

# Bat Survey Report

August 2025

**Salamander Quay,  
Uxbridge**

Prepared by  
CSA Environmental

On behalf of  
Hersch Schneck

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## **EXECUTIVE SUMMARY**

Change of use is proposed for a Site at Salamander Quay, Uxbridge, for which planning permission will be sought. The proposals involve the change of use of the existing building from a commercial office space to a mixed residential and commercial office space.

CSA Environmental was instructed by Hersch Schneck of Mountley Group in June 2025 to undertake an inspection of the building on-site in order to assess its potential to support roosting bats. Following inspection of the existing building (including loft voids, where accessible), the existing building was deemed to offer 'low' suitability for roosting bats.

In line with current best practice survey guidelines for buildings of 'Low' bat roost potential, CSA Environmental carried out one dusk emergence survey of the building to confirm the presence/likely absence of roosting bats in association with this building.

The dusk emergence survey was undertaken in July 2025 and no bats were found to be roosting in the building at the time of the survey. Therefore, no impacts to bat roosts are expected and no further surveys or mitigation are required.

Should a bat be discovered during the works then works should stop immediately and the advice of a suitably qualified ecologist should be sought.

Recommendations have been provided for ecological enhancement with respect to bats that could be delivered as part of the proposed development.

Enhancements include the installation of two bat boxes on the walls of the building facing the Grand Union Canal, and the provision of a suitable lighting scheme on site to reduce light spill and intensity and impact on bats.

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Hersch Schneck of the Mountley Group. It sets the findings of bat survey work undertaken at Salamander Quay, Uxbridge (hereafter referred to as 'the Site').
- 1.2 The Site is located around central grid reference TQ 04079 91067 and occupied an area of c. 0.6ha. It consisted of a commercial office building together with areas of dedicated parking and soft landscaping. It is situated within an urban residential area to the north-west of London and c. 1.14km north-west of Harefield, Hillingdon. The Site borders the Grand Union Canal which runs parallel to the Site to the West. Deciduous woodland lies c. 0.1km to the north-east with numerous lakes and other water bodies to the north, west and south-west of the Site, the closest of which being Troy Mill Lake which is situated c. 0.1km to the West.
- 1.3 Development proposals at the Site include the change of use of the existing building from a commercial office space to mixed residential and commercial office space, for which planning permission will be sought.
- 1.4 The following bat survey work was carried out:
  - Inspection of building(s) to assess bat roost potential (June 2025)
  - Bat dusk emergence survey of the building (July 2025)
- 1.5 The purpose of these surveys was to assess the potential for the building to support roosting bats and based on the outcome of that assessment, to confirm the presence/likely absence of roosting bats in association with this structure.
- 1.6 The content of this report has been determined with due consideration for best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017; 2018).

## 2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

2.1 All British bat species are legally protected under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended). These Regulations make it an offence to:

- Deliberately capture, injure, or kill a bat
- Deliberately disturb bats, impairing their ability to survive, breed, reproduce or rear/nurture their young, or which significantly affects the local distribution or abundance of the species
- Damage or destroy a breeding site or resting place used by bats

2.2 All bats and their roosts in the UK were previously fully protected under the Wildlife & Countryside Act 1981 (as amended). Amendments to the Act have removed most provisions as they relate to bats, however it remains an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection

2.3 It is important to note that bat roosts are protected throughout the year, regardless of whether or not bats are present at the time. Under the Regulations, the offence of damaging or destroying a breeding site or resting place is subject to 'strict liability', i.e. an offence is committed irrespective of whether the causal act was deliberate or otherwise.

2.4 Where development is proposed that would result in an offence under the Regulations, a European Protected Species (EPS) statutory derogation licence (often termed 'EPS Mitigation Licence') will need to be secured from Natural England to permit an act that would otherwise be unlawful. Such a licence can only be granted following receipt of planning permission with all relevant conditions discharged, and where it has been demonstrated that specific statutory derogation tests have been met.

## 3.0 METHODS

- 3.1 The following survey methods, design, data analysis and interpretation have been undertaken with due consideration of the Bat Conservation Trust (BCT) guidelines 4<sup>th</sup> edition (Collins, 2023).

### **Desk Study**

- 3.1 An ecological desk study was undertaken in June 2025 comprising a review of online resources and biological records centre data as detailed below.
- 3.2 The Multi-Agency Geographic Information for the Countryside (MAGIC) online database was reviewed to identify nature conservation designations within the following search radii:
- Bat-related Special Areas of Conservation (SAC) within 10km of the Site (including possible/proposed sites)
  - Other relevant data e.g. EPS licences relating to bats within 2km of the Site
- 3.3 A review was undertaken of such designations (if present and recent), including their distance from and connectivity with the Site. This information was used to determine whether they may be within the proposed development's Zone of Influence (Zoi).
- 3.4 The surrounding area, defined as a 2km search radius for bat records, is covered by three biological record centres: Greenspace Information for Greater London CIC (GiGL), the Hertfordshire Environmental Records Centre (HERC), and the Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC). This search area was selected to include the likely zone of influence upon bats. The bat species records kept by these Local Environmental Record Centres (LERCs) were obtained to inform this assessment and are detailed in Section 4 below.

