

53 Skelmerdale Way
Lower Earley
Reading
RG6 7YB

Preliminary Roost Assessment

Report ref.: R2794_PRA_a (DRAFT)

Report Quality Control Information	
Author	Jake Morgan (qualifying member of CIEEM)
Reviewer	Vicky Potts MCIEEM

October 2024



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

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 100 New Wokingham Road, Crowthorne, Berkshire RG45 6JP where you may look at a list of members' names.

CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION.....	4
2.1	Project Background.....	4
2.2	Site Location and Context.....	4
2.3	Report Objectives	4
3	LEGISLATIVE AND POLICY BACKGROUND	5
3.1	Relevant Legislation.....	5
3.2	Planning Policy	5
3.3	Mitigation Licensing	6
4	SURVEY METHODOLOGY	7
4.1	Desk Study	7
4.2	Building Inspection.....	7
5	SURVEY RESULTS.....	10
5.1	Desk Study	10
5.2	Building Inspection.....	10
	PRELIMINARY ROOST ASSESSMENT FINDINGS	16
6	DISCUSSION	17
6.1	Assessment of Potential Roost Suitability.....	17
6.2	Impact Assessment and Recommendations.....	17
7	REFERENCES	19
	APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	20
	APPENDIX 2 – DEFINITION OF BAT ROOST TYPES	21
	APPENDIX 3 – FURTHER SURVEY RATIONALE	22

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr and Mrs Touhami to undertake a Preliminary Roost Assessment (PRA) for bats at 53 Skelmerdale Way in Lower Earley, Reading.
- 1.1.2** The aim of the PRA is to determine the actual or potential presence of bats in the property and whether further survey and/or mitigation would be required for future proposed development activities.
- 1.1.3** The property had no potential bat access points leading into the roof void and no bat droppings were found internally, so the presence of void-dwelling bats is considered highly unlikely. There were no bat access points identified which could 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 and soprano pipistrelle. The property has been assigned negligible suitability for crevice-dwelling bats.
- 1.1.4** 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.
- 1.1.5** 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 Mr and Mrs Touhami to undertake a Preliminary Roost Assessment (PRA) for bats at 53 Skelmerdale Way in Lower Earley, Reading.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single storey front extension and two-storey side and rear extension including partial conversion of the garage.

2.2 Site Location and Context

2.2.1 The detached property is located along the northern side of Skelmerdale Way in Lower Earley, Reading (central OS grid reference: SU 76201 71484).

2.2.2 The property is within a suburban setting surrounded by neighbouring residential properties and their associated gardens along Skelmerdale Way and a small recreational area on the northern boundary with amenity grassland and scattered trees. Parkland and deciduous woodland habitat is present approximately 230 metres to the east which connects to the Em Brook 310 m to the east and a railway corridor is present 240 metres north.

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 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 22nd October 2024 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2016-27162-CLS-CLS) and Jake Morgan, a qualifying member of CIEEM, 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 park with mature scattered trees in the suburban setting resembles continuous habitat that could be used as flight paths connecting to high-quality foraging and commuting habitats such as the woodland to the southeast and brook to the east and the railway corridor to the north.

5.1.2 Bat mitigation licences that have been granted within the last 15 years inside a 2 kilometre radius of the property are detailed in **Table 1** below.

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

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
EPSM2012-4390	Brown long-eared	10/05/2012 – 30/09/2015	Destruction of a breeding site and resting place	510 W
EPSM2009-1161	Common pipistrelle & brown long-eared	30/10/2009 – 30/09/2011	Destruction of a resting place	1680 SE
2014-441-EPS-MIT	Common pipistrelle & soprano pipistrelle	14/04/2014 – 30/09/2019	Damage and destruction of a resting place	1770 NW
EPSM2009-899	Common pipistrelle	15/04/2010 – 14/04/2012	Destruction of a resting place	1940 SE

5.2 Building Inspection

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 detached residential property had a pitched roof with an attached garage on the western and rear elevation and a conservatory at the rear (**Photographs 1 & 2**).



Photograph 1. Front elevation of the house, viewed from the south.



Photograph 2. Rear elevation of the house, viewed from the north.

5.2.3 The main roof and pitched roof of the garage were covered by concrete interlocking tiles that were fully sealed on all elevations (**Photograph 3**). In addition, the ridge and verge mortar was fully intact and the vented ridge tile was covered by a wire mesh (**Photographs 4 & 5; Target note 1**). Whilst the verge mortar was partially crumbling along the garage where it joined the rear flat roofed section, the resulting gap was closely inspected with a high-powered torch and confirmed to be superficial as mortar was visible beyond the gap (**Photograph 6; Target note 2**).



Photograph 3. Fully sealed interlocking tiles (front elevation).



Photograph 4. Fully sealed interlocking tiles and intact ridge and verge mortar (eastern elevation).



Photograph 5. Vented ridge tile covered by a wire mesh (front elevation).



Photograph 6. Superficial crevice within section of crumbling verge mortar (west elevation).

5.2.4 The lead flashing along the front porch and garage were sealed to the interlocking tiles and brick walls of the house (**Photograph 7**). Furthermore, the asbestos soffit and timber fascia was sealed to the second-storey and garage respectively (**Photographs 8 & 9**).



Photograph 7. Lead flashing sealed along garage (western elevation).



Photograph 8. Asbestos soffit sealed to the house (rear elevation).



Photograph 9. Timber fascia sealed along the rear flat roof extension (rear elevation).

5.2.5 The house was clad with mock Tudor timbers that were sealed to the walls at the gable ends and prevented access to the soffit boxes (**Photograph 10**). Whilst a slight gap was situated at the apex of the garage, the resulting crevice was filled with timber, preventing internal access in addition the gap was heavily cobwebbed (**Photograph 11; Target note 3**).



