39 Luckley Road
Wokingham
Berkshire
RG41 2ES

Preliminary Roost Assessment

Report ref.: R3297_PRA_a

Report Quality Control Information	
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November 2026

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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Mrs Jenny Green to undertake a Preliminary Roost Assessment (PRA) for bats at 39 Luckley Road in Wokingham. The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for proposals to update the dwelling.

1.1.2 The property is within a residential area, with a railway line bordered by linear treelines approximately 90m to the east, and extensive grassland and woodland parcels providing connective habitat that could be used as bat flight paths and foraging habitat, connecting to high-quality foraging habitats in the nearby area, for any bat(s) roosting in the property.

1.1.3 During the internal inspection, no bat droppings were found within either of the two roof voids or eaves space. The absence of bat droppings suggests that primarily void-dwelling species, such as long-eared bats (*Plecotus* sp.), are unlikely to be present, furthermore only the second roof void was of a suitable size for use by these species. Externally, the property mostly lacked potential roost features suitable for use by crevice-dwelling bats, such as pipistrelles (*Pipistrellus* spp.) and small *Myotis* species, with the only potential roost features identified under lifted hanging tiles on the small dormer on the southern elevation. The property is considered to be of low potential suitability for bats; However the features were able to be closely inspected with an endoscope camera, and no evidence of historic or current use was found and therefore the property is presumed to not support roosting bats.

1.1.4 The development proposals will not result in the destruction of a bat roost and therefore a European Protected Species Mitigation Licence would not be required to allow the works to go ahead lawfully. The proposals will impact potential roost features identified on the rear dormer window which do not show current use by bats, but they may be used in the future. Therefore, if the works are due to be carried out more than 12 months from the PRA survey, the gaps under the hanging tiles should be re-checked to confirm that bats are still absent.

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 Mrs Jenny Green to undertake a Preliminary Roost Assessment (PRA) for bats at 39 Luckley Road in Wokingham.

2.1.2 The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a single-storey front extension, demolition and re-build of the single garage and extension of the dormer window on the rear elevation, with associated changes to the fenestrations (refer to proposed plans in **Appendix 3**).

2.2 Site Location and Context

2.2.1 The detached dormer bungalow is located on the southern side of Luckley Road, a residential road in Wokingham, Berkshire (central OS grid reference: SU 80935 67266).

2.2.2 The site is in a suburban setting surrounded by neighbouring properties on all sides. There is a railway track bordered by linear treelines 90m to the east of the site, with woodland parcels and extensive open grassland present to the south of the site and to the east of the railway track. A pond situated within a small parcel of woodland is present 350m to the north of the site and the River Loddon flows approximately 525m to the north-east of the site.

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

2.3 Report Objectives

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

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

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

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

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

3.2 Planning Policy

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

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

3.3 Mitigation Licensing

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

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

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

3.3.3 Bat Earned Recognition Licence (BERL) (CL47) (Accreditation Level 1) allows ecologists to use this licence for low conservation status roosts, i.e. roosts covering no more than seven roosts of low importance supporting common 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 BERL 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 flightpaths 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 16th September 2026 by Vicky Potts MCIEEM – registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2025-85632-CL18-BAT) and Meghan Porter-Smith ACIEEM registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2025-86253-CL17-BAT), 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, a Pancellent 1920P HD Snake Inspection Borescope, 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 open grassland, connective treelines and woodland parcels in the local area provides good quality foraging habitat and bat flight paths connecting to further high quality foraging habitat to the southeast of the site.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the 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) and direction
2018-34805-EPS-MIT	Soprano pipistrelle & brown long-eared	2018-2023	Destruction of resting place	~ 1160 NE

5.1.3 There were no pre-existing bat survey reports available for the property on the Wokingham Borough Council planning portal or held by the owners of the property.

5.2 Building Inspection

5.2.1 The findings from the external and internal inspections carried out for the building are as follows:

External Survey

5.2.2 The property was a detached dormer bungalow of brick construction comprising a main pitched roof and front pitched gable, with a small flat-roofed dormer window on the rear elevation. There was a single-storey flat roofed extension on the western elevation connecting to a single garage to the front of the property (**Photographs 1 & 2**).



Photograph 1. Front elevation of the dwelling, viewed from the north.



Photograph 2. Rear elevation of the dwelling, viewed from the south.

5.2.3 The pitched roof was covered with interlocking concrete roof tiles, which were intact across all elevations, offering no ingress opportunities for roosting bats (**Photograph 3 & 4**). The ridge tiles and mortar were intact across the roof (**Photograph 3**). The lead flashing around the chimney on the southern elevation was tight to the roof tiles and brickwork (**Photograph 5**).



Photograph 3. Intact roof tiles; intact ridge tiles and ridge mortar (northern elevation).



