Allied Ecology

Preliminary Bat Roost Assessment (PRA)

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The Old Rectory

High Street

Withington

Gloucestershire

GL54 4BQ

-

August 2023

Site Details	The Old Rectory, Withington, Gloucestershire, GL54 4BQ
Client	Mr C Daniels
Date of Issue	17/08/2023
Report Reference	23166 – Preliminary Bat Roost Assessment (PRA)

Contents

Plans

Photographs:

1 Introduction

1.1. Background

1.1.1. Allied Ecology has been appointed to undertake a Preliminary Bat Roost Assessment and presence / absence survey of The Old Rectory, Withington, Gloucestershire (grid reference SP 03158 15621).

1.1.2. The site is located in the village of Withington, and comprises a Grade II listed residential dwelling referred to as The Old Rectory, with associated driveway, outbuildings and gardens. The site and associated gardens are located within a largely rural setting, bound by agricultural land to the north and east, with private residential curtilages to the south and St. Michael & All Angels Church to the west.

1.2. Summary of Proposals

1.2.1. It is understood that the proposals are largely limited to discrete repair and restoration works to the residential dwelling.

1.3. Basis of Reporting

1.3.1. The site was subject to a Preliminary Bat Roost Assessment by a third-party ecologist in September 2021, in order to inform separate (consented) extension proposals. This third-party assessment confirmed the presence of an active bat roost within the roof void of the residential dwelling, which was characterised at the time as a non-breeding Brown Long-eared Bat *Plecotus auritus* day roost, with a single bat recorded. Discrete external features, including dormer windows, hanging tiles and stone roof tiles, were also assessed as providing potential to support an active bat roost, albeit no evidence of roosting bats associated with these features was identified.

1.3.2. This report documents the findings of an updated Preliminary Roost Assessment (PRA) undertaken of the residential dwelling, comprising an internal and external visual inspection of all relevant accessible features, and a single dusk emergence survey, in order to establish the presence / absence status of roosting bats within potentially suitable areas of the building that would be impacted by the proposals, and to characterise the status of any identified roosts. This report sets out the likely effects of the proposals in respect of roosting bats and, where necessary, any requirements for further Phase 2 survey work, in line with relevant best practice guidance.

1.3.3. Based on the findings of the above survey work, two further dusk emergence surveys have been commissioned by the Applicant, in order to effectively characterise the status of the identified roost and to further inform / refine the proposed mitigation and safeguarding strategy detailed at Section 5. As such, an Addendum Bat Survey Report will be prepared and submitted once the remaining survey work and associated analysis has been completed during the 'active' survey season in 2023. A framework Outline Mitigation Strategy has been included within this report, which will be refined, where necessary, within the Addendum Bat Survey Report, in order to ensure that individual bats and local bat populations remain fully safeguarded under the proposals.

1.4. Surveyor and Author's Experience

1.4.1. The lead surveyor and author is Jonathan Byrd. Jonthan is a Chartered Ecologist (CEcol) and Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), with over 15 years of relevant experience within a consultancy setting. Jonathan has held a Natural England survey licence (Class 2 or equivalent) for bats since 2008 and has been actively involved in managing and undertaking professional survey and mitigation work for UK bats from this date. As a Registered Consultant for Natural England's Bat Mitigation Class Licence, and having been the Named Ecologist on numerous standard Natural England mitigation licences, Jonathan is a suitably qualified ecologist and is competent to assess the potential impacts of the proposals with regard to roosting bats.

2 Ecological Background and Legislation

2.1. Ecological Background

2.1.1. A total of 17 species of bat are known to be present and breeding in Britain, all of which remain at risk from development as a result of disturbance and damage to roosting features, and the loss of suitable foraging / commuting habitat.

2.1.2. Species form localised populations and are distributed unevenly across Britain according to their specific habitat and climatic requirements, with common species more widely distributed than the uncommon / rare species. Bats are known to roost in both natural and artificial structures, including trees and buildings, and readily use a range of habitats for foraging and commuting.

