

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Saint Sebastian's CE Primary School and Nursery, Nine Mile Ride, Wokingham, RG40 3AT

Client:

St Sebastian's CE Primary School

Report date:

1st August 2024

Project:

This report is prepared to inform a planning application for the proposal described as:

"The re-roofing of a pitched and flat roof"

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.	
Executive Summary	
Background <i>PRA – Arbtech February 2024</i> Number of buildings on site – 1 Buildings requiring further survey – B1 B1 Evidence of bats – None Habitat value – Moderate <i>BERS results</i> Building B1 was subject to survey. The surveys confirmed the following roosts in B1: 1. Common pipistrelle day roost x 1 individual bat under missing tile on the southern elevation The development will need to be permitted by a bat mitigation licence.	
The site surveys were designed and managed by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, 2023-11066-CL17-BAT	
See surveyor locations in the BERS plan in Appendix 1	
Limitations	None.

Field Survey							
Dusk Emergence Survey 1							
Building B1							
<i>Building inspection prior to survey</i>		The building was inspected externally before the survey began (as there is no accessible loft space internally). The building was in the same condition as when the previous PRA (Arbtech Consulting Ltd, 2024) was undertaken. This included raised and missing roof tiles and missing mortar in the brickwork on the gable end.					
<i>Surveyor and position</i>		Lead Surveyor 1 – Sarah Cooke – observing the south elevation Surveyor 2 – Dan Crispin – observing the north and east elevations					
<i>Weather (start/end)</i>		Temperature (°C): 17 Relative humidity (%): 64 Cloud cover (%): 0 Wind (m/s): 0.4 Rain: None			Temperature (°C): 15 Relative humidity (%): 62 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>		Echometer Touch 2, Nightfox Red IR camera, Nightfox Whisker IR camera, Nightfox XB5 Pro IR torch					
Results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
20/05/2024	Sunset 20:56 20:40 – 22:56	CPx1	Day	B1	Roof tile, S elevation	Missing roof tile	Missing roof tile, between roof and lining
Surveyor observations							

<i>Surveyor 1</i>	First bat heard not seen was a common pipistrelle at 21.25. Last bat heard not seen was a Serotine at 22.07. One emergence from a common pipistrelle was seen at 21:35:07 from the roof above the largest window. The bat then flew south. Two brown long-eared bats heard not seen at 21.41 and 21.42 and noctules at 21.54 & 22.00.	
<i>IR position 1</i>	The bat activity observed was the same as surveyor 1.	
<i>Surveyor 2</i>	No emergences seen. First activity recorded was a soprano pipistrelle at 21:25, over the flat roof to the north of B1. There was then constant activity over the flat roof between 21:26 and 21:45. Noctules were heard not seen at 21:53 and 22:00. Nathusius' and common pipistrelle were heard not seen at 21:59 and 22:13 respectively. A serotine was heard not seen at	N/A

	22:14. Brown long-eared bats were heard not seen at 21:45, 21:51 and 22:20, which was the final activity of the survey.	
<i>IR position 2</i>	The bat activity observed was the same as surveyor 2.	

Field Survey							
Dusk Emergence Survey 2							
Building B1							
<i>Surveyor and position</i>		Lead Surveyor 1 – Sarah Cooke – observing the south elevation Surveyor 2 – Dan Crispin – observing the north and east elevations					
<i>Weather (start/end)</i>		Temperature (°C): 12 Relative humidity (%): 75 Cloud cover (%): 80 Wind (m/s): 1.8 Rain: None			Temperature (°C): 10 Relative humidity (%): 80 Cloud cover (%): 80 Wind (m/s): 1.8 Rain: None		
<i>Equipment used</i>		Echometer Touch 2, Nightfox Red IR camera, Nightfox Whisker IR camera, Nightfox XB5 Pro IR torch					
Results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
11/06/2024	Sunset 21:19 21:04 – 23:19	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations B1							
<i>Surveyor 1</i>		No emergences seen. First bat soprano pipistrelle heard not seen at 21.35. A common pipistrelle was observed passing east to west, along the southern elevation at 21:46. At 21:52 a soprano pipistrelle was observed passing west to east, along the southern elevation. At 21:54 a common pipistrelle was also observed passing west to east, along the southern elevation. Last bat was an soprano pipistrelle which was heard but not seen at 22.11.				N/A	

<i>IR position 1</i>	The bat activity observed was the same as surveyor 1.	
<i>Surveyor 2</i>	First activity noted was a common pipistrelle passing from the south to north to the west of B1 at 21:46. A common pipistrelle was seen passing over the fence to the flat roof of B1 from south to north at 22:07. A brown long-eared bat was heard not seen at 22:19 which was the last activity of survey.	N/A
<i>IR position 2</i>	The bat activity observed was the same as surveyor 2.	

