

45 Frog Hall Drive
Wokingham
Berkshire
RG40 2LE

Preliminary Roost Assessment

Report ref.: R2659_PRA_a

Report Quality Control Information	
Author	Jake Morgan (Qualifying member of CIEEM)
Reviewer	Conor Watson (ACIEEM)

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

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Registered office: 100 New Wokingham Road, Crowthorne, Berkshire RG45 6JP where you may look at a list of members' names.

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr and Mrs Littlejohns to undertake a Preliminary Roost Assessment (PRA) for bats at 45 Frog Hall Drive in Wokingham to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a proposed loft conversion and alterations.
- 1.1.2** The property had potential bat access points in the form of narrow gaps behind uPVC soffits on the northern gables. However, no potential access points leading inside the roof void were identified and no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely.
- 1.1.3** The bat access points are considered likely to lead to potential crevice roost sites inside the soffit box and/or cavity wall which would provide sufficient space, shelter, protection and conditions for regular use by individual or small non-breeding groups of crevice-dwelling bats, such as the locally recorded common pipistrelle. Therefore, the property has been assigned moderate suitability for crevice-dwelling bats.
- 1.1.4** The development proposals avoid directly impacting the northern gables and therefore the potential crevice roost sites identified in these will be unaffected throughout the construction activities. The section of roof to be impacted by the proposals possesses no potential roosting opportunities for bats so the removal of roof coverings, such as tiles and soffit boxes, and the loft conversion is considered highly unlikely to contravene the legislation protecting bats and their roosts. The development proposals avoid directly impacting the northern gables and therefore the potential crevice roost sites identified in these will be retained and continue to be available to roosting bats in the long-term.
- 1.1.5** The development proposals 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 licence would not be required for the 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.
- 1.1.6** 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 Mr and Mrs Littlejohns to undertake a Preliminary Roost Assessment (PRA) for bats at 45 Frog Hall Drive in Wokingham.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a proposed loft conversion and alterations.

2.2 Site Location and Context

2.2.1 The property is chalet bungalow located towards the southern end of Frog Hall Drive in Wokingham (central OS grid reference: SU 82464 68261).

2.2.2 The chalet bungalow is in a suburban setting surrounded by neighbouring residential properties. The suburban setting includes private gardens, mature trees and a pond at Lake View (approx. 70 metres south of the property). There is nearby countryside beyond a railway line (approx. 235 metres south of the property) that is characterised by pastoral farmland with established hedgerows and/or tree-lines.

2.3 Report Objectives

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

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

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

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

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

3.2 Planning Policy

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

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

3.3 Mitigation Licensing

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

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

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

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

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

4 SURVEY METHODOLOGY

4.1 Desk Study

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

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- 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 19th March 2024 by Conor Watson ACIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2024-11877-CL18-BAT) and Katie Ferry 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 private gardens and mature trees in the suburban setting resembles continuous habitat that could be used as flight paths connecting to high-quality foraging habitats in the nearby countryside for any bats roosting locally.
- 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)
2018-34805-EPS-MIT	Common pipistrelle & brown long-eared bat	31/05/2018 – 29/05/2023	Destruction of resting place	670 SW
2015-11806-EPS-MIT	Common pipistrelle	05/09/2015 – 36/08/2017	Damage & destruction of resting place	1860 W

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

5.2 Building Inspection

Overview

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

External Survey

- 5.2.2** The property was a detached chalet bungalow of brick cavity walls with external render and a plain tiled roof with two front gables, two rear gables and a front porch (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from east (© 2024 Google).



Photograph 2. Rear of property viewed from west.

- 5.2.3** The plain tiles were flat and intact on all elevations, with fully mortared ridge, hip and verge tiles (**Photographs 3, 4 & 5**).



Photograph 3. Flat plain tiles (northern/rear elevation).



Photograph 4. Ridge and hip tiles fully mortared (southern elevation).



Photograph 5. Fully intact verge mortar (rear elevation).

- 5.2.4** The lead flashing around the base of the chimney and the corrugated sheeting beneath the rooflights was all tight fitting (**Photographs 6 & 7**).

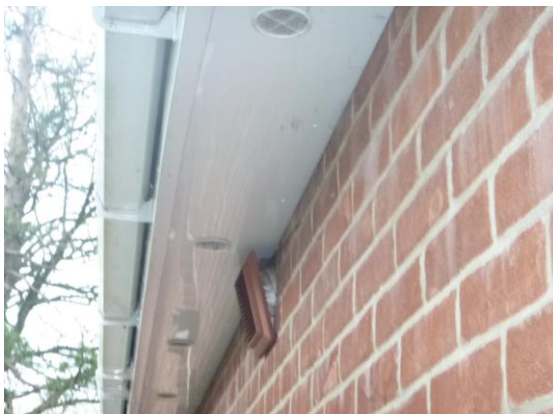


Photograph 6. Tight lead flashing around chimney (rear elevation).



