



Clayton Ecology

Preliminary Bat Roost Assessment

142 Cedar Road

June 2025

Client name:	Atlas Planning Designs Ltd on behalf of the owner
Report reference:	200_87
Report issue date:	June 2025
Version:	1
Survey date:	27th May 2025
Surveyed by:	Nick Clayton BSc (Hons) ACIEEM
Author:	Kayleigh Woodhouse BSc (Hons) MSc Nick Clayton BSc (Hons) ACIEEM
Reviewed:	Nick Clayton BSc (Hons) ACIEEM

DISCLAIMER

This document has been prepared by Clayton Ecology Ltd. We accept no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

Contents

SUMMARY	3
1.INTRODUCTION	4
1.1 Legislation applicable to bats	5
1.2 Legislation applicable to breeding birds	5
2.SITE DESCRIPTION	6
2.1 Location of the building	6
2.2 Description of the building	6
3.SURVEY METHODOLOGY	10
3.1 Desktop Study	10
3.2 Preliminary Bat Roost Assessment	10
3.3 Survey constraints	10
3.4 Personnel	10
3.6 Other protected species	10
4.SURVEY RESULTS	11
4.1 Desktop study	11
4.2 Preliminary Bat Roost Assessment Results	11
4.3 Scoping survey results: breeding birds	13
4.4 Scoping survey results: other protected species	13
5.Evaluation and recommendations	14
5.1 Evaluation	14
5.2 Recommendations	14
5.3 Breeding birds	14
5.4 Biodiversity Enhancement Opportunity	15
APPENDIX 1: BAT IS DISCOVERED WITHOUT AN ECOLOGIST PRESENT	17

SUMMARY

This report has been prepared by Clayton Ecology Ltd on behalf of the client, Atlas Planning Designs Ltd on behalf of the owner. The report provides the results of a Preliminary Bat Roost Assessment at 142 Cedar Road, Leicester, LE9 7HF.

The proposal is for a side and rear double storey extension to the existing main building.

Two buildings are present on-site – the business/residential dwelling ("the main building") and a detached external garage ("Building 2"). No evidence of roosting bats was found during the visual inspection of either building.

The PBRA survey determined that the main building had three features with potential for individual/small numbers of roosting bats. The main building was therefore assessed as having "low bat roosting potential", per the Good Practice Guidelines (Collins 2023).

The PBRA survey determined that Building 2 had no features with potential for roosting bats. Building 2 was therefore assessed as having "none bat roosting potential", per the Good Practice Guidelines (Collins 2023).

To determine presence/absence of bats (in line with the guidelines) a minimum of one emergence and activity survey will be required on the main building, within the survey season (May to September inclusive). If the emergence survey highlights high levels of bat activity or if a bat roost is located within the building, additional dusk surveys may be required. No additional surveys will be required on Building 2.

No work should be undertaken on the buildings until these surveys have been completed.

There was no evidence of birds having previously utilised the structures for nesting. There are therefore no seasonal constraints for the work, though if works are required within the bird breeding season of March to September, the area to be impacted should be checked prior to works commencing to ensure there are no nesting birds present.

No evidence of other protected species or invasive species was found during the visual inspection of the surrounding landscape.

1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd on behalf of the client, Atlas Planning Designs Ltd on behalf of the owner. The report provides the results of a Preliminary Bat Roost Assessment at 142 Cedar Road, Leicester, LE9 7HF. The survey building is located at Ordnance Survey grid reference, SP 45874 97008.

The proposal is for a side and rear double storey extension to the existing building.