Photograph 4. Intact roof tiles; intact ridge tiles and ridge mortar (southern elevation).



Photograph 5. Lead flashing tight to chimney brickwork (southern elevation).

5.2.4 The bitumen felt on the flat-roofed rear dormer was tight to the timber fascias, which was clad with hanging tiles, that were occasionally lifted (**Photograph 6; Target note 1**). Using an endoscope camera (Pancellent 1920P Snake Inspection Borescope) the majority of the tiles were able to be closely inspected through the window. The close up inspection showed that several tiles on the dormer were flat and offered no ingress opportunities for roosting bats (**Photograph 7**). The lifted tiles above the window lead to gaps of limited extent, and there was no evidence of current roosting bats found below the occasional lifted tiles on the corner of the dormer and no bat droppings were visible behind the tiles (**Photographs 8 & 9**).



Photograph 6. Hanging tile clad dormer window; occasionally lifted (southern elevation).



Photograph 7. Flat hanging tiles on side of dormer (southern elevation).



Photograph 8. Gaps of limited extent under hanging tiles above window (southern elevation).



Photograph 9. No evidence of roosting bats was found under the lifted hanging tiles on the corner of the dormer (southern elevation).

5.2.5 The verge mortar was intact on the front gable. There were occasional cracks in the verge mortar on the western elevation which was closely inspected with a high powered torch and the gaps were shown to be of limited extent (**Photograph 10; Target note 2**). The soffits were tight to the brickwork gables on the front and western elevation, with a slight gap between the soffit and brickwork along the eastern gable, but deemed to offer limited access for roosting bats (**Photographs 11 & 12; Target note 3**). The soffits were fitted on top of the wall-plates along the front and rear of the property (**Photograph 13**).





Photograph 10. Intact ridge tiles and mortar (western elevation).



Photograph 11. Soffit tight to brickwork gable (western elevation).



Photograph 12. Slight gap between the soffit and brickwork; limited access suitability for roosting bats (eastern elevation).

Photograph 13. Soffit on top of the wall-plate (southern elevation).

5.2.6 The single-storey extension was covered with bitumen felt that was tight to the barge board, with a gap between the timber barge board and the brickwork that had been blocked with fibreglass insulation (**Photograph 14; Target note 4**). The single garage was of single-skin brickwork construction, with flat bitumen felt tight to the timber fascia (**Photograph 15**).



Photograph 14. Gap between soffit and brickwork blocked by fibreglass insulation (southern elevation).



Photograph 15. Barge board tight to brickwork garage (northern elevation).

Internal Survey

5.2.7 There were two accessible roof voids and one eaves space covering the footprint of the pitched roof dwelling. The first roof void covered the central section of the pitched roof and was accessible via a loft hatch on the first floor. The void had a maximum floor-to-ridge height of 1m and was lined with intact bituminous reinforced felt (**Photograph 16**). The void had a thick layer of fibreglass on the floor throughout and a water tank present to the side of the loft hatch, restricting access to the void (**Photograph 17**). A second water tank was visible at the eastern gable, with an exit flue pipe through the blockwork (**Photograph 18**). The eaves visible from the loft hatch were open down to the eaves

space below (**Photograph 19; Target note 5**).



Photograph 16. First roof void.



Photograph 17. Water tank beside loft hatch (first roof void).



Photograph 18. Water tank with flue pipe exiting the eastern blockwork gable (first roof void).



Photograph 19. Eaves along southern side open into eave space below (first roof void).

5.2.8 The second roof void covered the front pitched gable and eave space along the front elevation of the property, and was accessible via two access doors in the first floor bedrooms (**Photograph 20**). The floor was partly boarded, with fibreglass insulation and vermiculite insulation present below (**Photograph 21**). The void was lined with bitumen felt, which had occasional tears along the northern eaves and beside the front blockwork gable (**Photographs 22 & 23**; **Target note 6**).



Photograph 20. Second roof void viewed from the access door at the eastern end of the house.



Photograph 21. Fibreglass insulation and vermiculite on floor (Second roof void).



Photograph 22. Tear in felt beside the blockwork gable (Second roof void).



Photograph 23. Tear in felt just above eaves on the northern side (Second roof void).

5.2.9 The eastern and western half-pitched gables were of blockwork construction, which had occasional gaps into the cavity wall, but were occasionally cobwebbed and no daylight was visible (**Photograph 24; Target note 7**). The front gable was of blockwork construction, with brickwork visible at the apex which was tight to the roofline (**Photograph 25**). Scattered mouse droppings were visible on top of the fibreglass insulation (**Photograph 26**). An old wasp nest was present at the ridge above the immersion water tank adjacent to the access door (**Photograph 27; Target note 8**).



Photograph 24. Gaps over blockwork gable at the eastern end of the eaves (Second roof void).