### **Daytime Bat Walkover**

- 3.5 A Daytime Bat Walkover (DBW) was undertaken on 11 June 2025 by Theresa Stewart MCIEEM (Natural England Class License WML-CL20, Registration Number 2020-44563-CLS-CLS) and Nathaniel Scott in fine and dry weather conditions. The aim of the survey is to observe, assess, and record any habitats suitable for bats to roost, commute, and forage on-site and within the surrounding area.
- 3.6 As part of the survey, surveyors identified any structures, trees or other features that could be suitable for bats to roost in, and habitats that could be suitable for bats to use to commute, forage or swarm. Assigning potential to roosting features is discussed in the relevant sections below.

3.7 Following the survey, suitability of commuting and dispersal habitats are assigned under the following categories:

3.8 *Either:*

- **High** – Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
- **Moderate** – Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
- **Low** – Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
- **Negligible** – No obvious habitat features on-site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
- **None** – No habitat features on-site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flightlines, or generate/shelter insect populations available to foraging bats).

### **Preliminary Roost Assessment (PRA) - Structures**

3.9 A detailed external and internal inspection of the building on the Salamander Quay Site was completed on 11 June 2025, using high powered torches, binoculars, a telescopic ladder and endoscope as appropriate. The survey was carried out by Theresa Stewart MCIEEM (Natural England Class License WML-CL20, Registration Number 2020-44563-CLS-CLS) and Nathaniel Scott.

3.10 External inspection focused on identifying potential bat access points to the interior of the structure and any external features that could potentially be used by crevice-dwelling species. Particular attention was given to window sills, window panes, weatherboarding, and pitch/ridge tiles; as evidence is typically found in these locations.

- 3.11 The internal inspection involved a systematic search for bats or any evidence of their activity, in particular droppings and/or feeding remains within the building and loft spaces, where present.
- 3.12 A description of the structure was made, including construction, condition (in respect of roosting, rather than building or structural integrity) and age (where known).
- 3.13 The aim of this inspection is to record direct (i.e. actual roosting bats) or indirect evidence of roosting bats (e.g. droppings), as well as the nature and number of features with 'potential' to support roosting bats. This includes consideration of structures to support bats whilst in hibernation.

*Assessing 'Potential' of Buildings to Support Roosting Bats*

- 3.14 All structures were assigned to one of five categories in respect of their 'potential' to support roosting bats, or the confirmation of any bat roosts identified. 'Potential' in this context is taken to be the broad suitability of features to support roosting bats, based upon the nature, condition or structure of such features, in the absence of confirmed evidence of roosting.
- 3.15 Assigning the following categories is intended to determine the effort of any further targeted survey or inspections which are necessary to prove presence or likely absence of roosting bats, rather than to assign importance to such features.
- 3.16 The following categories are assigned to structures and/or trees herein, Either:
- **High** – A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/ stable hibernation site.
  - **Moderate** – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation made at this stage is irrespective of species conservation status, which is established after presence is confirmed).
  - **Low** – A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic/cool hibernation site, but could be used by individual hibernating bats).

- **Negligible** – No obvious habitat features on site likely to be used by roosting bats. However, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
  - **None** – No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/ suitable shelter at all ground/ underground levels).
- 3.17 These categories above are allocated irrespective of the presence of a roost. If a roost is confirmed to be present then the categorisation still stands (because other roosts may be present but undiscovered) but 'confirmed roost' should be added, e.g. Low – confirmed roost; Medium – confirmed roost; High - confirmed roost.
- 3.18 The potential of a structure to support roosting bats is often influenced by its age and construction, thermal stability, lighting and levels of human activity. Furthermore, the proximity to foraging habitat - particularly woodland, parkland and wetland- as well as the presence of navigational routes (e.g. hedgerows, treelines and watercourses) influence both the potential for bats to roost, as well as the species which may roost. Professional judgement is therefore applied, based upon known factors which effect the potential of features to support roosting bats, insofar as determining the need or scope of further surveys or inspections. Consideration has also been given to the potential of a feature to support hibernating bats and any further works needed to confirm this.
- 3.19 The results of the Preliminary Roost Assessment of the existing structure within the Site are summarised in the Preliminary Roost Assessment Summary Plan in Appendix A. Appendix B provided photographs of the Habitats and features present at the Site.

#### *Limitations*

- 3.20 Full access into the existing loft voids of the building was not possible given the presence of the suspended ceiling throughout the building and health and safety requirements. Additionally, access to one of the existing voids was not possible at the time of the assessment.

#### **Ground Level Tree Assessment (GLTA) - Trees**

- 3.21 A GLTA is a detailed inspection of the exterior of a tree from the ground to look for features that bats could use for roosting, Potential Roost Features (PRFs).
- 3.22 All trees on-site were inspected from ground level, using binoculars, high-powered torches, ladder and endoscope as appropriate. The survey was completed on 11 June 2025 by Theresa Stewart MCIEEM (Natural England Class License WML-CL20, Registration Number 2020-44563-CLS-CLS) and Nathaniel Scott.