Photograph 7. Tight corrugated sheeting under rooflights (rear elevation).

- 5.2.5** The uPVC soffits were flush against the walls at the eaves and at the southern gable ends; however, there were narrow gaps behind the soffits at the northern gable ends that provide potential ingress/egress opportunities for bats that typically occupy crevices (**Photographs 8, 9 & 10; Target notes 1 & 2**).



Photograph 8. uPVC soffit flush at eaves (northern elevation).



Photograph 9. uPVC soffit flush at southern gables (rear elevation).



Photograph 10. Narrow gaps behind uPVC soffits on northern gables (rear elevation).

Internal Survey

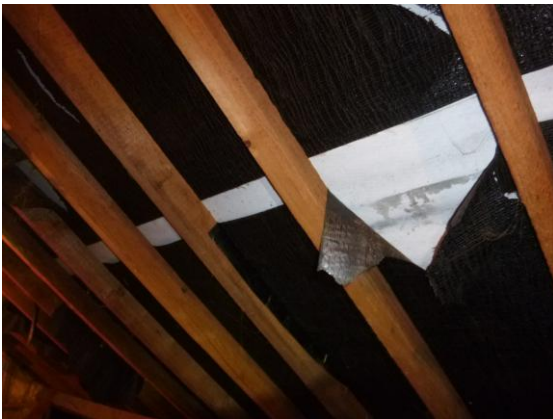
- 5.2.6** The northern section of the roof space was vaulted with a mezzanine, which led to

converted living space. The roof void in the southern section of the chalet bungalow was accessible via a door from the converted living space. The void was of 'cut and pitch' construction with an approximate floor-to-ridge height of 2.5 to 3 metres at its highest point (**Photograph 11**).



Photograph 11. Roof void.

- 5.2.7** The roof was tightly lined with a non-bituminous 'breathable' roofing membrane and featured sections of a pre-existing bituminous roofing felt (**Photograph 12**). The floor was boarded centrally over fibreglass insulation, which did not extend into the eaves (**Photograph 13**).



Photograph 12. Breathable roofing membrane with pre-existing bitumen felt.



Photograph 13. No fibreglass insulation in eaves.

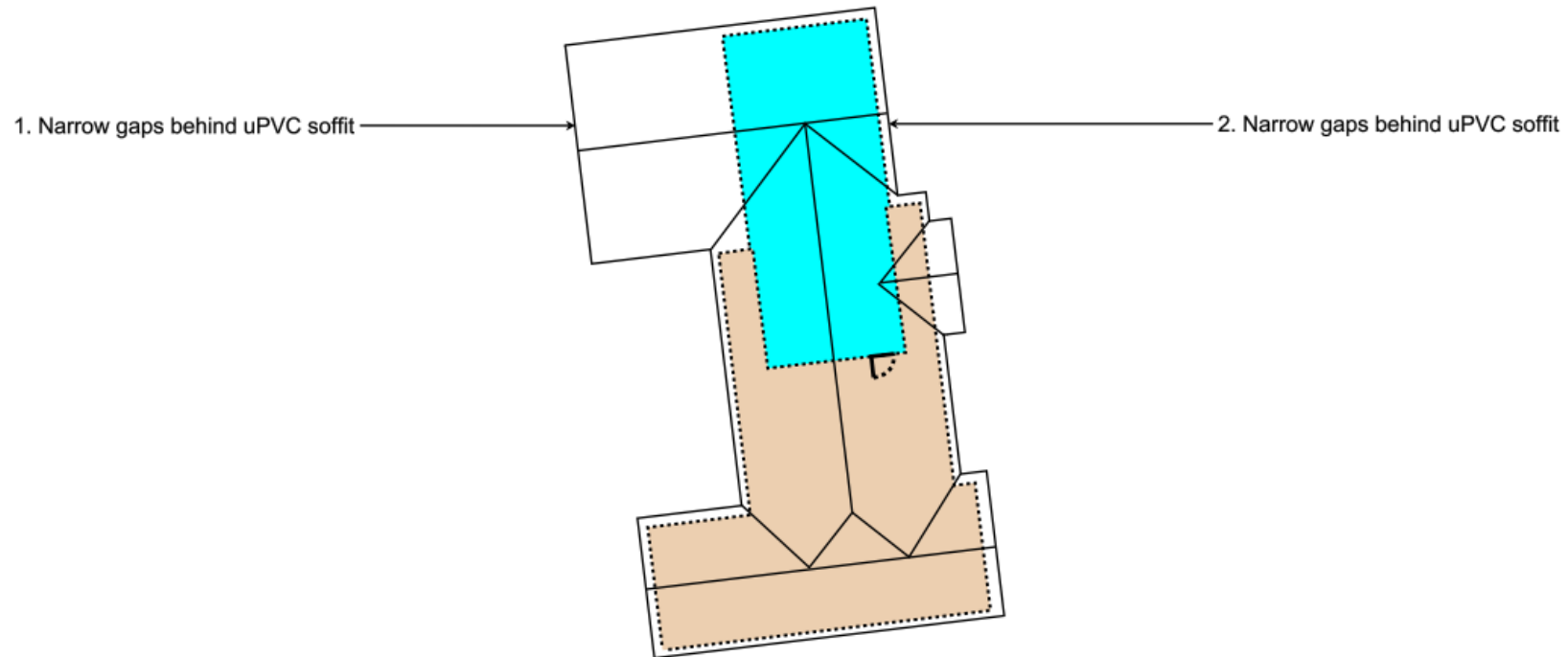
- 5.2.8** The gable walls were of breezeblock cavity construction and featured gaps over their blockwork; a couple of inactive wasp nests were present at the front gable end (**Photographs 14, 15 & 16**).



