



BASS ECOLOGY

Preliminary Roost Assessment

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1. Introduction

1.1 Background Information

Bass Ecology have been commissioned to undertake a preliminary roost assessment on 57 Western Avenue, Woodley, Wokingham, RG5 3BL, henceforth referred to as the site.

1.2 Purposes of this document

This document is here to assess whether the site, specifically its roof, is capable of supporting roosting bats, this **is not** a bat survey. The document will carefully consider the findings of the survey, and based upon the results, will issue recommendations to the client to undertake further surveys or that no roosting potential is present on site.

1.3 Scope of works

The works to site are as follows: roof removal, dormer installation over the bathroom, re-roofing around the new dormer.

2 Relevant legislations

1.1 The Law

(A Bat is European protected species and a schedule 5 Animal)

The following list provides the Laws for the protection of ecological features in England and Wales:

- Conservation of Habitats and Species Regulations 2017 (as amended) *
- Wildlife and Countryside Act 1981 (as amended) *
- Protection of Badgers Act 1992*

- Wild Mammals (Protection) Act 1996*
- Invasive Alien Species Regulation 2014 (as amended)
- Protection of Birds Act 1954
- Hedgerow Regulations 1997
- Countryside Rights of Way Act 2000

An overview is provided below for Laws above marked with an asterisk*.

2.2 Conservation of habitats and species regulations 2017

Species protected by the Conservation of Habitats and Species Regulations 2017 are listed on Schedule 2 of the regulations and are known as European Protected Species. Under these regulations, a Schedule 2 animal is protected under Section 41 of the regulations in such a way that a person who-

- deliberately captures, injures or kills a European Protected Species,
- deliberately disturbs such an animal,
- deliberately takes or destroys the eggs of such an animal, or
- damages or destroys a breeding site or resting place of such an animal,

is guilty of an offence. In defining what constitutes disturbance in the above provision, the regulations state that a disturbance is something likely to-

- impair their ability-
 - to survive, breed or reproduce, or rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- affect significantly the local distribution or abundance of the species to which they belong.

2.3 Wildlife and countryside act 1981

Species protected under the Wildlife and Countryside Act 1981 are listed on Schedule 5 of the Act. Under this act, a Schedule 5 animal is protected by the provisions of Section 9 of the act in that it is an offence if a person intentionally kills, injures or takes any Schedule 5 animal, or if a person intentionally or recklessly-

- damages or destroys any structure or place which a Schedule 5 animal uses for shelter or protection,
 - disturbs any such an animal while it is occupying a structure or place used for shelter or protection; or
- obstructs access to any structure or place used for shelter or protection

3.1 Results

The site was inspected on the 05/09/25. 2 areas were inspected, both the inside of the loft area, which extends down the roof and the external tiles themselves. The ends of the building and the gutters were also inspected.

Firstly, a walkaround of the house was conducted, looking for any features that could support roosting bats, of which none were found, this included getting up close to the ends and gutters.



An up-close survey was then conducted of the tiles where the dormer was to be built. There were gaps between the tiles, however none of them exceeded 10mm, and most were covered in moss.



Then the loft area and behind the tiles were then inspected. The surveyor entered the loft space, where you can see behind the tiles and all of the batons. No guano or signs of roosting bats were found, however a large amount of light was entering through the tiles suggesting the gaps went all the way into the loft space and to the batons.



The conclusion from this survey indicates that the potential for roosting bats is minimal, given the size of the gaps are less than 10mm from the outside. Pipistrelle bats are found in Wokingham and the wider Berkshire area, and have been known on occasion to squeeze between gaps of 8-10mm, however this is not widely accepted as the case.

3.2 Risk of roosting bats

The risk on the site is extremely low for roosting bats, due to the size of the openings in the tiles. However, this does not mean that there is no potential. There was no potential roosting features observed elsewhere on the building.

3.3 Recommendations

Due to the extremely low potential, I would recommend a single emergence survey prior to any works commencing. A precautionary method of works with a bat licenced ecologist present would be recommended for the initial tile strip (to be done by hand).