2.1.3. Bats are well adapted for flight mobility and will typically emerge from their roosts between dusk and dawn to forage for prey, which consists exclusively of insects. To capture their prey, bats will emit short, high frequency bursts of sound, the process of which is known as 'echolocation'. From this, they are able to formulate an image of their surrounding environment and the precise locations of objects within it.

2.1.4. During the winter, bats will hibernate to reduce their metabolic activity / energy expenditure whilst prey is scarce. Suitable hibernation roosts will typically have high humidity levels, a stable low temperature and be free from predators. Bats are known to intermittently wake from hibernation, and sometimes even move between hibernation roosts, albeit will not typically do so fully until the beginning of the active season in April / May. Buildings and trees often provide suitable conditions to support hibernating bats.

2.1.5. During the summer, female bats will form maternity roosts within buildings and trees where they will rear their young. Females typically give birth to a single pup in any given year, which will be dependent upon the mother until they are able to take flight and forage for themselves. Once their young are independent, females will disperse to find a mate and to prepare for the upcoming hibernation season.

2.2. Legislation Summary

2.2.1. All British bats are protected under domestic (Wildlife and Countryside Act 1981) and international (Conservation of Habitats and Species Regulations 2017, as amended) legislation, and as such, they are classified as European Protected Species.

2.2.2. Under Regulation 39 of the Conservation of Habitats and Species Regulations 2017, as amended, it is a criminal offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or resting place of a bat; and
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat.

2.2.3. Furthermore, under Schedule 5 the Wildlife and Countryside Act 1981, all bats are subject to the provisions of Section 9, which makes it an offence to:

- Intentionally kill, injure or take a bat;
- Possess or control any live or dead specimen or anything derived from a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

2.2.4. In addition to the above legislation, a number of bats are classified as Section 41 Priority Species, and are therefore afforded a greater level of consideration within development under the Natural Environment and Rural Communities (NERC) Act 2006, representing a material consideration at planning.

3 Methodology - Preliminary Roost Assessment

3.1. Desktop Study

3.1.1. A review of information published on the online Multi-Agency Geographic Information for the Countryside (MAGIC) was undertaken, to identify any Natural England bat mitigation licences granted within 2km of the site.

3.1.2. In addition, the Cotswold District Council website was searched to identify any current and recent planning applications within 500m of the proposed development, which are likely to affect roosting bats.

3.1.3. Gloucestershire Centre for Environmental Records (GCER) has been contacted, to obtain relevant background bat records from within 2km of the site. At the time of reporting, the records had not been made available and will be included / assessed within the Addendum Bat Survey Report.

3.1.4. A detailed review of the site specific third-party ecologist's Preliminary Bat Roost Assessment (dated September 2021) has also been undertaken, as these a likely to represent the most relevant and detailed existing records available to the project.

3.2. Preliminary Roost Assessment (PRA)

3.2.1. In accordance with best practice guidance[1,2,3] and aided by the use of ladders, high-powered torches, and binoculars, all safely accessible external and internal areas of the buildings were subject to a detailed visual inspection survey in August 2023, in order to search for evidence of roosting bats. Evidence may include but not be limited to bats themselves (including deceased), droppings / excreta, feeding / prey remains, possible fur staining, and the sound of bats within a roost.

3.2.2. External areas searched include, albeit were not limited to fascias / soffits, lead flashing, hanging tiles, gaps around windows and doors, mullions, missing stonework and mortar, to search for features capable of supporting roosting bats, or features capable of facilitating bat access to internal areas of the structure.

3.2.3. Internally, all accessible areas were searched with particular attention afforded to features such a roof voids / lofts, eaves cupboards, basements / cellars, and sash windows, where present.

3.3. Assessment

3.3.1. Based on the findings of the visual inspection survey, the bat roosting potential category of a structure can be classified (see Table 3.1 below). In accordance with best practice guidance, further dusk emergence and / or dawn re-entry survey work may be required to determine the status of roosting bats within a structure.