Field Survey							
Dusk Emergence Survey 3							
Building B1							
[Surveyor and position]		Surveyor 1 – John-Henry Munday – observing the south elevation Lead Surveyor 2 – Phillip Wooding – observing the north and east elevations					
Weather (start/end)		Temperature (°C): 18 Relative humidity (%): 76 Cloud cover (%): 100 Wind (m/s): 1.8 Rain: None			Temperature (°C): 16 Relative humidity (%): 83 Cloud cover (%): 70 Wind (m/s): 3 Rain: None		
Equipment used		Echometer Touch 2, Nightfox Red IR camera, Nightfox Whisker IR camera, Nightfox XB5 Pro IR torch					
Results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
24/05/2024	Sunset 21:02 20:47 – 23:02	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							
Surveyor 1		No emergences seen. First bat was a common pipistrelle at 21:20. Infrequent common & soprano pipistrelle activity from 21:20 to 22:11 all heard not seen. Brown long-eared bat heard not seen at 22:05. Last bat activity noted was a common pipistrelle at 22:11 which was heard but not seen.				N/A	

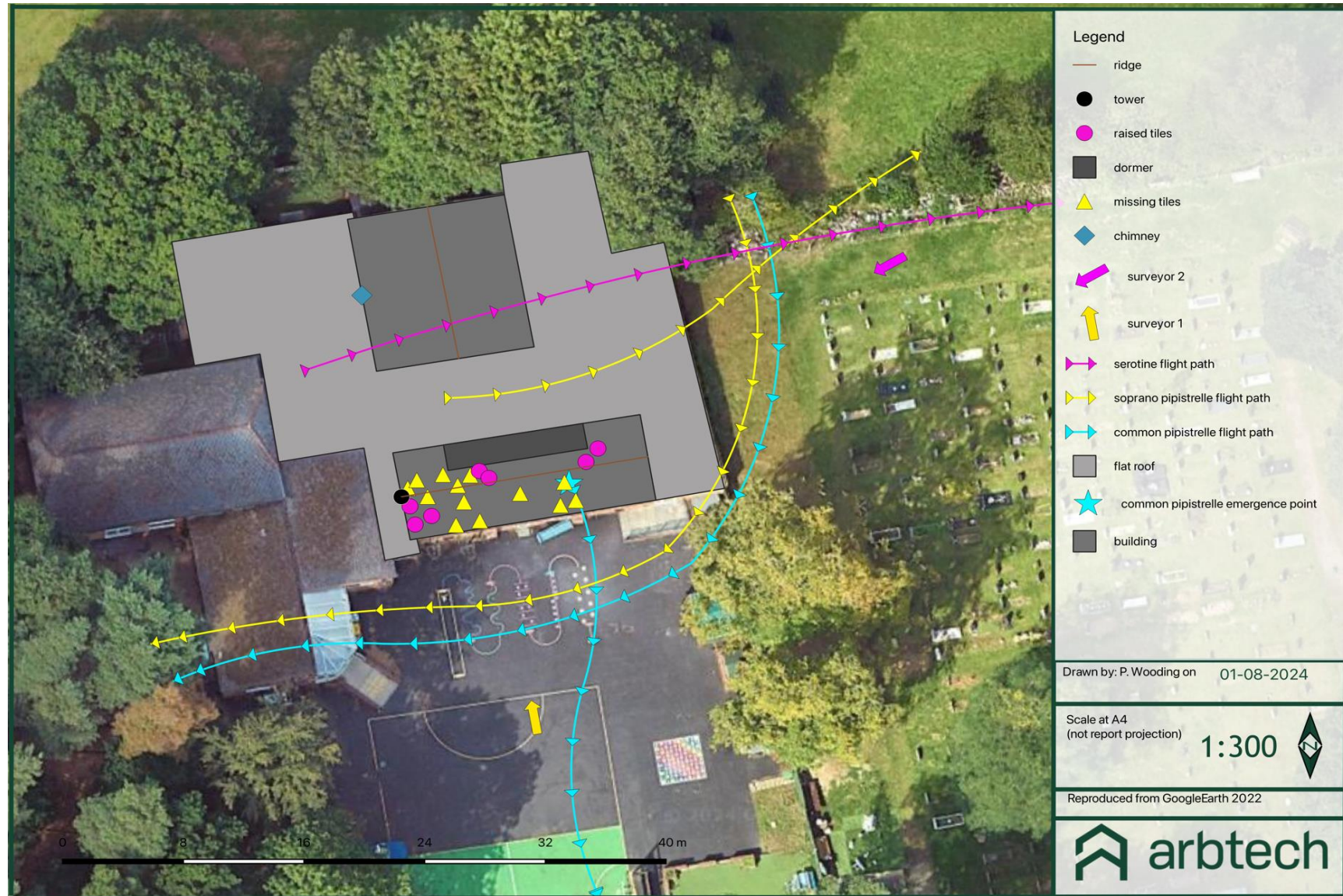
<i>IR position 1</i>	The bat activity observed was the same as surveyor 1.	
<i>Surveyor 2</i>	No emergences seen. First bat activity was a serotine that was seen passing west to east from over the buildings to the surveyor's position, serotines were then occasionally heard around the surveyors position until 22:24. At 21:41 and 22:21, common pipistrelle calls were heard, along with a myotis species at 22:10. The final bat activity was a brown long-eared bat that was heard but not seen at 22:26.	N/A
<i>IR position 2</i>	The bat activity observed was the same as surveyor 2.	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<u>PRA summary:</u> B1 has moderate value for roosting bats. This included raised and missing roof tiles and missing mortar in the brickwork on the gable end. <u>Roost 1:</u> Species: common pipistrelle Peak count: 1 Roost type: Day Roost location: Southern elevation of B1 Access points under a missing tile. A low level of commuting and foraging activity by common pipistrelles was recorded within the vicinity.
<i>Impact Assessment</i>	The proposed development is the re-roofing of a pitched and flat roof which will include removal of all areas of roofing on B1. The common pipistrelle roost will be destroyed whilst the pitched roof is re-roofed. As the site is a school, the buildings already have spotlights externally around the building.
<i>Recommendations</i>	An EPSL application to Natural England will be required to legally permit the proposed works. Due to the number of roosts and species present, the site is eligible for a Bat Mitigation Class Licence (BMCL). The BMCL application requires that surveys have been undertaken within the most recent active bat season (optimal May to August, suboptimal September). Planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. A Material Changes Check will be required within three months of the BMCL submission, if no survey work has been undertaken within that period. The BMCL will include the following measures:

