



Bat Emergence and Activity Surveys

142 Cedar Road

June 2026

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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.

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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 single Emergence and Activity Survey for bats 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 (undertaken by this company in 2025) 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 address the additional survey requirement, as per the Good Practice Guidelines (Collins 2023), a single Emergence and Activity Survey was undertaken by Clayton Ecology Ltd within the main bat survey period. The survey took place on the 3rd June 2026.

The survey recorded no bat activity within the local area and no bats were seen to emerge or associate with any parts of the building as to suggest a roost was present.

The determination of this report is that there is no requirement for further follow-up surveys or mitigation. It is considered that the work will not require a European Protected Species derogation licence.

Please note that although no bats were found during the survey there is still a (however unlikely) risk of bats being present during the works. Therefore, a copy of Appendix 1 **must** be kept in the Site Office and be part of the induction for all workers on-site.

There was no evidence of bird species having previously utilised the buildings 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 is present there are no seasonal constraints for the works. However, if works are required within the bird breeding season of March to August/September, then in advance the building should be checked to ensure there are no nesting birds present. In the event that an active bird nest is found during the planned works, 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.

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 single Emergence and Activity Survey for bats 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.

The PBRA survey (undertaken by this company in 2025) 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). Aspects of the previous report are incorporated into this report for ease of reference.

- Clayton Ecology (2025) Preliminary Bat Roost Assessment 142 Cedar Road, June 2025, Ref:200_87

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 Bat Emergence and Activity Surveys

To determine the presence/likely absence of bats within the building, and thus provide evidence to inform the proposed works, a single bat emergence and activity survey was undertaken as per recommendations within the Good Practice Guidelines (Collins 2023) for low potential buildings to confirm likely absence.

Surveys were undertaken within the main bat survey period of May to August/September, ensuring that all aspects of the building was adequately surveyed.

The surveys were completed by deploying two bat ecologists, with bat detectors Echometer Touch 2 detectors coupled to iPad Mini 5 and a Batlogger M2, Night Vision Aids (NVAs) included a Canon XA20 camera with 2x Nightfox Pro LED 850 infrared torches and a Guide TK612 Thermal Camera.

The surveys commenced 15 minutes prior to sunset and lasted for 105 minutes.

All bat activity detected by the surveyors was documented.

3.2 Survey Constraints

There were no constraints for the emergence and activity surveys.

3.3 Personnel

The emergence survey on the 3rd June 2026 was led by Nick Clayton BSc (Hons) ACIEEM (Bat Licence: 2025-84485-CL18-BAT) at position 1 supported by Ethan Clayton BSc (Hons) at position 2.



Figure 2: The surveyor positions during the emergence survey.

3.4 Weather Conditions

The weather conditions during the emergence and activity survey are shown in Table 1 below:

Date	Start time	Sunset	End time	Temperature (°C)		Cloud Cover (%)		Wind (Beaufort)		Precipitation	
				Start	End	Start	End	Start	End	Start	End
3/6/26	21:06	21:21	22:51	15	13	100	0	3-4 Gusts	2-3	Light drizzle for 10 mins	None

Table 1: Weather data for the emergence surveys.

3.5 Breeding Birds Scoping Survey

Features that had potential to support nesting birds were recorded along with any breeding bird activity observed during the emergence and activity surveys.

4. SURVEY RESULTS

4.1 Emergence and Activity Survey – 3rd June 2026

For the emergence and activity survey, two bat ecologists were deployed, alongside two night vision aids. The NVAs covered all aspects of the buildings and still images of the NVA outputs at the end of the survey, are shown in Appendix 2.

The surveyor at position 1 recorded no observations of bat activity during the survey period.

The surveyor at position 2 recorded no observations of bat activity during the survey period.

4.2 Scoping Survey Results: Breeding Birds

No bird activity was recorded during the emergence surveys. Additionally, no features or signs indicating that birds have used the building for nesting previously were identified during the PBRA survey.

5. EVALUATION AND RECOMMENDATIONS

5.1 Bats - Evaluation

The survey recorded no bat activity within the local area and therefore no bats were seen to emerge or associate with any parts of the building as to suggest a roost was present.

The determination of this report is that there is no requirement for further follow-up surveys or mitigation. It is considered that the work will not require a European protected species derogation licence.

Please note that although no bats were found during the survey there is still a (however unlikely) risk of bats being present during the building activity. Therefore, a copy of Appendix 1 **must** be kept in the Site Office and be part of the induction for all workers on site.

