

15 Gorrick Square
Wokingham
Berkshire
RG41 2PB

Preliminary Roost Assessment

Report ref.: R2850_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 Mr Ion Sprinceana to undertake a Preliminary Roost Assessment for bats (PRA) at 15 Gorrick Square in Wokingham, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a part single-storey and part two-storey rear extension, and a single-storey front extension.
- 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 21st January 2025.
- 1.1.3** No evidence of roosting bats was observed within the roof void, with no visible access points and a cobwebbed ridge, which indicates the presence of void-dwelling species is highly unlikely. Externally there was a potential roost feature present beneath a ridge tile with missing mortar on the rear elevation. The scale of this potential roost site is considered likely to be able to support opportunistic or regular use by individual non-breeding by crevice-dwelling bats. The property has been assigned low potential suitability for crevice-dwelling bats and based on the current survey data, the presence of a maternity colony is considered highly unlikely.
- 1.1.4** The potential roost site will not be impacted during the construction works and will be retained unchanged in the long-term. Therefore, the nature and scale of the proposed construction is considered highly unlikely to result in the damage/destruction of a bat roost or lead to the disturbance, injury and/or death of bats (if present at the time of the works). The development proposals do not impact the potential roost site, which will remain available to bats throughout the construction and post development. As such, it is considered highly unlikely that the proposals will result in the permanent damage or loss of a bat roost.
- 1.1.5** The development proposals avoid potential adverse effects on bats and their roosts, and a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 1.1.6** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr Ion Sprinceana to undertake a Preliminary Roost Assessment (PRA) at 15 Gorrick Square, in Wokingham, Berkshire.

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

2.2 Site Location and Context

2.2.1 The mid-terraced property is situated on the southern side of Gorrick Square in Wokingham, Berkshire (central OS grid reference: SU 80797 67381).

2.2.2 The property is in a suburban setting, with neighbouring houses to the south, east and west, and a small area of green space to the north. There is a trainline 180m east of the site, bordered by treelines which connect to open farmland east of the trainline and a parcel of woodland approximately 460m to the south of the site.

2.3 Report Objectives

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

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

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

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

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

3.2 Planning Policy

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

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

3.3 Mitigation Licensing

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

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

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

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

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

4 SURVEY METHODOLOGY

4.1 Desk Study

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

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

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the house (B1) and detached garage (B2) was undertaken on the 21st January by ecologist Meghan Porter registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2023-11300-CL17-BAT) and assistant ecologist Sam Wenman, 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, an industrial endoscopic camera, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

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

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

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

building.

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

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

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

Internal Survey

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

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

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

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

- the apex of the gable end or dividing walls;

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

Survey Limitations and Validity

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

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The terraced property is in a suburban setting provides suitable flight paths connecting to nearby woodland and open farmland, providing high-quality foraging habitat for bats roosting locally.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the application site are detailed in **Table 1** below.

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

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2015-11806-EPS-MIT	Common pipistrelle	05/09/2015 – 26/08/2017	Damage to a resting place	1040 N
2018-34805-EPS-MIT	Brown long-eared & common pipistrelle	31/05/2018 – 29/05/2023	Destruction of a resting place	1200 NE
2016-22176-EPS-MIT	Brown long-eared	01/04/2016 – 31/03/2021	Destruction of a resting place	1850 N

5.1.3 The client did not have any pre-existing bat surveys for the property and no previous surveys were found on the council's planning portal.

5.2 Building Inspection

Overview

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

External Survey

5.2.2 The property was mid-terraced of modern brick cavity walls with a pitched roof and a corrugated plastic roofed conservatory on the rear elevation (**Photographs 1 & 2**).



Photograph 1. Front of house, viewed from the north.



Photograph 2. Rear of the property, viewed from the south.

- 5.2.3** The interlocking roof tiles were tight across both elevation, and the tiles were mossy on the northern elevation (**Photograph 3**). The ridge tiles were tight across the roof, with occasionally crumbling mortar below the ridge tiles on the rear elevation, which looked superficial in extent when investigated with a high powered torch, but could offer a low suitability feature for opportunistic use by individual bats (**Photograph 4; Target note 1**).



Photograph 3. Mossy roof tiles (front elevation).