- 3.23 The aim of this inspection was to look for PRFs from ground level and give a preliminary description of each (such as type of PRF, height, size and location on tree). Surveyors also recorded direct (i.e. actual roosting bats) or indirect evidence of roosting bats (e.g. droppings), as well as the nature and number of features with 'potential' to support roosting bats. This includes consideration of trees to support bats whilst in hibernation.
- 3.24 Following the GLTA, each tree was assigned one of the following categories:
- **PRF** – A tree with at least one PRF.
  - **FAR** – Further assessment required to establish if PRFs are present in the tree.
  - **None** – Either no PRFs in the tree or highly unlikely to be any.

#### *Assessing 'Potential' of Trees to Support Roosting Bats*

- 3.25 Each PRF was assigned to one of the following categories:
- **PRF-I** – Tree with a Potential Roost Feature (PRF) that is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surroundings.
  - **PRF-M** – PRF is suitable for multiple bats and may therefore be used by a maternity colony.
- 3.26 The categories above are intended to provide initial guidance on whether further inspections are necessary to prove presence or likely absence of roosting bats, rather than to assign importance to such features.
- 3.27 The potential of a tree to support roosting bats is often influenced by its age, thermal stability, lighting and levels of human activity. Furthermore, the proximity to foraging habitat - particularly woodland, parkland and wetland- as well as the presence of navigational routes (e.g. hedgerows, treelines and watercourses) influence both the potential for bats to roost, as well as the species which may roost. Professional judgement is therefore applied, based upon known factors which effect the potential of features to support roosting bats, insofar as determining the need or scope of further surveys or inspections.

### **Roost Surveys**

- 3.28 One dusk emergence survey was undertaken on 14<sup>th</sup> July 2025 to confirm the presence/likely absence of roosting bats in association with the on-site building. In addition, the survey aim was to determine the character of any identified roosts, namely species present, number of roost bats and roost type (i.e. day, night feeding, maternity and transitory).

3.29 The dusk emergence survey was undertaken for 1.5hours following British Summer Time (BST) sunset, with due consideration for the BCT good practice guidelines. The survey was carried out by Theresa Stewart MCIEEM (Natural England Class License WML-CL20, Registration Number 2020-44563-CLS-CLS, Jeff Turton ACIEEM (Natural England Class License WLM-A134 Registration Number 2021-53470-CLS-CLS), Lydia Galbraith ACIEEM, Sam Ashby ACIEEM, Will Campbell, and Nathaniel Scott.

**Table 1.** Bat roost survey timings and weather conditions

Survey Date	Sunset Time	Start Time	End Time	Temp. (°C)		Cloud Cover (oktas)		Wind (Beaufort Scale)		Precipitation
				Start	End	Start	End	Start	End	
14/07/21	21:14	20:59	44:45	22	21	1	0	1	2	None

3.30 During the survey, the surveyors watched for any bats leaving or entering parts of the building and using key flight lines. Surveyors were equipped with Batlogger M and M2 detectors which allowed for recording and analysis of bat contacts. A note was made of all bat passes, along with the time, species and any information regarding behaviour, including direction of flight, and activity e.g. foraging/commuting.

3.31 To assist surveyors and allow for reliable observations of the building for the duration of the survey, Night Vision Aids (NVA) were used to film any bats emerging from the existing building, Night Vision Aids comprised two Canon XF100 HD camcorders, two Canon XA10 Camcorders and two Nightfox Binocular cameras, each illuminated by a 96 LED infrared illuminator lamp and two Nightfox XB5 infrared torches used to provide additional IR illuminance. Batlogger M and M2 detectors were attached to these rigs to record calls and assist with later species identification.

3.32 Night Vision Aids were deployed around the building to ensure that all aspects were recorded. A still shot from each NVA was taken at the end/start of the survey to provide evidence of the camera coverage/field of view at the darkest point of the survey and appropriate level of illuminance, as required in line with best practice guidance.

3.33 The positions of the surveyors and the Night Vision Aids around the building during the survey are illustrated on the Bat Roost Survey Plan (CSA/7652/102) in Appendix A.

Analysis of Data

*Call Analysis*

3.34 Bat calls were recorded using Elekon Batlogger M and M2 detectors. This detector automatically records ultrasonic signals with a one second delay between recordings. Recordings of bat contacts were

subsequently analysed using BatExplorerPro software, with sonograms reviewed to confirm bat identification to genera, or where possible, species level.

- 3.35 Each of the recorded files, which contain a variable number of call 'pulses', was designated a 'bat contact'. At the point of contact, each sound file is assigned a GPS location.
- 3.36 For analysis of data recorded during static monitoring, quantitative analysis of bat activity was then undertaken by calculating the average bat contacts per hour on each night monitored, for each species.
- 3.37 Bat activity can show considerable inter-night variability and is dependent on a number of variables, including temperature, wind, and seasonality, amongst others. To account for this variability the median values for the average hourly bat contacts per night are reported, rather than a mean value which would misrepresent the average activity.