	• The installation of one bat box at the site (one bat box per species) prior to works commencing to form a receptor site for any bats found during the works. These boxes may be installed on buildings or trees but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. • The provision of a toolbox talk to contractors, by the Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • A pre-commencement inspection of any roost features by the Registered Consultant or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). • The removal of the roof by hand under the supervision of the Registered Consultant or an Accredited Agent (where it is not possible conclude absence of bats during the pre-commencement inspection). Any bats found will be moved by hand to the bat box by the supervising ecologist. • Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. • Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. You must include a certificate that proves the roofing membrane has passed a 'snagging propensity test' if you're using a non-bitumen coated roofing membrane. A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1000. You do not need a certificate for bitumen 1F felt that has a non-woven, short fibre construction. Should timber treatment be required this should follow guidance set out at the below link: https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts
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	The BMCL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favorable to move bats to the receptor bat box. BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period November to March or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Registered Consultant regarding the possible requirement for further bat surveys and whether a BMCL is still appropriate.
<i>Enhancements</i>	The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box will be installed on the southern or western elevation of the refurbished building. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box or a similar alternative brand. Alternatively, a bat access tile could be incorporated into the new roof on site. Bat access tiles should be inserted into the roof when the new roof is being installed, positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance and facing landscapes areas, away from artificial light.

Appendix 1: BERS plan



Version control			
Status	Issue	Name	Date
Draft	0.1	Beth Ellison-Perrett BSc (Hons) MSc (Hons) MRSB, Consultant Ecologist	01/08/2024
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant	18/08/2024
Final	1.0	Beth Ellison-Perrett BSc (Hons) MSc (Hons) MRSB, Consultant Ecologist	20/08/2024

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