Photograph 4. Crumbling and missing section of mortar below ridge tile (rear elevation).

- 5.2.4** A chimney was present on the eastern end of the roof, which had flat lead flashing around the base (**Photograph 5**). The vented uPVC soffits were tight to the brickwork along the front and rear elevations, with intact sealant present and therefore offering no ingress opportunities (**Photograph 6**).



Photograph 5. Tight lead flashing around chimney on the party end of the roof (rear elevation).



Photograph 6. Intact sealant present along uPVC soffit (rear elevation).

- 5.2.5** There was lead flashing along the roof of the conservatory where it joined the brickwork on the rear elevation, which was tight on the eastern end and was slightly lifted on the western end, but the gap was of limited extent and cobwebbed, so offered negligible opportunities for bats (**Photograph 7**).



Photograph 7. Slight cobwebbed gap beneath lifted lead flashing on conservatory; negligible roosting potential (rear elevation).

Internal Survey

- 5.2.6** There was one roof void that covered the two storey footprint of the house and was accessible through a loft hatch. The roof void had a floor to ridge height of 1.5m, was of cut and pitch construction and the ridge was cobwebbed throughout (**Photograph 8**). The roof was lined with plastic-backed hessian felt that was intact throughout, with cardboard present on top of the rafters on a section of the roof on the rear elevation (**Photograph 9**).



Photograph 8. Cobwebbed ridge (roof void).



Photograph 9. Intact plastic backed hessian roofing felt (roof void).

5.2.7 The floor was centrally boarded, with a disconnected water tank present at the eastern end of the void. There was fibreglass insulation present along the edge of the void, which went up to and blocked the eaves in places, with daylight visible through open eaves in places (**Photograph 10; Target note 3**). There was a rendered chimney present at the eastern party wall which was cobwebbed and tight to the rafters (**Photograph 11**).



Photograph 10. Fibreglass insulation present up to the eaves, blocking the eaves in places (roof void).



Photograph 11. Cobwebbed rendered chimney at the eastern party wall (roof void).

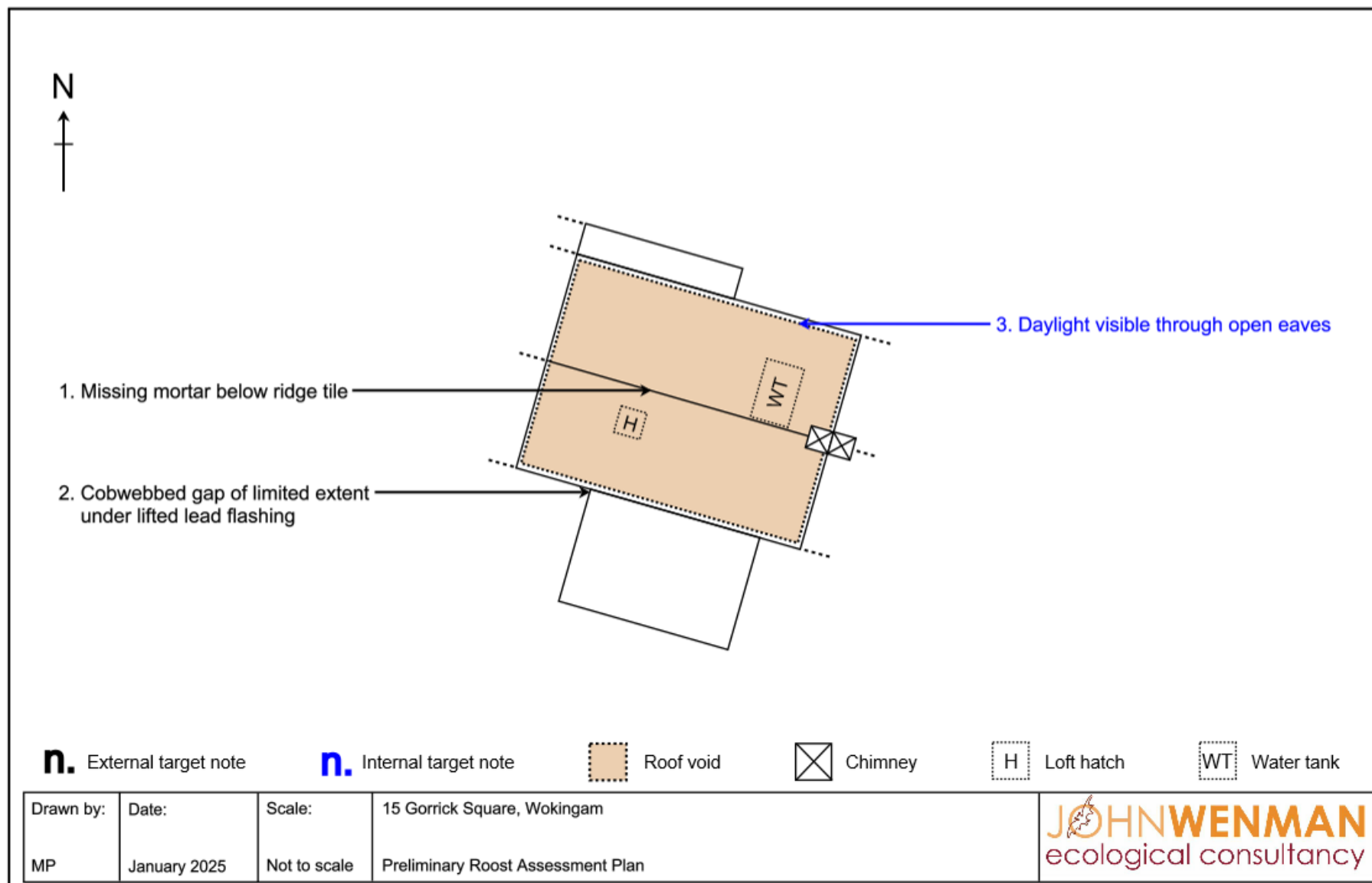
5.2.8 The party walls at both ends of the void were cobwebbed and tight to the rafters, with no gaps present over the brickwork or around the rafters (**Photographs 12 & 13**).