#### *Reviewing Video Footage*

- 3.38 Analysis of Night Vision Aid footage was carried out using VLC Media Player and Canon Utility software at a review speed of no more than 1.5x to avoid skipping of frames and any emergencies. A still shot from each Night Vision Aid was taken at the end of the survey to provide evidence of the camera coverage/field of view at the darkest point of the survey and appropriate level of illuminance, as required in line with best practice guidance (see the end of this report).

#### *Limitations*

- 3.39 During the emergence survey on 14<sup>th</sup> July 2025 automatic security lighting situated on the building turned on at dusk c. 21:30, this lit up the courtyard car park and building elevations in the centre of the complex.
- 3.40 The intensity, position and programming of the security lighting, may reduce the suitability of the potential bat access features in the courtyard. Adjacent street lighting on Park Lane was also noted. However the north west and south east elevations along the Canal were not lit and not subject to artificial light during the survey.
- 3.41 It is acknowledged that the number of bat calls recorded during a survey may not give a true reflection of the abundance of bats using the Site. For example, a single bat foraging close to a detector may trigger several hundred calls in the course of one night. However, this activity level does provide a proxy for the level of use by bats, and therefore its relative importance.

## 4.0 RESULTS

- 4.1 The site occupies an area of c. 0.6ha and is located around central grid reference TQ 04079 91067. It consisted of a commercial office building together with areas of dedicated parking and soft landscaping. It is situated within an urban residential area to the north-west of London and c. 1.14km north-west of Harefield, Hillingdon. The Site borders the Grand Union Canal which runs parallel to the Site to the West. Deciduous woodland lies c. 0.1km to the north-east with numerous lakes and other water bodies to the north, west and south-west of the Site, the closest of which being Troy Mill Lake which is situated c. 0.1km to the West.

### Data Search

- 4.2 Bat records were obtained from three local record centres covering a search radius of 2km from the Site. Details of the bat records obtained are further detailed below.
- 4.3 Greenspace Information for Greater London CIC (GiGL), the Hertfordshire Environmental Records Centre (HERC), and the Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC).
- 4.4 The Greenspace Information for Greater London CIC records centre returned a total of 103 bat records within the search area dating from 2008 to 2021. No records for bat roosts within the identified 2km search radius were returned. A total of nine species were identified including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius pipistrelle *Pipistrellus nathusii*, Brandt's *Myotis brandtii*, and whiskered *Myotis mystacinus*. The closest of these records are a total of six records for *Pipistrellus sp.* and are situated 0.26km to the south-west of the Site.
- 4.5 The Hertfordshire Environmental Records Centre (HERC) have returned a total of 80 records dating from 1983 to 2019. The HERC covers the western half of the identified 2km search radius from the Site. A total of nine species were identified which include those listed above and Daubenton's bat *Myotis daubentonii*, Leisler's bat *Nyctalus leisleri*, noctule *Nyctalus noctula*, serotine *Eptesicus serotinus*, and brown long-eared bat *Plecotus auritus*. The closest records are for seven species including common pipistrelle, Daubenton's, Leisler's, Nathusius pipistrelle, soprano pipistrelle, noctule and serotine and are situated c. 0.38km south of the Site.
- 4.6 A total of nine records of bat roosts within the identified 2km search radius were returned by the HERC. These records including three roosting species: common pipistrelle, soprano pipistrelle, and brown long-eared bat. Of these records, three were maternity roosts for common and soprano pipistrelle, with the closest of these records being for soprano

pipistrelle situated c. 0.75km west of the Site. Five of the records are for unspecified roosts for common and soprano pipistrelle while the remaining record is for a resting place/occasional roost for brown long-eared bat which lies c. 2km to the south-east of the Site.

- 4.7 The Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC) returned a total of 36 records dating from 2016 to 2022. A total of six species which include those listed above with the addition of barbastelle *Barbastella barbastellus*. The closest records returned by the BMERC from within the identified 2km search radius are for a group of three records for brown long-eared bat, common pipistrelle, and soprano pipistrelle situated c. 1.25km south-west of the Site. No records for bat roosts within the identified 2km search radius were returned by the BMERC.
- 4.8 The closest granted European Protected Species Licence for bats is situated c. 0.7km to the south-west of the Site. The granted license (2019-43760-EPS-MIT) is associated with brown long-eared *Plecotus auritus*, common pipistrelle, soprano pipistrelle, and Daubenton's bats.