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1 Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

2 Surveys based on: English Nature (2004) '*Bat Mitigation Guidelines'* and Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

3 Stebbings, RE, Yalden DW and Herman, JS (2007). '*Which bat is it? A guide to bat identification in Great Britain and Ireland.'* The Mammal Society

Table 3.1. Summary of Bat Roosting Potential Categories and Further Survey Requirements

Bat Roosting Potential Category	Typical Features / Evidence Present	Further Survey Requirements
Confirmed Roost	Evidence of roosting bats (as detailed above) is identified.	Roost Characterisation Survey – typically comprising a minimum of two - three dusk emergence / dawn re-entry surveys*.
High	One or more potential bat roost locations present, which could support a high conservation status roost, with suitable foraging / commuting habitats nearby.	Three dusk emergence / dawn re-entry surveys.
Moderate	One or more potential bat roost locations present, albeit unlikely to support a high conservation status roost, with suitable foraging / commuting habitats nearby.	Two dusk emergence / dawn re-entry surveys.
Low	One or more potential bat roost locations present, capable of supporting individual bats, albeit unlikely to be in regular use.	A single dusk emergence survey#.
Negligible	No features present that could support roosting bats.	No further survey work required.
*Dusk emergence and dawn re-entry survey work is undertaken during suitable weather conditions / temperatures, between May – August / September inclusive (for most bat roosting scenarios). # If sufficient areas of a structure have been inspected and no evidence found, then further surveys may not be appropriate.		

3.4. Dusk Emergence Survey

3.4.1. A single dusk emergence survey was undertaken by Allied Ecology in August 2023, in order to establish whether any active bat roosts may be present within or in proximity to any relevant external features of the building that would be subject to works under the proposals

3.4.2. Surveyors utilised Anabat Scout hand-held full-spectrum electronic bat detectors, to aid the identification of any bats observed. In addition; four Infrared (IR) camera set-ups, each comprising a Canon XA-11 1080p IR sensitive camera and two independent Evolva T38 IR lights (per IR camera), were also deployed at strategic locations during the survey. IR cameras, supported by Anabat Scout detectors, were utilised to aid in the identification of precise roosting locations and confirm the number of any emerging / re-entering bats recorded. The dusk emergence survey started 15 minutes prior to sunset, and continued 1.5 hours after sunset. Surveyors and IR cameras were positioned at suitable locations throughout the duration of the survey, to identify any bats emerging from potential roosting sites associated with the building.

3.4.3. The weather conditions during the survey are set out in Table 3.2 below.

Table 3.2. Summary of Weather Conditions.

Date	Building ref.	Equipment deployed	Weather conditions	Survey start and end times
04/08/2023	The Old Rectory	Anabat Scout (x6) and Infrared (IR) camera set-up (x4)	Dry, 100% cloud, BF2, 15°C	Start – 20:38 Sunset – 20:53 End – 22:23

3.4.4. Anabat Scout detectors comprise built-in full-spectrum recording equipment, from which all bat calls were extracted and analysed using Analook Insight to verify the species recorded

during the survey work. All recordings were attributed to species level and are detailed within this report.

3.5. Survey Constraints

3.5.1. The survey work was undertaken at a suitable time of year, under ideal conditions. As such, no overriding constraints to the assessment were encountered.

4 Results

4.1. Pre-existing Records

4.1.1. A review of the MAGIC database identified two Natural England bat mitigation licences having been granted within 2km of the site. The closest, located ~260m from the site was granted in 2018 due to the presence of Common Pipistrelle *Pipistrellus pipistrellus* and Whiskered Bat *Myotis mystacinus*. The second licence, located ~1km from the site, was granted in 2013 due to the presence of Common Pipistrelle, Brown Long-eared Bat, and Lesser Horseshoe Bat *Rhinolophus hipposideros*.

4.1.2. Information obtained from the Cotswold District Council's website did not identify the presence of any proposals / applications within 500m of the site, that are known to impact roosting bats.

4.1.3. Third-party survey work undertaken at the site in September 2021, characterised The Old Rectory as supporting as a non-breeding Brown Long-eared Bat *Plecotus auritus* day roost, with a single bat recorded within the roof void. No other roosts or evidence of roosting bats was identified, albeit a number of external features with potential to support a bat roost(s) were recorded.

4.2. Building Description and Potential Bat Roosting Features

4.2.1. A single residential dwelling is present within the site, referred to as building B1 on Plan 23166-PRA1. Additional outbuildings are present within the curtilage of the property, albeit would not be subject to works as part of the planning application and are not included within this report.