Photograph 10. Mock Tudor timbers sealed to gable (west elevation).



Photograph 11. Gap at apex of gable filled with mortar (west elevation).

Internal Survey

- 5.2.6** The property had one roof void that covered the second-storey footprint of the building, accessible via a loft hatch and ladder. The void was of trussed construction and had an approximate floor-to-ridge height of 2 metres which was lightly cobwebbed throughout (**Photograph 12**).



Photograph 12. Roof void of trussed construction.

- 5.2.7** The roof was lined by bitumen & hessian felt that was mostly intact other than two large tears around asbestos pipes passing through the roof where interlocking roof tiles were visible (**Photographs 13 & 14; Target note 4**).



Photograph 13. Large tear in felt around pipe with interlocking roof tiles visible.



Photograph 14. Large tear in felt around pipe.

- 5.2.8** The floor was partially boarded over fibreglass insulation that filled the eaves, preventing access to the asbestos soffit (**Photograph 15**). In addition, both the eastern blockwork gable and western brickwork gable had gaps along their edges that were filled with expanding foam which filled the cavity walls and vent bricks present at the apexes were heavily cobwebbed (**Photographs 16 & 17; Target note 5**).



Photograph 15. Eaves filled with fibreglass insulation.



Photograph 16. Gaps at edges of the gables filled with expanding foam.



Photograph 17. Vent bricks heavily cobwebbed at apex of gables.

5.2.9 The garage had an open roof, was of trussed construction and lined by bitumen and hessian felt which was fully intact (**Photograph 18**). Slight gaps were situated along the edge of the brickwork gable and the eaves were open along the front elevation (**Photographs 19 & 20; Target notes 6 & 7**).



Photograph 18. Open roof garage of trussed construction.

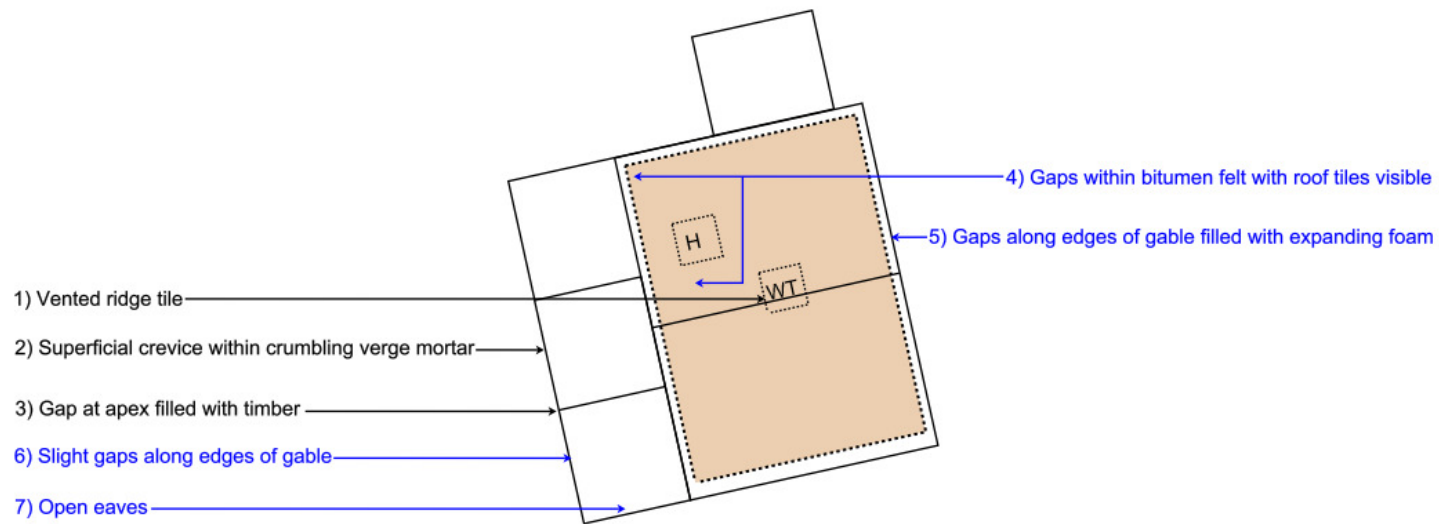


Photograph 19. Gaps along edges of the brickwork gable (garage).



Photograph 20. Open eaves along front elevation (garage).

PRELIMINARY ROOST ASSESSMENT FINDINGS



n. External target note

n. Internal target note



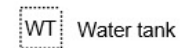
Chimney



Roof void



Loft hatch



Water tank

Drawn by:	Date:	Scale:	53 Skelmerdale Way, Lower Earley	
JM	October 2024	Not to scale	Preliminary Roost Assessment Plan	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked residential gardens with scattered trees and parkland 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 such as the woodland to the southeast, brook to the east or the railway corridor to the north. Furthermore, the search of granted bat mitigation licences identified one maternity roost for a residential site approximately 510 meters west and three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*).

6.1.1 The property had no potential bat access points to the exterior of the building. Whilst crumbling ridge mortar and a gap within the soffit was present along the western gable of the garage (**Photographs 6 & 11; Target notes 2 & 3**), both features were closely inspected with a high powered torch and confirmed to be superficial. As such, there were no gaps suitable for crevice dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*pipistrellus pygmaeus*) bats.

6.1.2 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 bat droppings were found internally and no access points were identified during the exterior inspection of the house, and so the presence of void-dwelling bats is considered highly unlikely.

6.1.3 The house is considered to be of negligible potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Impact Assessment and Recommendations

6.2.1 The survey findings demonstrate that the development proposals are considered 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.

6.2.2 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.

7 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.