### **Daytime Bat Walkover**

- 4.9 The Site predominantly comprised hardstanding which formed the existing commercial office building, car park, and access with areas of soft landscaping throughout the Site, more notably situated to the rear (north-west and south-west) of the building. The majority of the soft landscaping was situated on the bank of the adjacent Grand Union Canal and was formed of an area of mixed ornamental shrub which included cherry laurel *Prunus laurocerasus*, garden privet *Ligustrum ovalifolium*, cotoneaster *Cotoneaster spp.*, together with immature trees of ash *Fraxinus excelsior*, field maple *Acer campestre*, sycamore *Acer pseudoplatanus*, willow *Salix sp.*, and honeysuckle *Lonicera periclymenum* and ivy *Hedera helix*.
- 4.10 A range of high-quality habitat considered suitable for both roosting, commuting and foraging bats lies within the immediate surrounding area of the Site. These include extensive areas of waterways, including the Grand Union Canal, with bank-side vegetation which lies to the west, together with areas of deciduous woodland, and well-connected hedgerows and treelines to the north, north-east and south.
- 4.11 Overall, the habitats present within the Site which predominantly comprised areas of hardstanding, are not thought to offer any suitable habitat for commuting or foraging bats. However, the areas of ornamental shrub on Site, which are situated on the bank of the Grand Union Canal may offer suitable commuting and foraging habitat for bat species which may be using the waterway.

- 4.12 The habitats on Site have been assessed to be 'low' suitability for bats against the Bat Conservation Trust 2023 guidelines (BCT, 2023) given that the Site predominantly consisted of hardstanding and buildings which offer negligible suitable foraging habitat for bat species. However, the location of the Site and its proximity to the adjacent Grand Union Canal together with landscape planting to the west of the existing building along the canal bank is thought to offer moderate foraging habitat for a range of bat species.

### **Preliminary Roost Assessment (PRA) – Structures**

- 4.13 The Site included one building, this comprised two L shaped, two storey, sections connected by a central three storey section arranged around a central tarmacked carpark. A covered balcony walkway was present on the first floor overlooking the carpark. The building was a commercial office building, which was partially occupied with businesses at the time of the survey. The building was of steel frame construction with brick cavity walls and concrete floors, built in approximately 2000. The roof was double pitched and hipped with a dormer roof section to the north elevation. It was tiled with an interlocking composite tile. The Windows and doors were metal framed and double glazed. Timber weather boarding was present on the top floor of the building, beneath the large, covered eaves of the building.
- 4.14 The building was separated into three areas called: Main, A and B. Each area comprised commercial office spaces together with a number of kitchen and toilet facilities throughout. The ceiling throughout the three building areas were suspended, with ceiling tiles. All three areas were connected and shared internal dividing walls.
- 4.15 The results of the PRA of the existing building on Site are summarised in Table 2 below. (See also Preliminary Roost Assessment Summary Plan; Appendix A.)

**Table 2: Preliminary Roost Assessment (Existing Structures) Summary**

Structure reference	Description, bat roosting features and evidence	Bat roost suitability
<p><b>Main</b></p>	<p><u>Description</u> The Main central section of the building comprised three-storeys. It was of steel framed construction with brick elevations and composite tiled hipped roof. The section was partly vacant with some areas still in use.</p> <p><u>External Features</u> Notable external features included weep holes and gaps in the mortar which were situated throughout the elevations of the building. Several holes were identified at the top of the eaves of the entrance. Sizable gaps around the service entry pipes on the exterior of the first-floor balcony were also observed.</p> <p><u>Internal Features</u> Internally, two voids were identified and subsequently surveyed:</p> <p><i>Void 1</i> Void 1 was situated on the second floor above the kitchenette associated with the in-use office space. The void space was approximately 2 x 3.5 x 2m in height, length and width and comprised a completely sealed void. The roof was lined with a thermal insulation vapour barrier. Mouse droppings were observed throughout the space. No other notable observations were made.</p> <p><i>Void 2</i> Void 2 was situated on the first floor above the men's toilet and comprised a c. 3x3 m space with a similar structure to void 1. The roof was lined with a thermal insulation vapour barrier. No notable observations were made.</p> <p>The building is considered to have '<b>Low</b>' potential suitability for roosting bats. Access to the internal voids is limited while the external features may offer ingress into the cavity walls.</p>	<p><b>Low</b></p>
<p><b>A</b></p>	<p><u>Description</u> Section A was situated to the north of the Main building and was divided from the Main building by a shared dividing wall. The roof had a dormer roof section on the north elevation facing Park Lane.</p> <p><u>External features</u> Notable external features included a missing brick above the double doors on the first-floor balcony on the southern elevation together with sizable gaps around the service entry pipes situated on the exterior of the first-floor balcony. Potential gaps in the flashing of the roofing of the northern elevation of the building were also noted.</p>	<p><b>Low</b></p>