Photograph 14. Rear gable end.



Photograph 15. Front gable end.



Roof void



Living space



Loft hatch



External target note

Drawn by:	Date:	Scale:	45 Frog Hall Drive Wokingham	
JM/CW	April 2024	Not to scale	Preliminary Roost Assessment Plan	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked private gardens and mature trees in the suburban setting resembles continuous habitat that could be used as flight paths connecting to high-quality foraging habitats in the nearby countryside for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified two species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*).

6.1.1 The property had potential bat access points in the form of narrow gaps behind uPVC soffits on the northern gables (**Photograph 10; Target notes 1 & 2**).

6.1.2 The potential bat access points do not lead inside the roof void which is located at the southern (opposite) end of the chalet bungalow. 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 potential access points leading inside the roof void were identified and no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely.

6.1.3 The bat access points are considered likely to lead to potential crevice roost sites inside the soffit box and/or cavity wall which would provide sufficient space, shelter, protection and conditions for regular use by individual or small non-breeding groups of crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*). Therefore, the property has been assigned moderate suitability for crevice-dwelling bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 The potential crevice roost sites in the property are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant and widespread soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*P. pipistrellus*) and the less abundant Brandt's / whiskered bats (*Myotis brandtii* / *mystacinus*). The presence of a maternity colony is considered unlikely due to the nature and scale of the features observed.

6.2.2 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 (*M. 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 2023).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The householder planning application to be submitted to Wokingham Borough Council seeks consent for a proposed loft conversion and alterations (refer to proposed planning drawings in **Appendix 4**). The impacts of the proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows:

Construction Phase

- 7.1.2** The development proposals avoid directly impacting the northern gables and therefore the potential crevice roost sites identified in these will be unaffected throughout the construction activities. The section of roof to be impacted by the proposals possesses no potential roosting opportunities for bats so the removal of roof coverings, such as tiles and soffit boxes, and the loft conversion is considered highly unlikely to contravene the legislation protecting bats and their roosts.

Post Development

- 7.1.3** The development proposals avoid directly impacting the northern gables and therefore the potential crevice roost sites identified in these will be retained and continue to be available to roosting bats in the long-term.

7.2 Recommended Actions

- 7.2.1** The development proposals 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 licence would not be required for the planned works to go ahead lawfully.
- 7.2.2** 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; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the work to recommence lawfully.

