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Report by - KJF Consultancy Ltd

Title - Preliminary Roost Assessment (PRA) on dwelling and timber structures on land at 25 New Road, Harlington, Hayes UB3 5BD

Reason for the report - Supporting information for a proposed development and to advise the Local Planning Authority (LPA) of the findings

Proposed development - Demolish dwelling and timber structures and erect 9 houses

LPA - Hillingdon Council

LPA reference - Not known at the time of this report

Architect - Not known at the time of this report

Client - Komorebi Ventures Limited

Author - Karl Forkasiewicz MCIOB, CEnv, CL18 (Bat Survey Licence Level 2)

Membership No. 1494354 Registration No. 4482

Quality Assurance

Report title	PRA on dwelling and timber structures on land at 25 New Road, Harlington, Hayes UB3 5BD
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Report checked by	Jan Forkasiewicz BA (Hons)
Report validation	This report is only considered valid until May 2026.

Distribution List

Client	✓

Previous relevant KJF Consultancy Ltd Reports (not applicable)

Statement for LPA registration

A Preliminary Roost Assessment has been carried out on the dwelling and timber structures on land at 25 New Road, Harlington, Hayes UB3 5BD in accordance with the Bat Conservation Trust good practice guidelines. It is prosed to demolish the dwelling and timber structures and develop the land by erecting 9 houses. The site where the timber structures are is used as a car maintenance garage.

No external evidence of bat activity was found on the dwelling or a bat; the dwelling has no access into a roof space. The roof of the dwelling contains a number of Potential Roost Sites (PRS) for bats (gaps and holes); the timber structures contain negligible PRS. Given the PRS, there was a moderate likelihood of a bat roost being present on the roof of the dwelling. However, negligible foraging habitats for bats are adjacent to the dwelling meaning bats will nor regularly forage adjacent to the dwelling. Normally, where no evidence is found or a bat, but there is a moderate likelihood of a bat roost being present, in accordance with the good practice guidelines, further bat surveys (two presence/absence surveys) are recommended.

However, given these surveys cannot be carried out until (as of) May 2025, all the PRS were inspected from a ladder, using a powerful torch and an endoscope. Cobwebs were present in the majority of the PRS; no evidence of bat activity was found in a PRS, or a bat.

Reasonable survey effort has been carried out that was proportionate and relevant to the circumstances. However, it must be understood that survey results are only relevant at the time they are carried out and the result can change over time. Given it may be many months before the works are carried out - if planning permission is granted, as a precautionary measure, the action that must be taken in the unlikely event of a bat being discovered during the works is given in this report and must be followed.

This report has been produced as supporting information for the proposed development and is considered valid until May 2026. If planning permission is granted, the LPA should attach a condition to the decision notice e.g. " *If a bat is discovered during the works, the action that must be taken as detailed within the Bat Survey Report by KJF Consultancy Ltd must be followed.* "

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1. Summary, findings and conclusion

1.1 An explanation of the terms in bold within this report is attached at appendix 1. It is proposed to demolish the dwelling and timber structures on land at 25 New Road, Harlington, Hayes UB3 5BD and develop the land by erecting 9 houses. The LPA is Hillingdon Council; the planning application reference is not known at the time of this report. KJF Consultancy Ltd was instructed to a) inspect the dwelling and timber structures for **evidence of bat activity**/bats, **Potential Roost Sites (PRS)** for bats and **foraging habitats** on site and b) provide a bat survey report as supporting information for the proposed development. A **Preliminary Roost Assessment (PRA)** has been carried out, in accordance with the **Bat Conservation Trust (BCT) good practice guidelines**. The PRA was carried out in accordance with the guidelines, by Karl Forkasiewicz MCIOB, CEnv, CL18 (Bat Survey Licence Level 2) who has been licenced to carry out bat surveys and disturb and handle bats since 2016, His findings follow.

1.1.1 I inspected the dwelling and timber structures during the afternoon of 27/09/2024; there was good visibility with no rain. The dwelling is a detached rendered property with four pitched roofs in an 'L shape;'the main roof is composed of two roofs, orientated east to west with the others being orientated north to south. There is one chimney with lead flash seating and three roofs have: half-round concrete ridge tiles; slate roof tiles; and timber facia boards/barge boards. The other roof has a corrugated asbestos roof. Two single storey extensions are on the rear (north) elevation that have a flat felt roof and a flat corrugated asbestos roof. The timber structures are sheds/outbuildings that are dilapidated with corrugated metal roofs. There is also: a timber fame structure with a clear PVC/Polycarbonate roof; a metal garage with a corrugated metal roof; and two metal containers.

1.1.2 No external evidence of bat activity was found on the dwelling or a bat; the dwelling has no access into a roof space. The roof of the dwelling contains a number of PRS (gaps and holes); the timber structures contain negligible PRS. Given the PRS, there was a moderate likelihood of a bat roost being present on the roof of the dwelling. However, negligible foraging habitats for bats are adjacent to the dwelling meaning bats will nor regularly forage adjacent to the dwelling.