4.2.2. **Building B1** (The Old Rectory) is a two / three-storey height residential dwelling of stone construction, supporting a hipped local stone tile roof covering, with gable ends at the southern aspects. A number of chimneys and dormers are present within the roof, with associated areas of well-sealed lead flashing. The building was recorded to be in a good state of repair at the time of survey, albeit occasional gaps in mortar and missing stones were recorded towards the eaves. The nature of the roof covering is such that abundant crevices are present. A vent is present on the northern aspect of the roof, towards the western end, with small gaps around this feature likely to provide bat access to the internal roof space.

4.2.3. A single-storey extension at the eastern aspect supports three dormer windows with associated hanging tiles and, along the eastern aspect of the main roof, five further dormers are present, all of which are generally in good condition, albeit still offer areas of bat roosting potential where hanging tiles are located. No barge boards or soffits were noted, and windows / mullions and doors appear well-sealed throughout. Manged climbing vegetation was recorded at the time of the survey, within the southern courtyard, mainly associated with the west and south facing aspects.

4.2.4. A stone curtilage boundary wall, topped with lead flashing, running south-north from the northwest corner of the building was recorded during the inspection survey. The wall is in a good state of repair overall, however large gaps were recorded at points where lead flashing has lifted and small gaps between the stone were also noted.

4.2.5. Internally, a single loft void is present, which is lined with mortar-backed / torched roof tiles, a bituminous felt membrane, and occasional patches of breathable roof membrane,

supported by treated timber beams, with a relatively simple roof structure approximately 3m in height and 6m in width. The loft void was not in active use at the time of survey, and the floor is boarded throughout with insulation, which allowed an exhaustive inspection to be carried out. Small gaps at the eaves and occasional holes in the felt membrane / associated tiles, possibly associated with the external vent, are visibility from within the void which offer potential access points for bats. A section furthest to the east was separated from the rest of the loft by a stone wall and a door, although this was open at the time of survey and therefore formed one continuous void. This section has been plaster-boarded and skimmed, and was therefore very well sealed except for a single area of ventilation. Overall, the interior of the loft void was recorded to be warm, dark and uncluttered, with very few cobwebs present.

4.2.6. Approximately 30-50 scattered bat droppings were recorded within the roof void, largely located beneath the apex, were recorded during the survey, re-confirming its presence as **an active bat roost**. Given the previous confirmation of Brown Long-eared Bat presence through DNA analysis of droppings in 2021, and size / shape and location of the droppings, it is highly likely that these would remain attributable to Brown Long-eared Bat. It is understood that no works to or associated with the roof void are included under the current proposals and as such, no direct impacts are predicted.

Dusk Emergence Survey Results

4.2.7. In order to establish the presence / absence status of additional roosting bats that may be utilising or located within proximity to relevant external features of the building that would be subject to works under the proposals, a single dusk emergence survey was undertaken by Allied Ecology in August 2023. The results of the survey work undertaken are set out in Table 4.1 below and shown on Plan 23103-PRA1.

Table 4.1. Dusk emergence survey results (of areas of the building with identified bat roosting potential, to be subject to works).

Building Reference	Date	Emerging / Re-entering Bats	Foraging / Commuting Summary
The Old Rectory (B1)	04/08/2023 (Dusk)	**Single Common Pipistrelle emergence (21:05)** from a roof tile on the northern aspect of the single-storey eastern extension of B1. **Single Soprano Pipistrelle emergence (21:14)** from a roof tile on the southern aspect of the single-storey eastern extension of B1.	Moderate levels of bat activity attributed to frequent passes by Common Pipistrelle *Pipistrellus pipistrellus*, with occasional passes by Soprano Pipistrelle *Pipistrellus pygmaeus, Myotis* species, Noctule *Nyctalus noctule* and Brown Long-eared Bat *Plecotus auritus.*

4.2.8. In addition to the results shown in Table 4.1, during the dusk emergence survey, bats were incidentally recorded emerging from sections of the building located outside the areas to be subject to works. A single Brown Long-eared Bat and three number of Common Pipistrelle bats were recorded emerging from beneath separate roof tiles at the eastern and southern aspects, at sections of the building which are not to be impacted by the current proposals. These results are also shown on Plan 23166-PRA1.