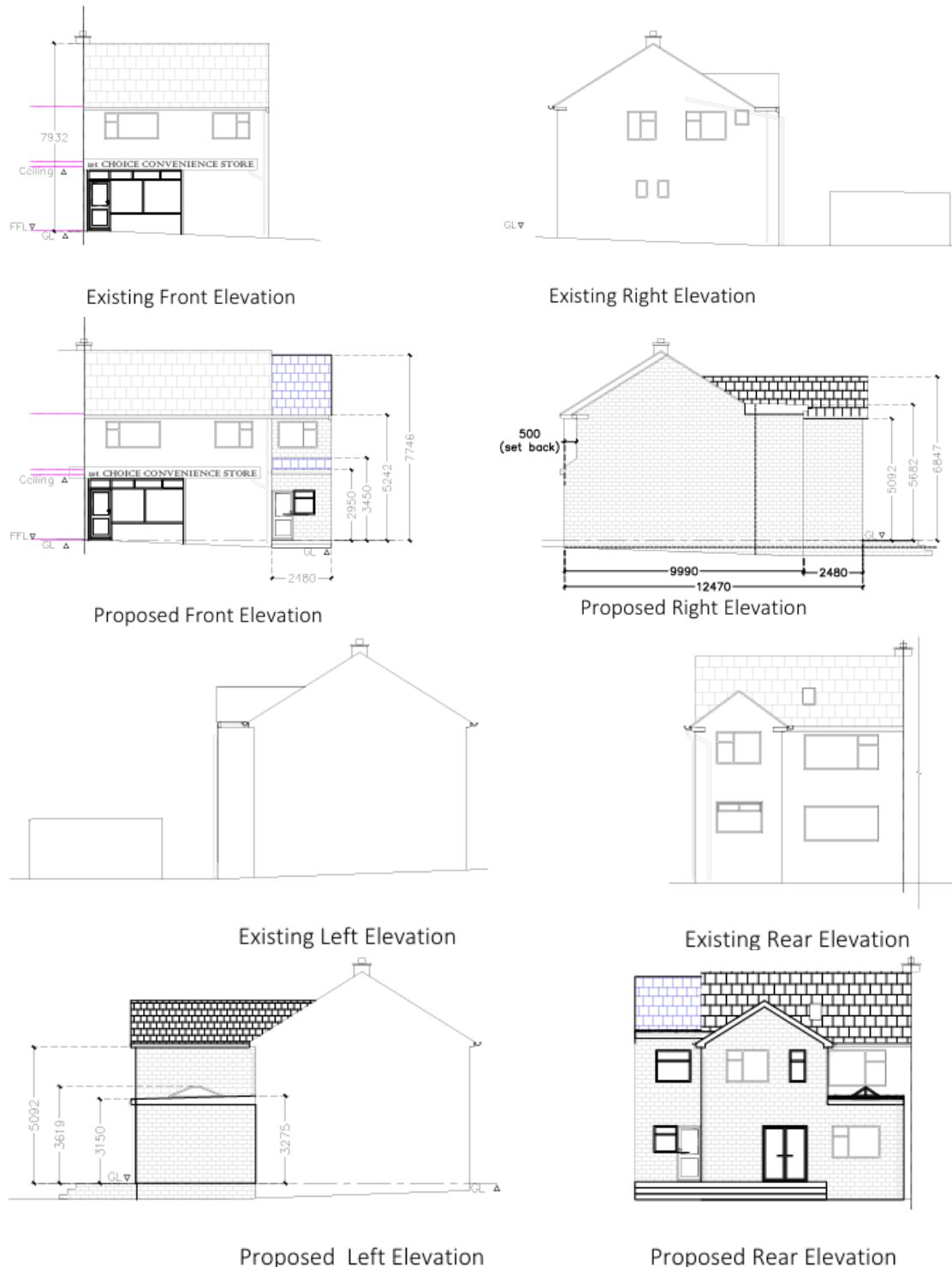


Figure 1: Existing and proposed elevations of the building, from plans by Atlas Planning Designs Ltd (2025).

The legislation with regard to bats (Chiroptera) is listed below.

1.1 Legislation applicable to bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

Under section 55(9) of the Regulations licences can only be issued if Natural England is satisfied that:

- there is no satisfactory alternative to the work specification
- and the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

Natural England aim to process EPS licence applications within 35 working days of receipt and Low Impact Class licenses are typically registered within 14 working days of receipt.

1.2 Legislation applicable to breeding birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and left the nest.

2. SITE DESCRIPTION

2.1 Location of the building



Figure 2: The buildings, encircled in red, and surrounding landscape, courtesy of Google (2025).

The buildings are located in a residential area in Earl Shilton. Other residential dwellings border the Site to the north, east and west whilst Maple Park borders the Site to the south.

Outside of Earl Shilton, the wider landscape to the north, east and south is dominated by agricultural/pastural land. The village of Barwell dominates the wider landscape to the west.

2.2 Description of the building

Two buildings are present on-site.