1.1.3 Normally, where no evidence is found or a bat, but there is a moderate likelihood of a bat roost being present, in accordance with the good practice guidelines, further bat surveys (two presence/absence surveys) are recommended. However, given these surveys cannot be carried out until (as of) May 2025, all the PRS were inspected from a ladder, using a powerful torch and an endoscope. Cobwebs were present in the majority of the PRS; no evidence of bat activity was found in a PRS, or a bat.

1.1.4 Reasonable survey effort has been carried out that was proportionate and relevant to the circumstances. However, it must be understood that survey results are only relevant at the time they are carried out and the result can change over time. Given it may be many months before the works are carried out - if planning permission is granted, as a precautionary measure, the action that must be taken in the unlikely event of a bat being discovered during the works is given in this report and must be followed.

1.1.5 My credentials are given at 2; the PRA methodology is given at 3. A discussion regarding further surveys, and when they are/are not required is given at 4; any limitations on the PRA are given at 5. Relevant photographs are attached at appendix 2 and appendix 3; appendix 3 contains photographs of the PRS inspected. As a precautionary measure, the action that must be taken if a bat is discovered is attached at appendix 4.

1.1.6 This report has been produced as supporting information for the proposed development and is considered valid until May 2026.

1.1.7 If planning permission is granted, the LPA should attach a condition to the decision notice e.g. " *If a bat is discovered during the works, the action that must be taken as detailed within the Bat Survey Report by KJF Consultancy Ltd must be followed.* "

2. Author's credentials

2.1 Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIOB);
- Chartered Environmentalist (CEnv);
- Licenced to disturb and handle Bats (Bat Survey Class Licence CL18);
- Member of the BCT; and
- Member of Team Bat.

2.2 Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I carried out numerous bat surveys on trees and within woodlands, and produced Woodland Management Plans that contained recommendations regarding bats.
- I have 13 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have inspected many buildings for evidence of bat activity/bats, and carried out many PRAs, presence/absence surveys (dusk emergence/dawn entry surveys), Bat Roost Characterisation Surveys, and dusk to dawn surveys.
- I have produced many reports regarding bats and proposed developments.

2.2.1 As a Member of the BCT and Team Bat (run by Richard Crompton who is highly respected within the UK bat sector and was awarded a place in the BCT Hall of Fame in 2022), I am able to be kept up-to-date with new research and development regarding bats and bat surveys.

3. PRA methodology on buildings (not trees)

3.1 All UK species of bats and their roosts (a breeding and/or resting place for bats) are protected (bat roosts are a protected habitat even if bats are not present/roosting). A PRA consists of detailed inspections of buildings that include an external and internal inspection, as detailed below.

External inspection looking for:-

- PRS, potential entry/exit points for bats, and external evidence of bat activity and roosting bats.

Internal inspection looking for:-

- Roosting bats/internal evidence of bat activity. When inspecting roof spaces/voids, stored items are moved to inspect boarding/insulation; if insulation has been placed on top of older insulation, some of the insulation is lifted to inspect the older insulation.

3.1.1 PRAs are carried out in accordance with the BCT guidelines, from ground level, with the use of a torch and binoculars; an endoscope may also be used. Inspecting PRS on roofs is beyond the scope of a PRA. An assessment is also made of any foraging habitats on site and Google Earth is referred to.

4. Discussion regarding further surveys

4.1 A building can contain bat roosts for void dwelling and crevice dwelling species of bats. Void dwelling species roost in roof spaces/roof voids and open roofs and hang from roof timbers and roost in the corners where timbers meet. Where present, evidence from a void dwelling species is usually found and bats are usually seen if present when inspecting buildings. However, evidence from a crevice dwelling species can be missed when inspecting buildings as these bats roost in places hard to reach/at height e.g:-

- Behind barge boards;
- Behind facia and soffits boards;
- Behind a PRS that is at the apex of gable end walls (i.e. behind a dry verge end cap);
- Behind timber cladding above first floor level;
- In gaps left by missing mortar;
- In cavities within dilapidated/old brickwork;
- In wall cavities;
- Under lead flashing at the base of chimneys;
- Under hanging tiles;
- Under ridge/roof tiles.

4.1.1 In contrast to void dwelling species, if crevice dwelling species are present when inspecting buildings they are not usually seen, unless the where they are roosting can be inspected from ground level.