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

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

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

Table 1. 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

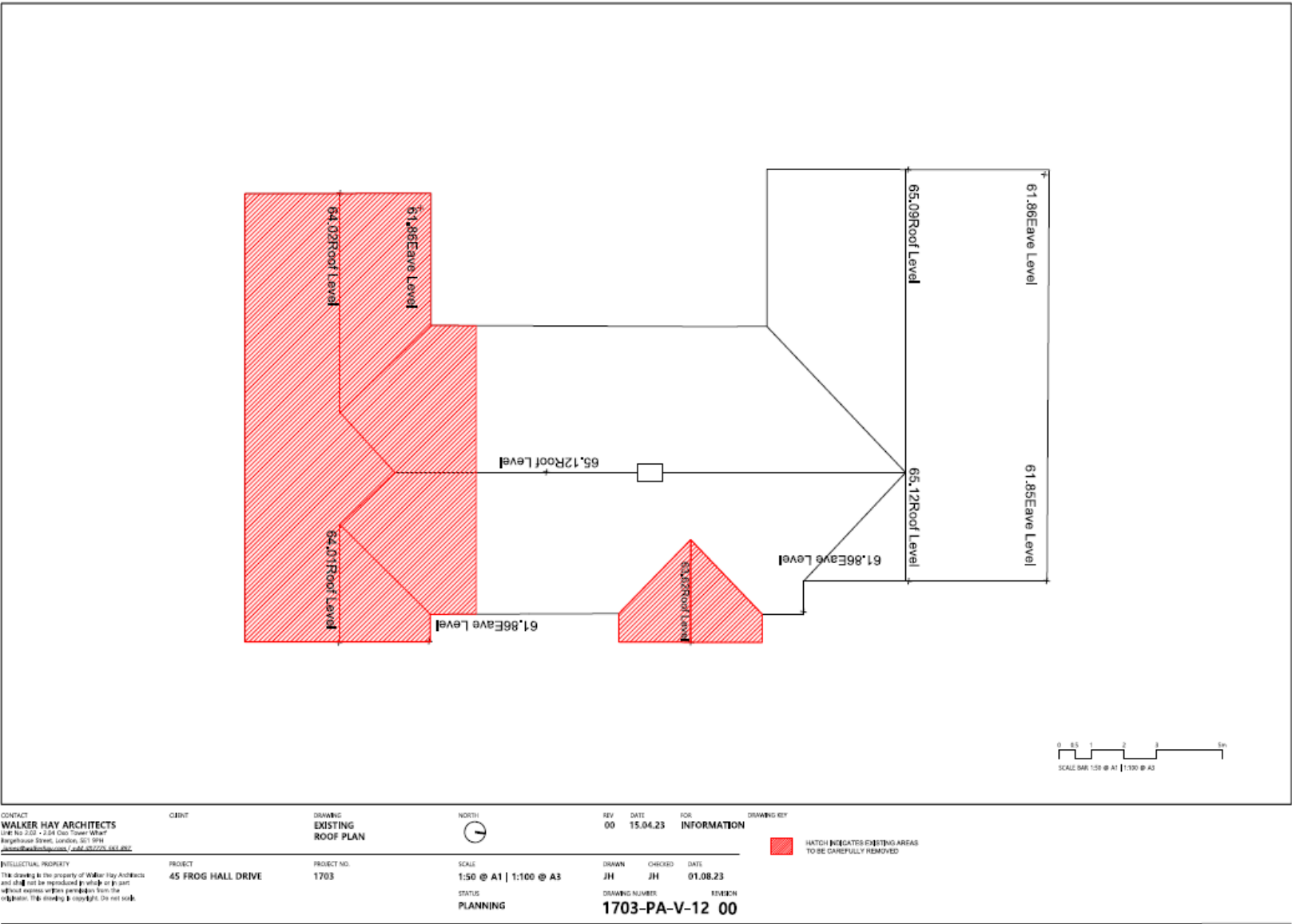
In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites. Emergence surveys are carried out 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 2. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