The main building is a brick semi-detached business/residential dwelling with interlocking pressed concrete roof tiles, with a dormer type extension to the rear, and a Velux window on the roof to the rear. No loft space is present as the roof void has been converted to an additional bedroom. See photographs 1-3 inclusive.

Building 2 is an interlocking concrete panel detached garage with a flat metal roof. See photographs 4-6.



Photograph 1: The northern elevation of the main building.



Photograph 2: The southern elevation of the main building.



Photograph 3: The eastern elevation of the main building.



Photograph 4: The northern elevation of Building 2.



Photograph 5: The southern elevation of Building 2.



Photograph 6: The view of the internal roof structure – Building 2.

3. SURVEY METHODOLOGY

3.1 Desktop Study

The desktop study involved examining web-based resources. The following resources were examined:

- MAGIC - Multi-Agency Geographic Information website for maps of statutory designated nature conservation sites within 1km of the survey area and previously Granted European Protected Species Applications for Bats.

3.2 Preliminary Bat Roost Assessment

A Preliminary Bat Roost Assessment was undertaken on the buildings. This survey was completed in accordance with the Good Practice Guidelines (Collins 2023), comprising a visual inspection of the buildings (formerly referred to as a bat scoping survey) as part of the ecological assessment of the potential development footprint.

The methodology included examining the buildings for potential roost features and assessing the likelihood of these features being used by bats. This included searching for evidence of bat roosting in the form of feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead).

Equipment used included a powerful torch, collapsible ladders, camera, and binoculars.

3.3 Survey constraints

The PBRA survey was undertaken within the main bat survey season of May to September inclusive.

Any evidence of bats on the external elevations may be removed by the actions of water and wind, evidence within sealed and undisturbed areas such as attic spaces would remain unaffected however.

3.4 Personnel

The PBRA was undertaken by Clayton Ecology Ltd on the 27th May 2025. The survey was carried out by Nick Clayton BSc (Hons) ACIEEM (Bat Licence: 2020-49905-CLS-CLS).

3.5 Breeding birds scoping survey

Features that had potential to support nesting birds were recorded.

3.6 Other protected species

An ecological walkover of the area immediately surrounding the building was carried out to assess the habitat for other protected species.

4. SURVEY RESULTS

4.1 Desktop study

The search of the MAGIC Map application identified no previously granted European Protected Species Derogation Licences (for bats) or designated nature conservation sites (Sites of Special Scientific Interest, Special Areas of Conservation, Local Nature Reserves or National Nature Reserves) within a 1km radius of the Site.

4.2 Preliminary Bat Roost Assessment Results

No evidence of use by bats was found during the visual inspection of the buildings.

No loft space is present within the main building as the roof void has been converted to an additional bedroom. Externally, the PBRA survey determined that the main building had three features with potential for roosting bats:

- Feature 1 – a gap in the mortar at the eaves of the gable of the southern elevation (see Photograph 7).
- Feature 2 – a gap between the brickwork and soffit on the northern elevation (see Photograph 8).
- Feature 3 – a gap between the brickwork and soffit on the southern elevation (see Photograph 9).

Nearby habitats of value to bats in terms of providing commuting, foraging and roosting opportunities include:

- A small number of mature trees and garden hedgerows within the residential area surrounding the Site.
- A small number of mature trees within Maple Park, bordering the Site to the south.
- Small wooded areas located approximately 300m south-west and 780m north-east of the Site.
- Large ponds and surrounding vegetation located approximately 550m south-west, 620m south and 750m south-east of the Site.
- Mature trees and hedgerows in the agricultural/pastural land outside of Earl Shilton.

The main building was assessed as having **low potential** for roosting bats based on the geographical location and possible bat roost features present. Building 2 was assessed as having **no potential** for roosting bats based on the absence of possible bat roost features.



Photograph 7: Feature 1 of the main building.



Photograph 8: Feature 2 of the main building.



Photograph 9: Feature 3 of the main building.

4.3 Scoping survey results: breeding birds

There was no evidence of birds having previously utilised either structure for nesting.

4.4 Scoping survey results: other protected species

No evidence of other protected or invasive species was found during the visual inspection of the surrounding landscape.

5. EVALUATION AND RECOMMENDATIONS

5.1 Evaluation

No evidence of roosting bats was found during the Preliminary Bat Roost Assessment, though the survey did determine that the main building had several features suitable for individual or small numbers of roosting bats.