Photograph 12. Cobwebbed brickwork party wall (roof void).



Photograph 13. Brickwork party wall tight to rafters (roof void).



6 DISCUSSION

6.1 Assessment of Roost Suitability

6.1.1 The suburban landscape and nearby railway track connected to nearby open farmland and countryside resembles good quality habitat with flight paths and foraging opportunities for bats roosting locally. Furthermore, the search of bat mitigation licences identified local roosts for two species: brown long-eared (*Plecotus auritus*) and common pipistrelle (*Pipistrellus pipistrellus*).

6.1.2 The property possesses no suitable bat access features that could lead inside the roof void. The roof void was of a suitable dimension for the internal flight exhibited by void-dwelling bats, such as the locally recorded brown long-eared (*P. auritus*), however no evidence of bat presence was found internally; therefore, it is considered highly unlikely that a void-dwelling species is present.

6.1.3 The potential bat roost feature of missing mortar below the ridge tiles on the rear elevation (**Photograph 4; Target note 1**) may lead to a potential roost site (under the ridge tile) suitable for use by crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*). The scale of this potential roost site is considered likely to be able to support opportunistic use by individual or small numbers of non-breeding crevice-dwelling bats. Furthermore, a section of lifted lead flashing on the western end of the conservatory (**Photograph 7; Target note 2**) provides a low suitability potential roost site for these crevice-dwelling species, but a close inspection with a high powered torch found the gap to be cobwebbed and of limited extent.

6.1.4 Taking into account the scale of the potential roost site, in conjunction with the good quality habitats nearby, the property has been assigned low potential suitability for crevice-dwelling bats (see **Appendix 2** for potential suitability categories). Based on the current survey data, the presence of a maternity colony is considered highly unlikely.

6.2 Assessment of Roost Status

6.2.1 Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are crevice-dwelling species and the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews *et al.* 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis*

species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews *et al.* 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type (see **Appendix 3** for definitions of roost types), i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

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

Construction Phase

- 7.1.2** The proposed part single-storey and part two-storey rear extension are taking place a significant distance away from the only potential roost site (where bat absence has not been confirmed) located within missing mortar below the ridge (**Photograph 3; Target note 1**). The potential roost site will not be impacted during the construction works and will be retained unchanged in the long-term. Therefore, the nature and scale of the proposed construction is considered highly unlikely to result in the damage/destruction of a bat roost or lead to the disturbance, injury and/or death of bats (if present at the time of the works).