Structure reference	Description, bat roosting features and evidence	Bat roost suitability
	<p><u>Internal features</u> Internally two voids were identified with only access to one being possible at the time of the assessment.</p> <p><i>Void 3</i> Void 3 was situated on the first floor and above the women's toilet and comprised a c. 3x3m space with a similar structure to void 1. The roof was lined with thermal insulation vapour barrier. No other observations were made.</p> <p><i>Void 4</i> Void 4 was situated on the first floor above the men's toilet. This void space was not accessible at the time of the assessment.</p> <p>Given the evidence the building is considered to have '<b>Low</b>' potential suitability for roosting bats. Access to the internal voids is limited while the external features may offer ingress into the cavity walls.</p>	
<b>B</b>	<p><u>Description</u> Section B was situated to the south-east of the Main building and is divided by a shared dividing wall. Section B had a double pitched roof.</p> <p><u>External features</u> Notable external features included weep hole gaps throughout the elevations, a missing brick on the northern elevation of the ground floor together with gaps under the plastic wall caps and weather boarding of the first-floor balcony. Pigeons were observed nesting on the southern elevations of building B.</p> <p><u>Internal features</u> two voids were identified and inspected during the internal survey effort:</p> <p><i>Void 5</i> Void 5 was situated on the first floor above the women's toilet and comprised a c. 3x3m space with similar construction to void 1. No notable observations were made.</p> <p><i>Void 6</i> Void 6 was situated on the first floor above the men's toilet and comprised a c. 3x3m space with similar construction to void 1. No notable observations were made.</p> <p>Given the evidence the building is considered to have '<b>Low</b>' potential suitability for roosting bats. Access to the internal voids is limited while the external features may offer ingress into the cavity walls.</p>	<b>Low</b>

## Ground Level Tree Assessment (GLTA) - Trees

- 4.16 Two immature ornamental trees (see Photographs; Appendix B) with approximate trunk diameter at breast height (DBH) of 25cm were located in planted beds either side of the entrance door to the Main building. These trees did not have any features such as lifted bark, holes in the trunk or branches that might support roosting bats. Therefore, both of these trees were classified as having potential suitability of 'None' in terms of potential roosting features (PRFs).
- 4.17 A number of young trees including ash, field maple, sycamore, and willow *Salix* sp. were situated to the rear (north-west and south-west) of the building, facing the Grand Central Canal. These were all immature specimens with a trunk DBH of less than 15cm. These trees did not have any features such as lifted bark, holes in the trunk or branches that might support roosting bats. Therefore, these trees were classified as having potential suitability of 'None' in terms of (PRFs).

## Roost Surveys

### *Emergence Survey 1: 14 July 2025*

- 4.18 No bats of any species were seen by surveyors or filmed by the infrared cameras to emerge or return to roost within the building during the roost survey.
- 4.19 The calls of four bat species were recorded during the survey: Common pipistrelle, soprano pipistrelle, myotis *Myotis* spp, and noctule.
- 4.20 The dusk emergence survey identified no roosts in association with the buildings or the trees on Site. Foraging and commuting behaviour was noted across the Site but was concentrated around the Grand Central Canal which is situated to the west of the Site and within the adjacent Royal Quay housing estate, which is situated to the north-east of the Site where noctule bat foraging was consistent throughout much of the survey.
- 4.21 The positions of the surveyors and the Night Vision Aids around the building during the survey are illustrated on the Bat Roost Survey Plan (CSA/7652/102) at the end of this report.
- 4.22 The emergence survey on the building was carried out from 20:59 to 22:45. Significant bright artificial lighting was present on the southern elevation (front) of the building in the central car park and streetlights were present on Park Lane. Bat activity was recorded throughout the survey with noctule being recorded foraging and commuting around Survey positions S1-S4. Additionally, several recordings for soprano

pipistrelle were recorded from 22:01–22:22 with spells of foraging common pipistrelle being recorded from 21:11–21:57 and again at 22:18.

- 4.23 Bat activity was recorded throughout the survey along the Grand Central Canal from Survey Positions S5-S6. Recorded activity was dominated by continuous foraging and commuting bats with the activity being dominated by soprano and common pipistrelle, which were frequently observed foraging and commuting along a hedgerow situated to the west of the canal and the survey positions. Other species noctule and possible myotis *Myotis spp.* were also recorded from 22:02-22:18 and 21:53-21:54, respectively, this activity was largely heard but not seen.
- 4.24 Infrared images of the darkest points from the 2025 survey are provided in Appendix B (photographs 1-17).

## 5.0 DISCUSSION

- 5.1 The building on the Site was assessed as having 'low' potential suitability to support roosting bats, in line with the Bat Conservation Trust 2023 guidelines (BCT, 2023) due to the presence of features such as holes in the brick work on the external walls which may allow bats ingress into the cavity wall of the building. No evidence of roosting bats was identified during the Preliminary Roost Assessment of the building.
- 5.2 The habitats on Site were assessed to be 'low' suitability for bats due to the lack of foraging and commuting opportunities within the majority of the Site, which predominantly comprised hardstanding. However, the location of the Site and its proximity to the adjacent Grand Union Canal together with landscape planting to the west of the existing building along the Grand Union Canal bank is thought to offer foraging habitat for a range of bat species which may be using the waterway.
- 5.3 Due to the building having low suitability to support roosting bats, one dusk emergence survey was undertaken. The emergence survey did not record any bat roosts in association with the building or trees on-site. Bat foraging and commuting activity was recorded from a minimum of four species, however this was predominantly outside the site boundary due to the high light levels within the central car park and lack of foraging resource over most of the Site.
- 5.4 The artificial lights present on Site within the central car park have the potential to impact foraging and commuting bats, this was evidenced during the dusk emergence survey as no bats were seen crossing the Site.
- 5.5 Surveys will need to be updated if the proposed works are not undertaken within 12 months from the date of the most recent bat emergence survey.