4.2.9. Based on the findings of the above survey work, and nature of the proposals, two further dusk emergence surveys have been commissioned by the Applicant, in order to effectively characterise the status of the identified roost and to further inform / refine the proposed mitigation / safeguarding strategy detailed at Section 5.

4.3. Summary and Evaluation[4,5,6]

4.3.1. On the basis of the above Preliminary Roost Assessment and single dusk emergence survey, an initial summary of the bat roosting status for The Old Rectory is provided at Table 4.2 below, along with an assessment of likely impacts of the proposals.

Table 4.2. Summary of identified bat roosts and potential impacts.

Building Reference	Species Present	Roost Location	Roosting Category	Peak Count	Potential Impact of Works
The Old House (B1)	Brown Long-eared Bat	Internal void	Day Roost	**1**	None - no impacts to roost or disturbance
		Beneath roof tile	Day Roost	**1**	None - no impacts to roost or disturbance
	Common Pipistrelle	Beneath roof tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**
		Beneath roof tile	Day Roost	**1**	None - no impacts to roost or disturbance
		Beneath roof tile	Day Roost	**1**	None - no impacts to roost or disturbance
		Beneath roof tile	Day Roost	**1**	None - no impacts to roost or disturbance
	Soprano Pipistrelle	Beneath roof tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**

4.3.2. On the basis of the above survey work and available background information, The Old Rectory is initially assessed to support two Brown Long-eared Bat occasional day roosts each used by a single bat, four Common Pipistrelle occasional day roosts each used by a single bat, and a Soprano Pipistrelle occasional day roost used by a single bat.

4.3.3. Brown Long-eared Bat, Common Pipistrelle and Soprano Pipistrelle are common and widespread throughout Britain[7], and as such, in accordance with guidance set out within Natural England's 'Bat Mitigation Guidelines' (2004), The Old House is considered to support roosts of low conservation significance.

4.3.4. Due to the nature of the proposals, active bat roosts associated with the single-storey eastern extension could be temporarily disturbed and potentially temporarily damaged (and reinstated), albeit opportunities to incorporate new roosting locations for the species affected are present and the works could be timed to avoid periods of the year when bats may be expected to be present. As such, a number of proportionate mitigation measures are proposed at Section 5, to ensure individual bats are not harmed during the works and to

4 Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

5 Surveys based on: English Nature (2004) '*Bat Mitigation Guidelines*' and Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

6 Stebbings, RE, Yalden DW and Herman, JS (2007). '*Which bat is it? A guide to bat identification in Great Britain and Ireland.*' The Mammal Society

7 JNCC (2017) The State of the UK's Bats 2017: National Bat Monitoring Programme Population Trends. Bat Conservation Trust

ensure that local Brown Long-eared Bat, Common Pipistrelle and Soprano Pipistrelle populations are fully safeguarded.

5 Recommended Mitigation and Safeguarding Measures

5.1 The Old Rectory is assessed to offer high bat roosting potential, with evidence of roosting bat presence identified within its roof void, confirming the building's status as an active bat roost. Subsequent Phase 2 survey work, comprising a single dusk emergence survey (at this stage), has been undertaken in order to characterise the roost and to ensure that a robust mitigation and safeguarding strategy can be implemented. Two further dusk emergence surveys have been commissioned by the Applicant, in order to effectively and fully characterise the status of the identified roosts.

5.2 In order to inform the planning application, an outline mitigation and safeguarding strategy is set out below, which would be refined and expanded upon, based on the findings of the Roost Characterisation Survey.

5.3 **Bats – Completion of the Roost Characterisation Survey.** In order to effectively and fully characterise the status of the roost(s), it is recommended that the remaining Roost Characterisation Survey visits are carried out. Based on the presence of the existing available evidence, this will comprise a minimum of two further dusk emergence surveys carried out between May – August / early September. Should an unexpected level of bat activity be encountered, or considerable additional bat roosting behaviour be observed, undertaking additional dusk emergence and / or dawn re-entry survey visits may be required.

