

Why You May Need To Contact Us

You may need to contact us if you have submitted a planning application and your local planning authority have requested a bat survey, or you are already aware that you will need a bat survey prior to submission of your planning application and are seeking advice and/or a proposal to undertake this work.

Why You Need a Bat Survey

You may never have seen bats at the site, however, this does not necessarily mean they are absent as these fauna are extremely cryptic and difficult to detect. Bats will roost in attic spaces but will also roost under roof tiles and hanging tiles, in soffits and other suitable crevices and voids in the fabric of the building.



Bats and their roost sites are protected under European and UK legislation, and also under national and local planning policy. This is because bat populations have been in decline over the last century. Your planning application has potential to affect buildings and/or trees which may support bats which could therefore be impacted by the proposals. Your local planning authority has a statutory duty to ensure that protected species such as bats are not adversely impacted by development and has requested a survey to ensure your planning application is compliant with policy and legislation.

What Needs to Be Done - Phase 1

A Preliminary Bat Assessment of the site needs to be undertaken and can be carried out in daylight hours at any time of year. This will involve detailed internal/external searches of the buildings looking for bats, evidence of bats and/or features which could support bats.



What Needs To Be Done - Phase 2 (if required)

If the results of the Preliminary Bat Assessment show that buildings that will be impacted by the proposals support bats, or contain features with potential to support roosting bats, then

dusk emergence/dawn re-entry surveys will be required in the summer when bats are most active to determine whether bats are actually using the buildings, and if so then how many bats, what species and what type of roost i.e. transitional, maternity, summer roost etc.

The dusk emergence/dawn re-entry survey entails surveyors standing at points around the buildings at dusk and dawn with bat detectors which pick-up the echolocation calls of bats and enable identification when they are leaving and re-entering the roost. A detailed mitigation and licensing strategy to protect any bats present and ensure legislative and planning policy compliance could only be compiled with possession of these data.

How Much Will A Bat Survey Cost

The costs for the dusk emergence/dawn re-entry survey are largely dependent on how many surveyors are required for sufficient coverage of the buildings that will be impacted by the proposals and the potential of the buildings to support bats which will be determined from the results of the Preliminary Bat Assessment. If the building is of low potential then one dusk emergence and one dawn re-entry will be required. If the building is of moderate or high potential then two dusk emergence and a dawn re-entry survey will be required.



DNA analysis of bat droppings are also sometimes required as Natural England/Natural Resources Wales will only determine a licence application based on definitive species identification which is sometimes not possible based on echolocation calls alone.

The undertaking of a Preliminary Bat Assessment and the survey effort that we employ is necessary for compliance with best practice guidance published by the Bat Conservation



Trust and acceptance by your local planning authority and Natural England/Natural Resources Wales. Part of the purpose of the Preliminary Bat Assessment is to inform the design of any dusk emergence/dawn re-entry surveys that may be required in terms of the number of surveyors needed for sufficient coverage of the building and the number of surveys that will be required. The Preliminary Bat Assessment can therefore help to reduce costs as it enables the design of a

carefully targeted survey using the appropriate number of surveyors and survey effort based on the potential of the building.

Our fee rates are competitive and comparable to other professional services. All work is carried out at a fixed cost based on an accurate time estimate to complete the specification. If the building is found to support a significant roost a detailed mitigation strategy and Natural England/Natural Resources Wales licence application may be required once planning permission had been granted. A development licence



derogates from the legislation which protects bats and allows an otherwise illegal act to proceed i.e. modification or destruction of a bat roost, subject to the implementation of appropriate mitigation and monitoring. Three strict legal tests must be met for a licence to be granted. It is the responsibility of Natural England/Natural Resources Wales to assess whether the three legal tests have been met and a licence can be granted.

Do Not Be Daunted

We understand that this is a lot of information to take on board, and is probably more complicated and involved than you had anticipated. However, although you should be aware of everything that is potentially involved and the potential costs, you should not be daunted by the process itself. We have been in this position many times and work with some of the best bat ecologists in the business, so are perfectly equipped to take you through the whole process as efficiently as possible.





What Do You Need To Do Next

If you would like a fixed-cost proposal to undertake a bat survey please [Email us](#) ensuring that you provide the following:

- **Your full name and the address and address of the site (if different);**
- **Red line boundary of the site;**
- **Description of the proposed works;**
- **Existing and proposed elevations and plans (if available);**
- **Photographs of the buildings (if available); and**
- **Decision notice or comments from the Local Planning Authority (LPA).**

If the Preliminary Bat Assessment is carried out over the autumn/winter period this will provide you with a clear picture of what will be required and enable any further survey work to be scheduled for commencement at the earliest opportunity the following summer (if required). It is sometimes possible to scope buildings out if the Preliminary Bat Assessment shows that there are no potential roosting opportunities for bats within the buildings.