence of bats was found in the main roof void.



Photograph 22. Gap at northern blockwork gable edge, daylight visible (TN14).

- 5.2.9** The integrated garage had a small and cobwebbed vaulted ceiling, with open timbers and contained a glazed window providing daylight. The roof tiles were lined with bitumen reinforced liner, which had some tears. The brickwork gable had gaps at the edges. No evidence of bats was observed within the garage internally and conditions were considered unsuitable for roosting bats (**Photographs 23 – 25**).



Photograph 23. Vaulted garage with torn liner.



Photograph 24. Gaps at edge of gable brickwork.



Photograph 25. Gap in boarded ceiling sheets.

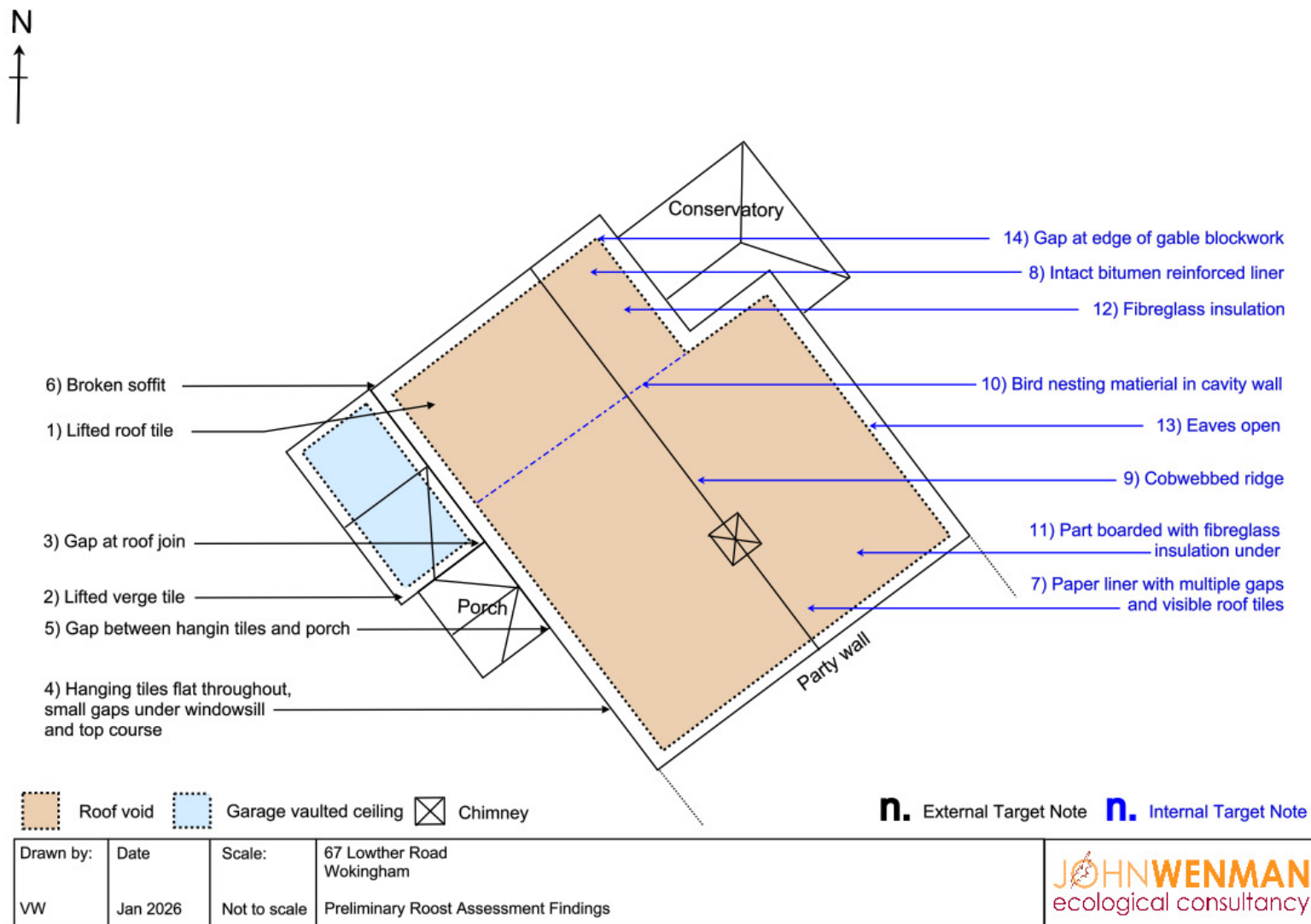


Figure 1. Preliminary Roost Assessment Survey Findings

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked gardens in the suburban setting, surrounded by a nearby playing field, railway and parcels of mixed woodland, resembles continuous habitat that could be used as flight paths connecting to good quality foraging habitats in the nearby countryside, for any bats roosting locally and adapted to a suburban environment. The search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: brown long-eared (*Plecotus auritus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*Pipistrellus pipistrellus*).

6.1.2 As no evidence of bats was found internally, it is highly unlikely that the main dwelling or garage voids support primarily void-dwelling bat species such as the long-eared bat species (*Plecotus* spp.).

6.1.1 The property had the following potential bat access points and crevice roosting opportunities;

- Under a lifted roof tile (**Photograph 3; Target note 1**) and
- Behind hanging tiles on front elevation (**Photographs 11 - 14; Target notes 4 & 5**).

6.1.2 The features associated with the property could directly lead to crevice roost sites for crevice-dwelling bats such as the locally recorded common and soprano pipistrelle (*Pipistrellus* spp.). Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation.

6.1.3 Considering the potential crevice roost features and surrounding habitats, the property is considered to have a moderate potential for crevice-dwelling bat roosts (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. The property has moderate suitability for crevice-dwelling bats externally.

6.2.2 The crevice roost sites that were distributed across the front elevation of the property, are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant, widespread and locally recorded soprano pipistrelle (*P. pygmaeus*) and common pipistrelle (*P. pipistrellus*) and potentially the rarer Brandt's / whiskered bats

(*Myotis brandtii* / *mystacinus*). The presence of a maternity colony is considered unlikely based on the features and lack of evidence found.

6.2.3 The 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, i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2025).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The development proposals for the property involve seeking consent for a single storey porch extension and change of use of existing garage to a habitable room. The impacts of these proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows:

Construction Phase

- 7.1.2** The single storey porch and garage development proposal is considered 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.
- 7.1.3** Removal and repair of the northern elevation soffit may result in the death, injury or disturbance of nesting birds, if carried out during the bird nesting season (February to August), furthermore construction works could obstruct access to and result in the disturbance of nesting birds.
- 7.1.4** Future development proposals that may impact the dwelling roof or front elevation hanging tiles will directly impact the roost features identified and furthermore, these construction works could obstruct access to and result in the damage/destruction of bats roosts and lead to direct/indirect disturbance, injury and/or death of bats, which may have the potential to significantly affect the local distribution or abundance of a bat species.

7.2 Recommended Actions

- 7.2.1** The development proposals to extend the property to the front, do not impact the potential features identified, therefore are considered 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. As such, a European Protected Species (EPS) mitigation license would not be required for these planned works to go ahead lawfully. In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed.
- 7.2.2** Bird nesting season (February to August) should be avoided when removing or repairing the northern elevation soffit. If this is not possible, a full inspection of the broken northern

elevation soffit should be carried out by a suitably qualified ecologist, prior to the removal, to prevent potential death, injury or disturbance of nesting birds.

8 REFERENCES

- CIEEM (2019b). *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. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2 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 – EXISTING AND PROPOSED PLANS