5.4 **Bats – Outline Mitigation / Safeguarding Strategy**. To enable the proposed works to proceed lawfully, and based on the currently available survey data, the works could likely proceed safely during the Winter months when roosting bats are unlikely to be present. This would comprise carrying out the works under a 'non-licensed Method Statement' preceded by a pre-works inspection to confirm the absence of roosting bats at the time of works.

5.5 However, should a bat be present at the time of works (either discovered during the pre-works inspection or during the works themselves), all relevant work would be required to cease and only commence at a time when the bat is no longer present. This can often cause delays, including when works are only partially completed and, on that basis, it may be more appropriate to obtain a Natural England mitigation licence to permit the works to derogate from legislation protecting bats and their roosts. Such a licence will need to be informed by the above remaining dusk emergence survey work, and include prescriptions for ensuring that individual bats are fully safeguarded during the works, whilst provision will also be required to ensure that the conservation status of the population of bats is maintained at the site (i.e. suitable alternative and equivalent roosting opportunities are available under the proposed development).

5.6 Further details will be set out in an Addendum Bat Survey Report, once the final Roost Characterisation Survey work has been analysed and interpreted, albeit the approach to ensuring individual bats and the status of local bat populations remain fully safeguarded will likely include:

- Obtaining a Natural England mitigation licence;
- Timing the works to avoid the most sensitive roosting period for bats;
- Undertaking a pre-works inspection survey;
- Providing new and equivalent roosting opportunities to bats;
- Briefing relevant contractors regarding the presence of bat roosts and their obligations under the legislation and Natural England mitigation licence;

- Ensuring that any roost features are carefully removed, by hand under the supervision of a suitably licenced ecologist; and
- Undertaking works during favourable weather conditions and not during heavy rain, high winds or unseasonably low temperature.

5.7 **Sensitive Lighting.** It is recommended that consideration be afforded to the implementation of any new lighting at the site so as to ensure the bat mitigation and compensation features that may be required are not directly illuminated. A sensitive lighting design should be adopted, in accordance with the relevant best practice guidance[8].

5.8 **Nesting Birds.** In order to avoid breaching the relevant legislative protection afforded to nesting birds, it is recommended that no suitable parts of any structures or associated vegetation be subject to removal / damage during the recognised 'nesting bird season' (March – August inclusive). Where this is not practicable any removal of suitable vegetation or structures should first be checked by a suitably experienced ecologist to establish whether any active nests may be present. Where present, active nests would be safeguarded by instating a minimum 5m buffer (in order to avoid accidental harm) until the chicks have fledged and / or the nest becomes inactive.

[8] Bat Conservation Trust and Institute of Lighting Professionals (2023) 'Guidance Note 08/23: Bats and Artificial Lighting at Night''; Stone, E.L. (2013) 'Bats and lighting: Overview of current evidence and mitigation guidance.'; ILP (2011) 'Guidance notes for the reduction of obtrusive light' Institution of Lighting Professionals, GN01:2011.

6 Conclusions

6.1 Allied Ecology has undertaken a preliminary roost assessment, comprising an internal and external visual inspection of all relevant accessible features, in order to establish the presence / likely absence status of roosting bats and to inform the proposed works.

6.2 Active bat roosts have been identified within a building proposed for works and as such, a Natural England mitigation licence could be obtained (post-planning) prior to works commencing. An Addendum Bat Survey Report would be submitted during the planning determination period, setting out the results of recommended dusk emergence surveys carried out in order to characterise the identified roosts. The Addendum Bat Survey Report will also expand on the initial mitigation / safeguarding proposals outlined in this report, to safeguard individual bats and local populations.

6.3 Subject to implementing the recommended mitigation and safeguarding measures, it is anticipated that the proposals will not result in any adverse impacts on bats, or other protected faunal species.

Plan 23166-PRA1

Preliminary Bat Roost Assessment

Results

Bat droppings, likely attributed to Brown Long-eared Bat, were recorded within the internal roof void during the third-party survey work in 2021, and during the update survey work in August 2023. No works that would impact the roof void are included in the current proposals.

Single Common Pipistrelle emergence at 21:06 from a roof tile on the eastern aspect of the building (outside the works area), recorded during the dusk emergence survey (04.08.2023).

