

## BOW17.1593: Preliminary Roost Assessment (PRA) - Update

### Introduction

This report provides an updated Preliminary Roost Assessment (PRA) of the site at Wilson Road, Huyton, Liverpool (NGR: SJ 45755 90004). It has been prepared in relation to planning application (DN 25-00205-FUL), to inform: proposed building demolition; and to confirm whether any changes have occurred since the previous bat surveys undertaken in 2021 and the updated bat survey report completed in August 2024.

This assessment is based on:

- A recent site inspection undertaken in 2026; and
- A review of the previous bat survey reports, including the 2021 Bat Survey Report (Bowland Ecology 2022) and the Updated Bat Survey Report (August 2024).

The aim of this update is to confirm whether the conclusions of the previous surveys remain valid and to identify any changes in bat roost potential.

### Methods

The survey was conducted by Lucy Pocock MSc, BSc (Hons) on 8<sup>th</sup> April 2026. The weather was suitable with a temperature of 15°C, dry and no wind (Beaufort 0). The cloud cover was 0%. The days preceding the survey had been fine and dry weather, meaning bat evidence was unlikely to have been washed away.

The survey followed the Bat Conservation Trust (BCT) 'Good Practice Guidelines' (Collins, 2023). The inspection involved checking for field signs of bats such as droppings, urine stains, feeding remains, and scratch marks or smoothing of surfaces which may indicate bat use on the external features of the building, with particular attention being paid to ledges, walls, doors, internal floors, and external surrounding ground. An assessment of the potential of the building to support bats was also made during the survey i.e. searching for suitable roosting crevices (Appendix A). Binoculars were used to aid the surveys.

The Bat Mitigation Guidelines (Reason & Wray, 2023) state that a significant bat roost can normally be determined on a single visit at any time of the year, provided that the entire structure is accessible and that signs of bats have not been removed by others.

### Limitations

This assessment is based on a site inspection undertaken in 2026 and a review of previous survey reports (2021 and 2024). As with all Preliminary Roost Assessments, the findings represent a snapshot in time and are subject to certain limitations.

Access during the site inspection was limited to areas that were safe and accessible at the time of the survey, and therefore not all internal areas of the buildings could be inspected. It is possible that some features with potential

support roosting bats were not fully visible or assessed in detail. However, the areas that were accessible were found to be of very low suitability for bats, and it is considered likely that this is representative of the remaining warehouse areas, which are of similar construction. Furthermore, the limited number of suitable features present, alongside the high levels of external lighting across the site, reduce the overall suitability of the buildings. As such, these constraints are not considered to materially affect the conclusions of this report.

Small bat roosts located within discrete crevice features do not always present obvious external evidence. Therefore, the absence of field signs cannot be taken as definitive evidence of absence, and this is a recognised limitation of Preliminary Roost Assessments. However, bats are mobile species and may colonise structures at any time; notwithstanding this, the confirmed absence of bats during previous emergence surveys and the consistently low suitability of the buildings indicates that this is unlikely. The availability of previous survey data for the Wilson Road site provides additional confidence in these findings, and this limitation does not alter the overall conclusions of the assessment.

### Site description and previous findings

The site comprises a large warehouse building with an adjoining office block located within an industrial estate. The buildings are constructed from a combination of red brick, metal and asbestos sheeting on steel frames, with surrounding hardstanding and limited vegetation.

The original Preliminary Roost Assessment (2021) identified the buildings as having **low suitability for roosting bats**, with a small number of potential roost features (PRFs) such as gaps in brickwork, soffits and roof materials.

Emergence surveys in 2021 and the updated emergence survey in 2024 recorded:

- No bat roosts within the buildings; and
- Very low levels of bat activity across the site.

### Updated Site Survey (2026)

#### *Foraging and commuting bats*

The site is dominated by hardstanding with limited ecological value; however, features along the site boundaries provide some suitability for commuting and foraging bats. Boundary vegetation, including scattered trees and scrub, together with Logwood Mill Brook located along the north-eastern edge of the site, offer linear features that may be used by bats for navigation and opportunistic foraging.