4.1.2 Where no evidence of bat activity is found or a bat and no/negligible PRS are noted, no further surveys need to be carried out, even if foraging habitats for bats are on site/on adjacent land close by, and bats will regularly forage close to the PRS. This is because the building would be unsuitable for bats. However, where a PRA does not give confidence in the absence of a bat roost, due to there being PRS and foraging habitats, in accordance with the BCT guidelines; presence/absence surveys (dusk emergence surveys) need to be carried out. The number of surveys depends on the likelihood (low, moderate or high) of a bat roost being present, which depends on two key factors: 1) the number of PRS and 2) if there are foraging habitats for bats, meaning bats will forage close to the PRS. A low likelihood is where there are a few PRS and limited foraging habitats, a medium likelihood is where there are several PRS and there are foraging habitats, a high likelihood is where there are many PRS and significant foraging habitats. The aforementioned equate to one, two or three dusk emergence surveys being required (respectively). Of course, there will be circumstances where the number of dusk emergence surveys will vary e.g. there may be many PRS but no foraging habitats for bats; only one survey would be required where this was the case. Also, inspecting PRS from a ladder using a powerful torch and an endoscope may be appropriate under certain circumstances and can be more robust than presence/absence surveys.

4.1.3 Where there is a confirmed bat roost (bat droppings are found and/or a bat(s) is discovered), a Bat Roost Characterisation Survey must be carried out, which consist of three dusk emergence surveys.

4.1.4 Given the findings, no further bat surveys need to be carried out before planning permission can be granted.

5. Limitations

5.1 The Local Environment Records Centre was not contacted to find out if they held a record of a bat roost on the dwelling as this is highly unlikely. However, the LPA should advise KJF Consultancy Ltd if they are aware of a record of a bat roost.

5.2 The differing activities of bats at different times of the year are also acknowledged.

References

A Field Guide to British Bats by Frank Greenaway and A. M. Hutson (Bruce Coleman Books, Middlesex - 1990).

Bat Conservation Trust (www.bats.org.uk).

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London.ISBN-978-1-7395126-0-6 (https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition).

Google Earth.

Natural England Standing Advice regarding Bats (https://www.gov.uk/guidance/bats-protection-surveys-and-licences).

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 (https://cieem.net/resource/uk-bat-mitigation-guidelines-2023/?filter_topic=206).

Team Bat (https://www.teambat.co.uk/).

The Conservation of Habitats and Species Regulations. 2017 (https://www.legislation.gov.uk/uksi/2017/1012/contents/made).

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (https://www.legislation.gov.uk/ukdsi/2019/9780111176573).

University of Bristol, School of Biological Sciences (www.bio.bris.ac.uk).

Bat Conservation Trust (BCT) good practice guidelines - Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London.ISBN-978-1-7395126-0-6

Evidence of bat activity - Bat droppings, feeding remains (e.g. butterfly and moth wings), fur-oil staining below entry/exit points.

Foraging habitats - Bats forage for insects above fields/grassland/hedges/hedgerows, trees/woodlands and water.

Potential Roost Sites (PRS) - These are anywhere bats could roost e.g. gaps under tiles.

Preliminary Roost Assessment (PRA) - Regarding structures, a PRA is a detailed inspection of the exterior and interior of a structure to look for evidence of bat activity/bats. An assessment of any foraging habitats within a site is made, and an assessment is made of any Potential Roost Sites on a structure. The aim of a PRA is to determine the actual or potential presence of bats and the need for further survey effort and/or mitigation. In many situations it is not possible to inspect all Potential Roost Sites where bats may be present and therefore an absence of bat evidence does not equate to evidence of bat absence.

Appendix 2. Relevant photographs of the dwelling and the site.


27.09.2024 13:34


27.09.2024 13:34

The site. PR; Pitched Roof.

Appendix 3. Relevant photographs of the PRS inspected (gaps and holes).


N
E
S
W
1
2
3
4
27 Sept 2024 14:12:29
16° N


1
2
3
27 Sept 2024 14:13:17
21° N


4
27 Sept 2024 14:13:59
36° NE


4

Gap under facia board on east elevation.

Appendix 4. Action that must be taken if a bat is discovered.

It must be understood that survey results are only relevant at the time they are carried out and the result can change over time. Given it may be many months before the works are carried out - if planning permission is granted, the action that must be taken if a bat is discovered is given below and must be followed.

1. If a bat is discovered at any time during the works, the works must stop immediately and the bat must not be exposed or 'encouraged' to fly out of the roost.
2. The bat must not be disturbed or handled, unless it is in danger, when it must be carefully handled wearing clean gloves and placed in a lidded ventilated box with a piece of clean cloth for the bat to cling on to and a small shallow container with some wetted cotton wool. The box must be kept in a safe, quiet location.
3. The National Bat Helpline must be contacted on 0345 1300 228 who will give the contact details of a local bat carer; their opening times and advice can be obtained here https://www.bats.org.uk/our-work/national-bat-helpline - any advice given by the bat carer/the Helpline must be followed. Alternatively, KJF Consultancy Ltd should be contacted for advice on 07763-121432.