Single Common Pipistrelle emergence at 21:05 from a roof tile on the northern aspect of the single storey extension, recorded during the dusk emergence survey (04.08.2023).

B1

Single Brown Long-eared Bat roosting within the internal roof void, recorded by a third-party in September 2021.

Single Brown Long-eared Bat emergence at 21:40 from a roof tile on the southern aspect of the building (outside the works area), recorded during the dusk emergence survey (04.08.2023).

Single Common Pipistrelle emergence at 21:02 from a roof tile on the eastern aspect of the building (outside the works area) recorded during the dusk emergence survey (04.08.2023).

Single Common Pipistrelle emergence at 21:06 from a roof tile on the eastern aspect of the building (outside the works area) recorded during the dusk emergence survey (04.08.2023).

Single Soprano Pipistrelle emergence at 21:14 from a roof tile on the southern aspect of the single storey extension, recorded during the dusk emergence survey (04.08.2023).

Key:

- Survey Area

Preliminary Roost Assessment Results:

- Building sections with high bat roosting potential to be subject to works
- Building sections with negligible bat roosting potential
- Internal roof void
- Location of Brown Long-eared Bat roost, recorded by a third-party in September 2021 and during the PRA in August 2023.
- Location of scattered bat droppings

Roost Characterisation Survey Results:

- Infra red (IR) camera position
- Infra red (IR) camera field of view
- Surveyor position
- Surveyor field of view
- Location of Soprano Pipistrelle roost, recorded during the dusk emergence survey (04.08.2023)
- Location of Common Pipistrelle roost, recorded during the dusk emergence survey (04.08.2023)
- Location of Brown Long-eared Bat roost, recorded during the dusk emergence survey (04.08.2023)

The Old Rectory, Withington, Gloucestershire, GL54 4BQ

Preliminary Roost Assessment Results

23166-PRA1

August 2023

Allied Ecology

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Appendix 23166-AE1

Photographs

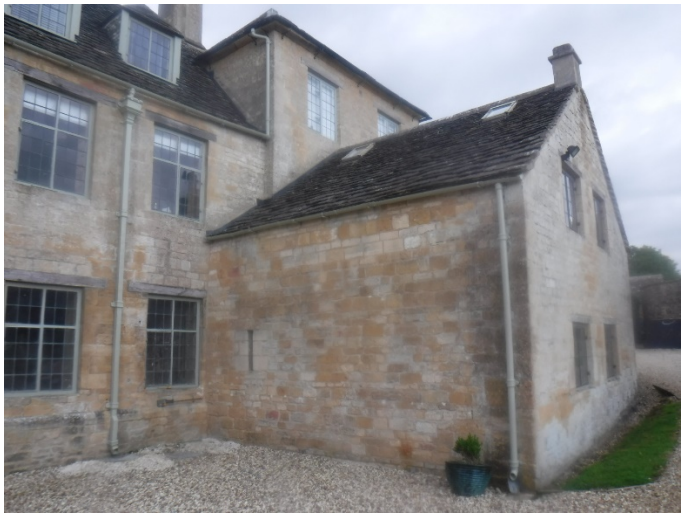
Photo 1. Eastern extension to be subject to works

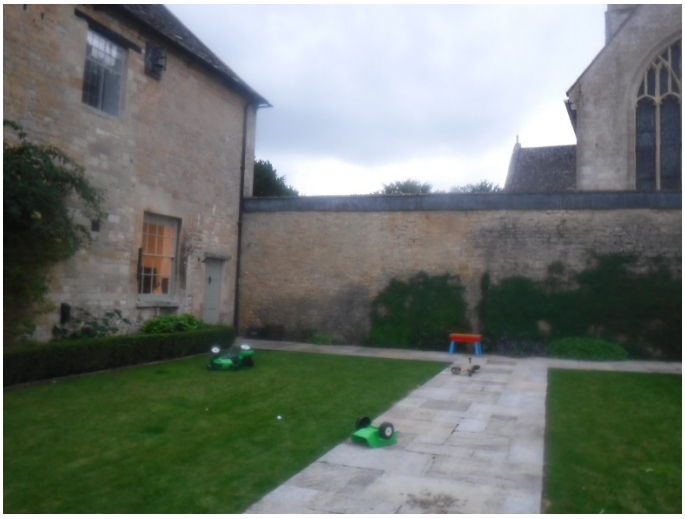
Photo 2. Section of lead flashing to be subject to works