Photograph 25. Brickwork tight to roofline above front blockwork gable (First roof void).



Photograph 26. Scattered mouse droppings (Second roof void).



Photograph 27. Old wasp nest above water heater (Second roof void).

5.2.10 There was a third void, consisting of an eaves space covering the southern elevation of

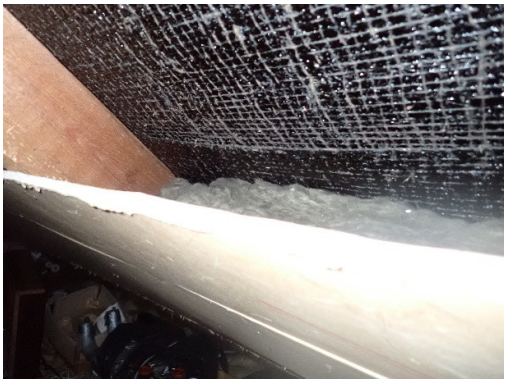
the property, and was accessible by an access door on the first floor. The eave space was boarded throughout and filled with stored items (**Photograph 28**). There was a rendered chimney beside the entrance door, which was tight to the roof felt and heavily cobwebbed (**Photograph 29**). The cut and pitch roof was lined with a bituminous roofing felt, that was intact throughout with insulation and boarding present on top of the felt at the eastern end of the void (**Photograph 30**). The boarding on the roof and internal wall went up to the blockwork half gables, with no gaps visible (**Photograph 31**).



Photograph 28. Eaves space.



Photograph 29. Heavily cobwebbed rendered chimney (Eaves space).



Photograph 30. Intact roofing felt with insulation and boarding on top (Eaves space).



Photograph 31. Heavily cobwebbed rendered chimney (Eaves space).

5.2.11 The garage was of single skinned brick wall construction and the roof was lined with timber boards (**Photograph 32**). Daylight was visible through gaps between the brickwork walls (**Photograph 33; Target note 9**). The garage lacked any suitable crevice roosting features.



Photograph 32. Garage roof lined with timber boards.



Photograph 33. Daylight visible between gaps in the brick work.