Post Development

- 7.1.3** The development proposals do not impact the low potential roost site, which will remain available to bats throughout the construction and post development. As such, it is considered highly unlikely that the proposals will result in the permanent damage or loss of a bat roost.

7.2 Conclusion

- 7.2.1** The development proposals avoid potential adverse effects on bats and their roosts, and 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 construction, the works must stop immediately and a suitably licensed ecologist should be called to site to attend the bat and provide advice on how best to proceed; construction 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.

8 REFERENCES

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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.

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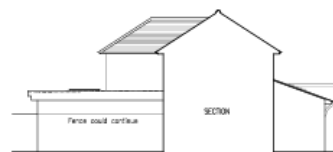
APPENDIX 1 – EXISTING AND PROPOSED PLANS



15 Gorricks Square, Wokingham - Preliminary Roost Assessment (R2850_PRA_a)



N. Front Elevation 1:100



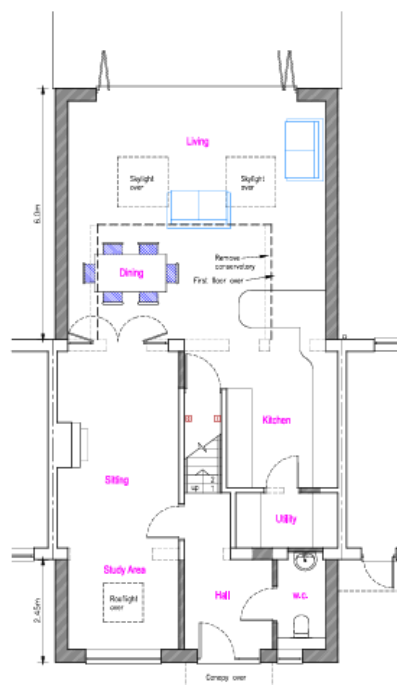
E. Side Section/Elevation 1:100



S. Rear Elevation 1:100

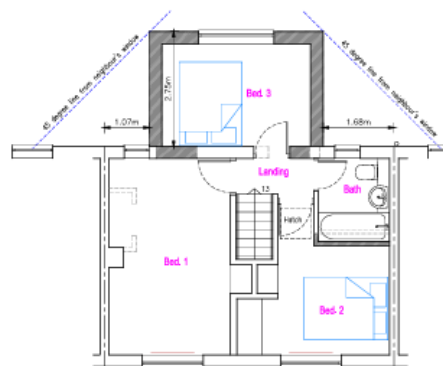


W. Side Section/Elevation 1:100

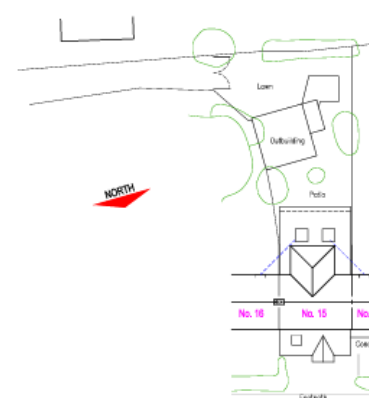


Ground Floor Plan 1:50

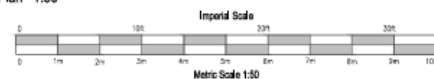
PROPOSED



First Floor Plan 1:50



Site/Roof Plan 1:200



General notes:
New window-sills
Sightlines could be 0.1m outside

Materials:
New materials generally to match existing
Brown concrete interlocking roof tiles
Red/brown bricks
White s. joint windows
Black round UPVC guttering

FOR PLANNING PURPOSES ONLY
(currently includes construction details)

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

Date: 10/10/2024

Drawn by: A. Lloyd

Checked by: A. Lloyd

Scale: 1:50, 1:100 & 1:200 (prior to oversize A1)

Date: Dec 2024

Drawn by: A. Lloyd

Checked by: A. Lloyd

Scale: 1:50, 1:100 & 1:200 (prior to oversize A1)

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Date: Dec 2024

Drawn by: A. Lloyd

Checked by: A. Lloyd

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.