### **Enhancement**

- 5.6 It is thought that there is sufficient scope within the proposed redevelopment of the Site to include enhancements which may improve the suitability of the Site for both foraging and commuting bats given that they were recorded throughout the survey.
- 5.7 It is thought that there is sufficient scope to reduce artificial light at night within the Site, which was observed to be significantly high during the emergence survey given the existing security lighting on the southern elevation of the building. Any new lighting scheme for the Site should be designed to avoid illuminating any potential roosting features within the external fabric of the building.

- 5.8 Additional tree and boundary planting within the Site would increase the suitability for roosting, foraging and commuting bats.

## **6.0 RECOMMENDATIONS**

### **Avoidance and Mitigation**

- 6.1 No bat roosts were identified within the building, therefore no impacts to bat roosts are expected and no further surveys or mitigation are required.
- 6.2 Should a bat be discovered during the works then works should stop immediately and the advice of a suitably qualified ecologist should be sought.

### **Enhancements**

- 6.3 The following measures are given as potential enhancements on the Site.
- 6.4 The installation of two bat boxes on the walls of the building facing the canal, these should be placed at a height over 3m.
- 6.5 Artificial light on the Site could be reduced and altered to reduce light spill and intensity. Consideration for the use of cowls and hoods to reduce back spill, the use of timers or motion sensitive lighting to ensure dark periods of time on the Site.
- 6.6 Lighting should avoid any vegetation on the Site or adjacent to the Site and the rear of the Site, adjacent to the Canal should be maintained as a dark corridor with no lighting included on the building on these elevations.
- 6.7 The Bat Conservation Trust and The Institute of Lighting Professionals (2018, 2023) outlines the following should be considered when choosing luminaires:
- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
  - LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

A warm white spectrum (ideally Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).

## **7.0 CONCLUSIONS**

- 7.1 No bat roosts were identified within the building, therefore no impacts to bat roosts are expected and no further surveys or mitigation are required.
- 7.2 In the unlikely event that a bat is discovered, works should stop immediately, and the advice of a suitably experienced ecologist should be sought.
- 7.3 Recommendations for ecological enhancement measures with respect to bats that could be delivered as part of development at the Site have been provided above.

## 8.0 REFERENCES

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## **Appendix A**

Bat Survey Plans

(CSA/7652/100) & (CSA/7652/102)



Site boundary

Building Suitability:

Low

External Features:

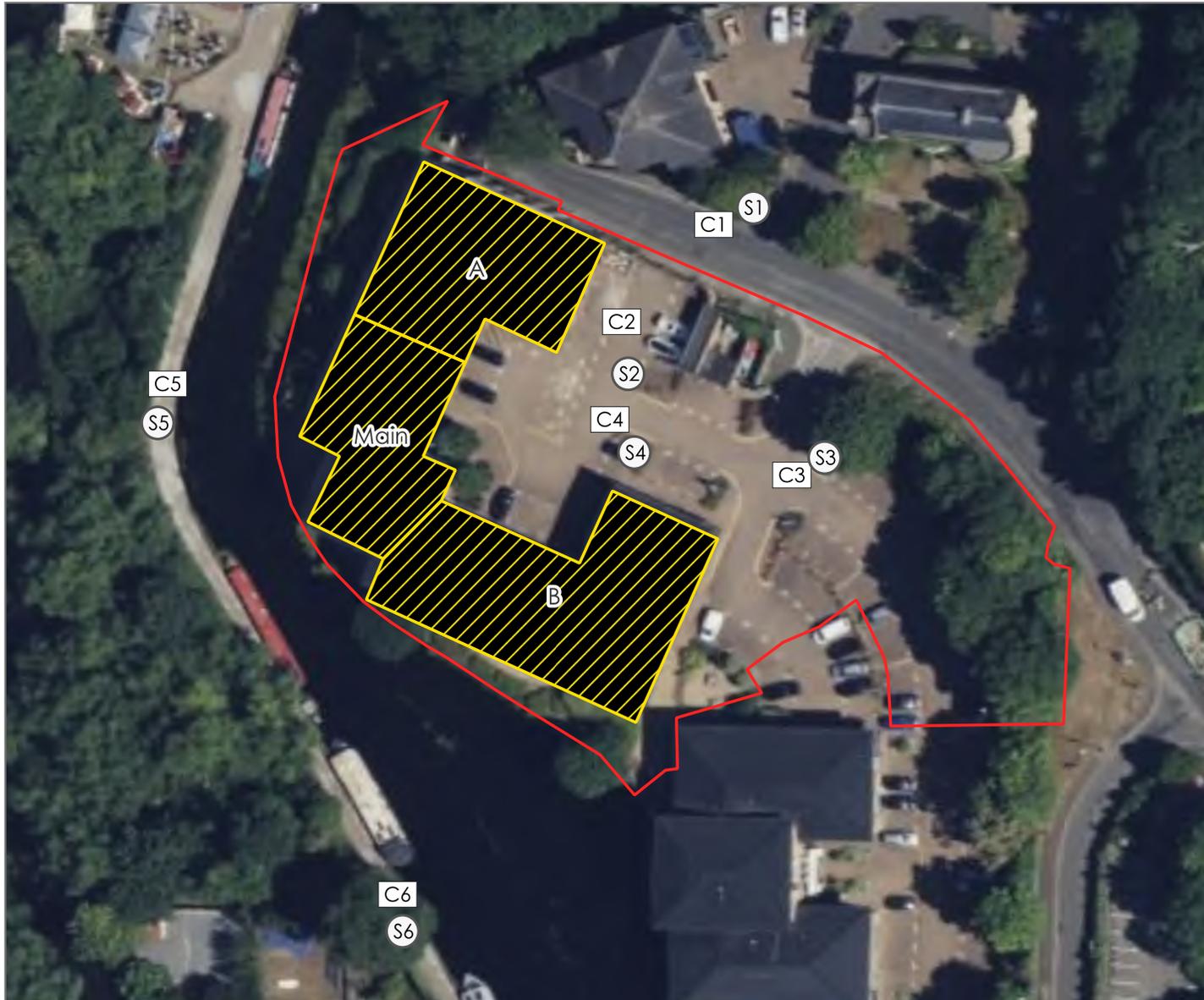
- Gaps in eaves
- Missing brick
- Gap around service entry pipe
- Gap under wall cap
- Gap in weather boarding
- Weep hole
- Gap in flashing
- Gap in mortar