Despite this, the habitat is considered to be of **low suitability overall**, as it is relatively isolated and subject to high levels of artificial lighting, which is likely to deter bat activity. This is supported by previous survey results, which recorded **very low levels of bat activity**, limited to occasional commuting passes

## Roosting bats

A site walkover survey was undertaken in 2026 to assess current conditions and identify any changes since the previous surveys. Appendix B shows feature locations. Photographs and descriptions of features can be viewed in Appendix C.

In summary, features found included potential crevices in roof verge tiles / edge capping across the southern elevation, and degraded timber leading to a potential cavity. However, most crevice features could be fully viewed from ground level using binoculars, revealing dense cobwebbing to many of the features, which may indicate lack of use by bats. Furthermore, all elevations of the building have flood lights attached within any potential flight paths, alongside external flood lights at site boundaries shining onto the building and immediate surrounding areas.

Appendix B shows the extent of flood lighting on the site.

Internal areas were largely locked away and appeared well sealed. One warehouse was open for inspection, and it was evident that the roof was single skin asbestos cladding with no liner, reducing its suitability for crevice dwelling bat species. Furthermore, the walls were of a similar nature with limited opportunities for roosting should a bat gain entrance to the internal void.

In summary, the survey confirmed that:

- The buildings remain in a similar condition to that previously described;
- Previously identified PRFs remain present but are limited in extent and unchanged in suitability;
- No new features suitable for roosting bats have developed;
- External lighting remains extensive, significantly reducing the suitability of the site for bats; and
- The surrounding habitats remain largely unchanged.

No evidence of bats (e.g. droppings, staining, feeding remains or roosting individuals) was recorded during the survey.

## Evaluation of Roosting Potential

Based on the findings of the site survey and review of previous reports, the buildings continue to be assessed as at most, having low suitability for roosting bats (Collins 2023), most suited to individual, opportunistic summer roosting bats. However, when considering this together with the significant illumination of the site during darkness and the previous bat activity at recorded at the site, it can realistically be considered as **very low – negligible suitability for roosting bats**.

**The site is unsuitable for hibernating bats.** Despite it's likely low temperature during winter, the site is highly disturbed, and the building materials likely increase noise and vibration during day-to-day working practices. Hibernating bats are highly sensitive to disturbance, thus the presence within this building is highly unlikely and of negligible risk.

There has been no material change to the buildings or habitats that would increase their suitability for bats. In addition, previous emergence surveys (2021 and 2024) recorded no roosting bats and only very low levels of activity.

## Conclusions and Recommendations

The updated PRA confirms that:

- The site is of **low – negligible potential for roosting bats**;
- The conclusions of the 2021 and 2024 surveys remain valid; and
- There is no evidence to suggest that bats are currently roosting within the buildings.

Therefore:

- No further bat surveys are required to support the planning application, provided works commence within an appropriate timeframe; and
- Works can proceed with the implementation of standard Reasonable Avoidance Measures (RAMs), as detailed within previous reports (Bowland Ecology 2024).

Previously recommended mitigation and enhancement measures (e.g. provision of bat boxes and sensitive lighting design in Bowland Ecology 2025a & b) remain appropriate compensation and should be incorporated into the development proposals.

The demolition should be time to be undertaken in winter outside of the bat active season (which runs from March – September, inclusive), when bats are highly unlikely to be within the building. This also coincides with nesting bird requirements below.

## Nesting Birds

A significant number of herring gull (*Larus argentatus*) and other gull species were present on the roof during the survey. It appeared that there were several nesting pairs, alongside nesting feral pigeon (*Columba livia domestica*). Nesting birds, including feral pigeon, are protected by law (Appendix D) during the nesting season (March – August inclusive). Therefore, the building must not be demolished, or any other works begin on the building outside of current operations, during this period. It's clear that this is a regular site for these species, thus nesting birds are likely to be an annual constraint. This reinforces winter timing for the demolition of the building.