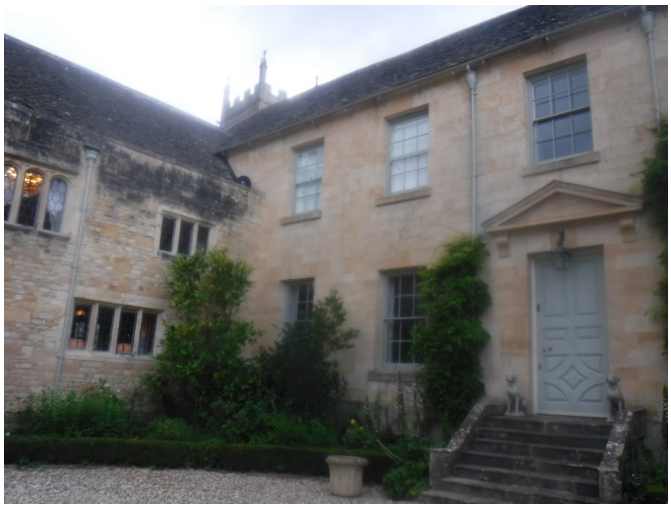
Photo 3. Rainwater goods on left hand side to be subject to works


Photo 4. Window repairs / replacements beyond parapet wall on right hand side

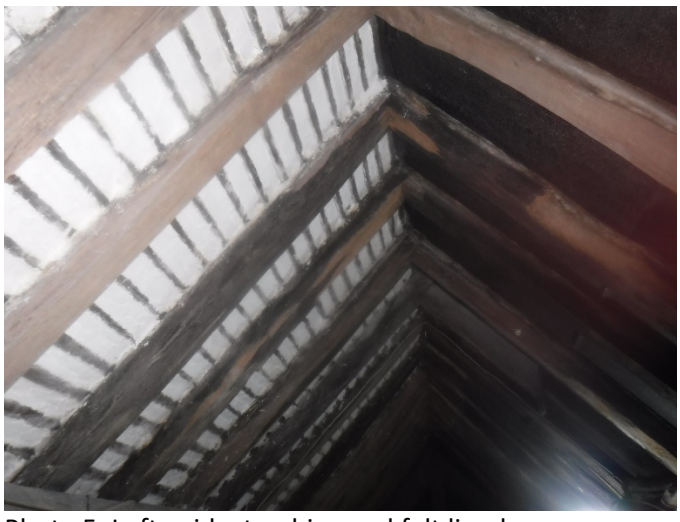
Photo 5. Loft void – torching and felt lined

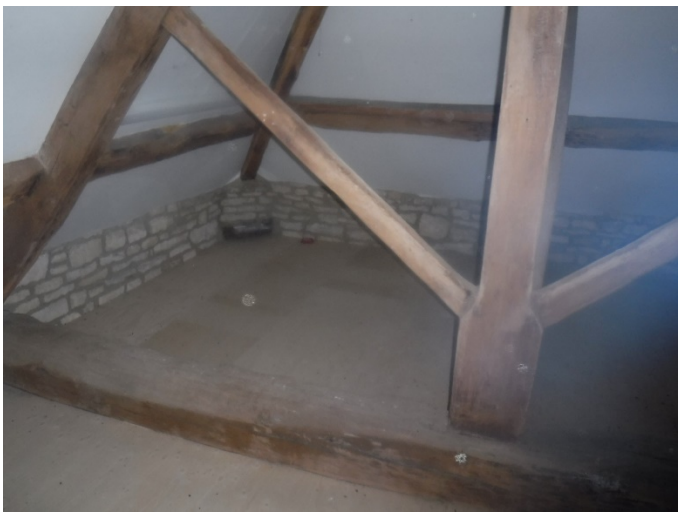
Photo 6. Loft void – separate enclosed section

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