5.2 Breeding Birds

There was no evidence of bird species having previously utilised the building 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 is present there are no seasonal constraints for the works. However, if works are required within the bird breeding season of March to August/September, then in advance the building should be checked to ensure there are no nesting birds present.

In the event that an active bird nest is found during the planned works, 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.

5.3 Other Species

Safeguards for terrestrial mammals should be undertaken during the works. If any trenches or holes are left open overnight some provision must be made to enable an animal to escape. This can include leaving a slope at one end of an open trench or installing a ramp.

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 2023 states in paragraph 180 section d:

"development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

Bats

It is recommended that a south-facing bat box is to be installed to provide additional roosting habitat. Per Bat Conservation Trust guidelines, this should be placed at least 4m above the ground and away from artificial light sources (BCT 2020, BCT 2025). An Ibstock type C small or similar is recommended, see screenshot 1 below.

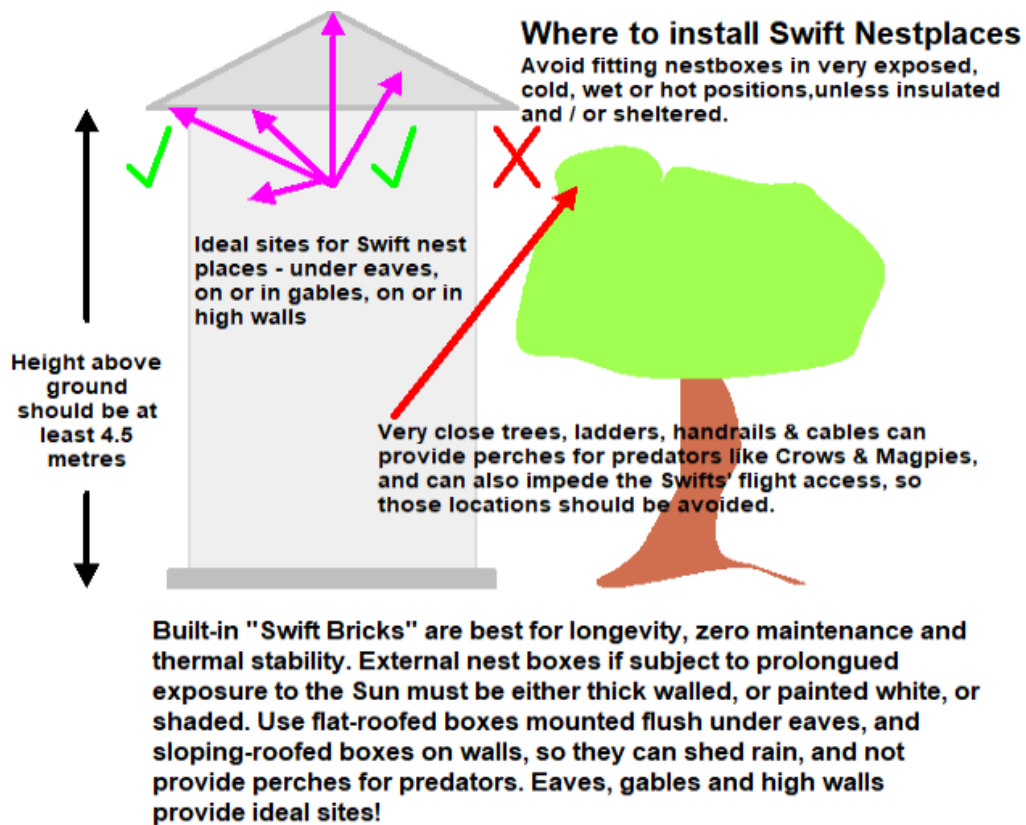


Screenshot 1: An Ibstock type C small integrated bat box courtesy of NHBS (2025).

Birds

It is recommended that a north-facing swift box is to be installed to provide additional nesting habitat. Per Swift Conservation guidelines, this should be placed at least 4.5m (where possible) above the ground and in a sheltered area (Swift Conservation 2025).

Please note: bird boxes must NOT be placed onto the south facing side of any building. This is to avoid extreme temperatures during hot sunny weather in such locations, which will invariably be fatal to nestlings.



Screenshot 2: Swift box infographic from Swift Conservation (2025).

REFERENCES

BCT, 2020. Bat Box Information Pack. Available at: [Bat Box Information Pack May 2018\[1\]](#)

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

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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.

APPENDIX 2: STILL IMAGES OF NVA OUTPUTS AT END OF SURVEYS