## Survey Validity

This report is valid for 18 months from issuing, due to the mobility of bats and roost-switching behaviour of certain species.

|                                                                |                                          |            |                                  |
|----------------------------------------------------------------|------------------------------------------|------------|----------------------------------|
| Document Title: BOW17.1593_Wilson Road, Huyton_2026 PRA Update | Author: Lucy Pocock, Principal Ecologist | Version: 1 | Date: 8 <sup>th</sup> April 2026 |
|----------------------------------------------------------------|------------------------------------------|------------|----------------------------------|

## References

### *Project-Specific Reports (Bowland Ecology):*

- Bowland Ecology (2021a). *Huyton Business Park – Ecological Appraisal* (BOW17.1277).
- Bowland Ecology (2021b). *Huyton Business Park – Bat Survey Report* (BOW17.1277).
- Bowland Ecology (2024). *Wilson Road, Huyton – Updated Bat Survey Report* (BOW17.1593).
- Bowland Ecology (2025a). *Wilson Road, Huyton – Bat Box Plan & Lighting Strategy* (BOW17.1593).
- Bowland Ecology Ltd. (2025b). *Wilson Road, Huyton: Ecological Enhancement Plan (Version 3)*. (BOW17.1593).

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4<sup>th</sup> Edition). The Bat Conservation Trust, London.

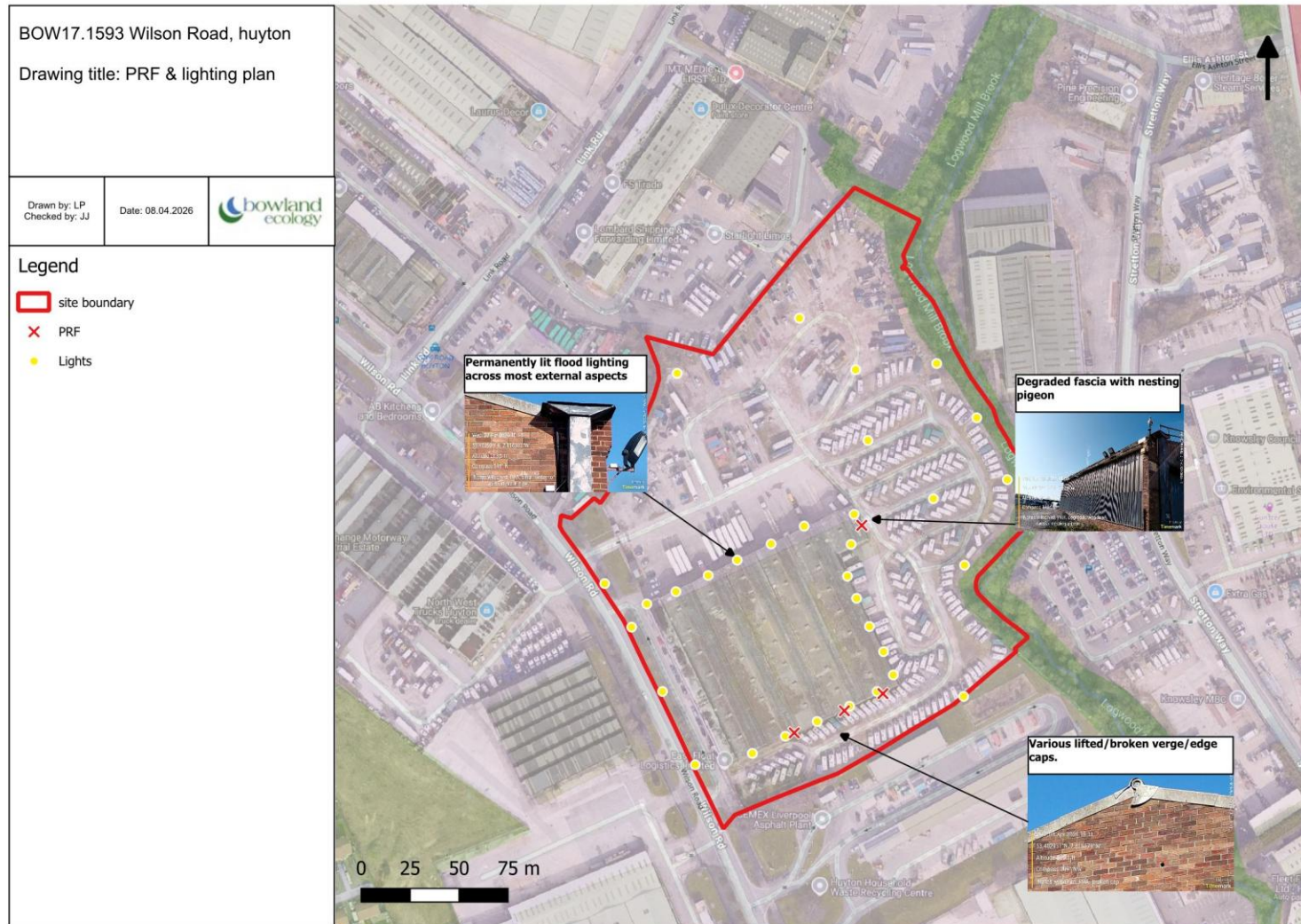
Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