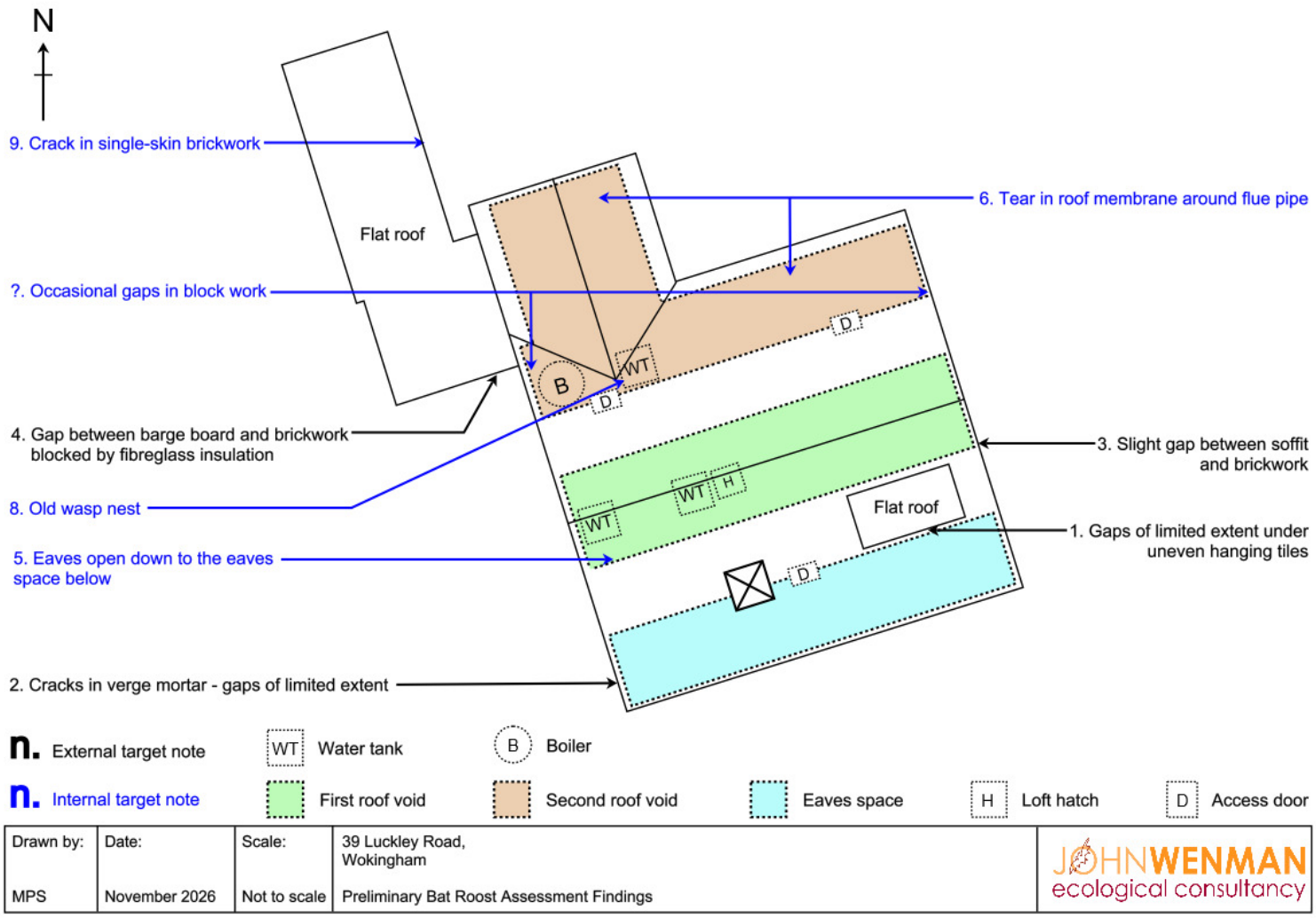


Figure 1. Preliminary Roost Assessment findings plan.

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Potential Roost Suitability

6.1.1 The suburban surrounding habitats, with nearby lines of trees, open grassland and woodland parcels resembles continuous habitat that could be used as flight paths connecting to high-quality foraging habitats in the nearby area. A bat mitigation licence has been issued for at least two species within 2km of the property within the last 10 years, soprano pipistrelle (*Pipistrellus pygmaeus*) and brown Long-eared (*Plecotus auritus*).

6.1.2 The bungalow contained two roof voids and an eaves space, with only the second roof void providing 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 (*P. auritus*). Internally, there were features which may potentially provide access into the roof void including a number of tears in the roof felt and open eaves in the second roof void where daylight was visible in places. However, during the survey no bat droppings were observed within the voids or eave space so the presence of void-dwelling bats is considered highly unlikely.

6.1.3 Externally, there were occasionally lifted hanging tiles present on the small dormer on the southern elevation of the roof, which could lead to potential roosting sites for crevice-dwelling bats, such as the common pipistrelle (*P. pipistrellus*). Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. A close-up inspection of the tiles with an endoscope and a high powered torch showed some of the tiles to lead to gaps of limited extent, with no bat evidence observed underneath or around the tiles.

6.1.4 Due to the location and limited potential for the identified features to support more than an occasional roost used by an individual or small numbers of bats, the bungalow is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 There was no evidence of roosting bats found within either of the roof voids or eaves space within the dwelling. The limited space of the first roof void and eaves space, cobwebbed ridge and a lack of droppings observed, suggests that it is highly unlikely to be used by void-dwelling species, such as long-eared (*Plecotus* sp.) bats.

6.2.2 There were potential roost features below the uneven hanging tiles on the small dormer

window on the southern elevation. The majority of these tiles were able to be inspected via an endoscope camera, which showed most to lead to no suitable crevice, and where suitable gaps were present, there was no evidence of historic use by crevice-dwelling bat species such as the pipistrelle (*Pipistrellus* sp.) and/or smaller *Myotis* species. No droppings were observed below the lifted tiles.

6.3 Impact of Proposals and Recommendations

6.3.1 The proposals involve the construction of a single-storey front extension, demolition and re-build of the single garage and extension of the dormer window on the rear elevation, with associated changes to the fenestrations (refer to proposed plans in **Appendix 3**). The gaps below the lifted hanging tiles on the rear dormer were able to be closely examined with an endoscope camera and no historic or current signs of roosting bats were found on or around the tiles at the time of the survey.

6.3.2 The proposed construction work is considered highly unlikely to impair the ability of bats to survive, breed or reproduce or nurture their young, or lead to the loss of a bat roost. Therefore, a European Protected Species Mitigation Licence (EPSML) is not required to allow the proposed work to go ahead lawfully (see **Appendix 2** for further survey rationale).

6.3.3 As bats are highly mobile, there is a risk that bats may use these features and may be present during the time of the works in the future. Therefore, it is recommended that an updated check of the hanging tiles is conducted prior to the works commencing, if the works are delayed more than 12 months post this survey.

6.3.4 In the unlikely event that bats are encountered during the course of the construction when an ecologist is not present, the work will stop immediately and a licensed ecologist should be called to site to attend to the bat(s) and provide further advice on how to proceed; work must continue only once further written advice has been received. At this point, an EPS mitigation licence may be required to permit the work to continue lawfully.

7 REFERENCES

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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 – 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 3 – PROPOSED ELEVATIONS