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

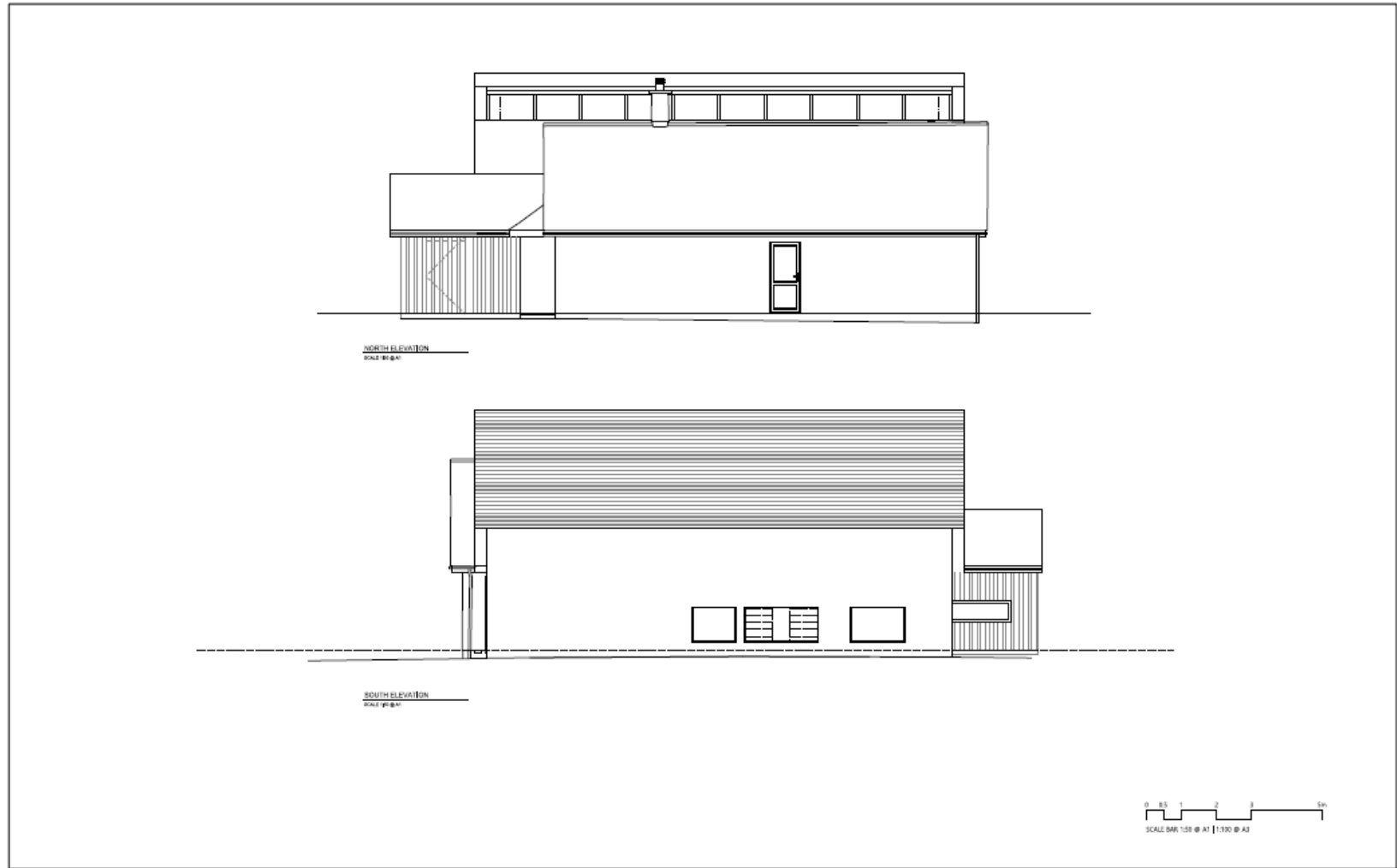
In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises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

APPENDIX 4 – PROPOSED PLANNING DRAWINGS





CONTACT	CLIENT	DRAWING	NORTH	REV	DATE	FOR	DRAWING KEY
WALKER HAY ARCHITECTS Unit No 2.02 - 2.04 Oak Tower White Bargemaster Street, London, SE1 9PH info@walkerhay.com / tel:+4420225343400		PROPOSED EAST WEST ELEVATIONS		00	15.09.23	INFORMATION	
INTELLECTUAL PROPERTY	PROJECT	PROJECT NO.	SCALE	DRAWN	CHECKED	DATE	
This drawing is the property of Walker Hay Architects and shall not be reproduced in whole or in part without express written permission from the originator. This drawing is copyright. Do not scale.	45 FROG HALL DRIVE	1703	1:50 @ A1 1:100 @ A3	JH	JH	01.08.23	
			STATUS	DRAWING NUMBER	REVISION		
			FEASIBILITY	1703-PA-L-215	00		



CONTACT WALKER HAY ARCHITECTS Unit No 2.02 • 2.02 One "Tower Wharf" Ranglehouse Street, London, SE1 9PH www.walkerhay.com/ and 020725 5442 692	CLIENT PROJECT 45 FROG HALL DRIVE	DRAWING PROPOSED NORTH SOUTH ELEVATIONS	SCALE 1:50 @ A1 1:100 @ A3 STATUS PLANNING	REV 00	DATE 15.03.24	FOR INFORMATION	DRAWING KEY
				DRAWN JH	CHECKED JH	DATE 01.08.23	REVISION 1703-PA-L-216 00

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