The immediate landscape is of low potential for foraging bats with some connectivity to the wider area, that may provide moderate foraging/commuting habitat for bat species within the local range.

The main building was assessed as having **low potential** for roosting bats based on the geographical location and possible bat roost features present. Building 2 was assessed as having **none potential** for roosting bats based on the absence of possible bat roost features.

5.2 Recommendations

In line with the Bat Survey Guidelines (Collins, 2023), a minimum of one bat emergence and activity survey, during the main bat season (May – September), will be required to provide confidence in a negative result for the main building (P. 71, Table 7.2). The survey must be undertaken in weather conditions that are conducive to bat activity, avoiding low temperatures (i.e. below 10°C at sunset), strong winds and heavy rain.

Please note that if high levels of bat activity and/or a bat roost is identified, three emergence surveys will be required in total.

No work should be undertaken on the building until these surveys have been undertaken.

No additional surveys will be required on Building 2.

5.3 Breeding birds

There was no evidence of bird species having previously utilised the structures for nesting.

All breeding birds are protected under the Wildlife and Countryside Act (1981) (as amended) that protects nests, whilst in use, from harm, disturbance or destruction during the breeding season.

As no breeding bird evidence was present, there are no seasonal constraints for the work. However, if works are required within the bird breeding season of March to September, the area to be impacted should be checked prior to works commencing to ensure there are no nesting birds present.

In the event that an active bird nest is found, it must be retained in-situ and left undisturbed until no longer in active use. A nest is classed as active when it contains eggs or chicks and when it is being built.

5.4 Biodiversity Enhancement Opportunity

Wherever possible, negative ecological impacts should be avoided. If this is unavoidable, then mitigation and compensation measures will be proposed for adverse ecological effects. In addition, it is best practice to seek positive biodiversity benefits through enhancement measures, in particular with regard to Priority Habitats and Species listed on the national and local Biodiversity Action Plans and the NERC Act 2006.

IEEM (2006) endorses the following principle, recommended by the Royal Town Planning Institute (2000) for optimising the biodiversity outcomes of planning decisions:

New Benefits: seek to provide net benefits for biodiversity over and above requirements for mitigation and compensation.

Planning authorities are required to actively seek in development proposals, measures that aim to promote appropriate Priority Habitats and Species listed in the UK Biodiversity Action Plan and treat these as 'material considerations'.

The National Planning Policy Framework 2012 states in paragraph 109:

"The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures....". Department for Levelling Up, Housing and Communities (2012).

Suitable enhancements for the Site are as follows:

- Installation of a south-facing integrated bat box. Per Bat Conservation Trust guidelines, this should be placed at least 4m above the ground and away from artificial light sources (BCT 2025).
- Installation of a north-facing swift box. Per Swift Conservation guidelines, this should be placed at least 4.5m above the ground and in a sheltered area (Swift Conservation 2025).

REFERENCES

BCT, 2025. Bat Boxes. Available at: <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>

Collins, J. (ed), 2023. Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition, Bat Conservation Trust, London.

Department for Levelling Up, Housing and Communities, 2012. National Planning Policy Framework.

Reason, P.F. and Wray, S., 2023. UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

Swift Conservation, 2025. Fitting Swift Nest-Places. Available at: <https://www.swift-conservation.org/Nestboxes&Attraction.htm>

APPENDIX 1: BAT IS DISCOVERED WITHOUT AN ECOLOGIST PRESENT

If at any point in the building works bats are discovered then contractors must stop work immediately and telephone **Clayton Ecology Ltd** on **07473657591**.

Clayton Ecology will either provide an appropriately licensed bat worker to the site or provide a member of staff who will liaise directly with the contractor. Actions will then be taken following advice given. This may include removal of bats, but only where the bat ecologist considers this to be a viable and safe option.

Bats are a protected species and there should be no attempt to handle a bat if discovered. The bat should be covered with a light material (cloth) and the bat worker called out to carry out the rescue.

Only when the bat ecologist is satisfied that the risk to bats is ceased will works recommence.

Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.

If a bat is found under a tile or within any other niche to the building fabric, works will stop immediately (as above). If the bat does not voluntarily fly out, then the aperture will be carefully covered over to protect the bat(s) from the elements, leaving a small gap for the bat to escape voluntarily. Any covering should be free from grease or other contaminants, and should not be a fibreglass-based material.