Office 20, Citibase, 95 Ditchling Road,  
Brighton BN1 4ST

t 01273 927399  
e [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)  
w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Project	Salamander Quay, Uxbridge	Date	July 2025	Drawing No.	CSA/7652/100
Drawing Title	Preliminary Roost Assessment (PRA) Summary	Scale	Refer to scale	Rev	-
Client	Hersch Schneck (Mountley Group)	Drawn	NS	Checked	TS



-  Site boundary
-  Building
-  Building with 'low' suitability for roosting bats
-  IR camera Location
-  Surveyor location



Office 20, Citibase, 95 Ditchling Road,  
Brighton BN1 4ST

t 01273 927399  
e [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)  
w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

<b>Project</b>	Salamander Quay, Uxbridge	<b>Date</b>	July 2025	<b>Drawing No.</b>	CSA/7652/100
<b>Drawing Title</b>	Bat Survey Plan	<b>Scale</b>	Refer to scale	<b>Rev</b>	-
<b>Client</b>	Hersch Schneck (Mountley Group)	<b>Drawn</b>	NS	<b>Checked</b>	TS

## **Appendix A**

Photographs



**Photograph 1.** The central hardstanding/car parking area associated with the Site.



**Photograph 2.** South elevation of the building including section Main and B.



**Photograph 3.** North elevation of the building (section A).



**Photograph 4.** South-eastern elevation of the building (Section A).



**Photograph 5.** North-eastern elevation of the building along Park Lane (Section B).



**Photograph 6.** North elevation (rear) of the building along the Grand Union Canal.



**Photograph 7.** Internal void space 1.



**Photograph 8.** Internal void Space 2.



**Photograph 9.** Internal void Space 4.



**Photograph 10.** Service pipe hole potential roosting feature on the south elevation of the building (section B).



**Photograph 11.** Missing brick potential roosting feature on south elevation balcony of the building (section B).



**Photograph 11.** Vegetation along the Grand Union Canal to rear of building (north-west and south-west elevations)



**Photograph 12.** Darkest Shot camera position 01, looking at the northern elevation of the building from Park Lane.



**Photograph 13.** Darkest Shot from camera position 02, looking the southern elevation of the building from the central courtyard/parking area.



**Photograph 14.** Darkest Shot from camera position 03, looking the northern and eastern elevations of the building from the central courtyard/parking area.



**Photograph 15.** Darkest Shot from camera position 04, looking the southern elevation of the building from the central courtyard/parking area.



**Photograph 16.** Darkest Shot from camera position 05, looking at the western elevation of the building from the bank of the Grand Central Canal.



**Photograph 17.** Darkest Shot from camera position 06, looking at the south-western elevation of the building from the bank of the Grand Central Canal.



Dixies Barns, High Street,  
Ashwell, Hertfordshire  
SG7 5NT

**t** 01462 743647  
**e** [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

---

Office 20, Citibase,  
95 Ditchling Road,  
Brighton BN1 4ST

**t** 01273 573871  
**e** [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

---

3 Ripple Court,  
Brockridge Park, Twynning,  
Tewkesbury GL20 6FG

**t** 01386 751100  
**e** [tewkesbury@csaenvironmental.co.uk](mailto:tewkesbury@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

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Wizu Workspace, 32 Eyre  
St, Sheffield City Centre,  
Sheffield S1 4QZ

**t** 07838 290741  
**e** [sheffield@csaenvironmental.co.uk](mailto:sheffield@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

---

Worting House,  
Church Lane, Basingstoke,  
RG23 8PY

**t** 01256 632340  
**e** [basingstoke@csaenvironmental.co.uk](mailto:basingstoke@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)