## Appendix A – Bat Roost Potential and Habitat Suitability Categories

Table 1 - Guidelines for assessing the potential suitability (structures and foraging habitats) of proposed development sites for bats, based on the presence of habitat features within the landscape (Collins, 2023).

| Suitability | Description of Roosting Habitat                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Commuting & Foraging Habitats                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None        | No obvious features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)                                                                                                                                                                                                                                                                                                           | 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 flight lines or generate/shelter insect populations available to foraging 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.                                                                                                                                                                                                                                                                                                | No obvious habitat features on site likely to be used as flightpaths or by foraging bats, however, a small element of uncertainty remains in order to account for non-standard behaviour.                                                                                                                                                                                                                                                                                              |
| Low         | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats). | Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat.<br><br>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.                                                                                                               |
| Moderate    | A structure or tree 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 described in this table is made irrespective of species conservation status, which is established after presence is confirmed).                                       | Continuous habitat connected to the wider landscape that could be used by bats for flightpaths, such as lines of trees and scrub or linked back gardens.<br><br>Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland, or water.                                                                                                                                                                                   |
| High        | A structure or tree 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.<br><br>These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.                                                                     | Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as river valleys, streams, hedgerows, lines of trees and woodland edge.<br><br>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.<br><br>Site is close and connected to known roosts. |

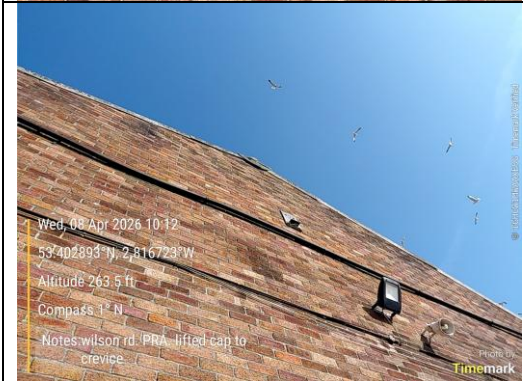
## Appendix B – PRA Map



## Appendix C – Photographs & Descriptions

| Photograph                                                                                                                                                           | Description                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|   | <p>Outbuilding in good condition, flat roof well-sealed. Negligible bat risk.</p> |
|                                                                                   | <p>Security outbuilding in moderate condition, though negligible bat risk.</p>    |
|                                                                                   | <p>Birds nest in missing edge cap.</p>                                            |

|                                                                                                                                                                                                                                                                                 |                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Wed, 08 Apr 2026 10:06<br/>53.402901°N, 2.816988°W<br/>Altitude 263.5 ft<br/>Compass 171°S<br/>Notes: wilson rd. PRA. degraded wooden fascia. Pigeons on roof.</p>                         | <p>Degraded timber fascia. Nesting feral pigeons are within and significant pigeon roosting evidence. Flock of pigeon noted on site.</p> |
|  <p>Wed, 08 Apr 2026 10:07<br/>53.403614°N, 2.816678°W<br/>Altitude 263.8 ft<br/>Compass 210° SW<br/>Notes: wilson rd. PRA.</p>                                                                | <p>External flood lighting spanning the length of the building. This is on at all times during darkness.</p>                             |
|  <p>Wed, 08 Apr 2026 10:08<br/>53.403614°N, 2.816678°W<br/>Altitude 263.8 ft<br/>Compass 254° W<br/>Notes: wilson rd. PRA. some crevice features here along verge. however very flood lit</p> | <p>Small crevices in roof tiles, potential limited crevice space.</p>                                                                    |
|  <p>Wed, 08 Apr 2026 10:11<br/>53.402931°N, 2.816579°W<br/>Altitude 265.1 ft<br/>Compass 301° NW<br/>Notes: wilson rd. PRA. lifted felt verge tile</p>                                       | <p>Lifted felt verge tile.</p>                                                                                                           |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
|  <p>Wed, 08 Apr 2026 10:11<br/>53.402931°N, 2.816579°W<br/>Altitude 263.1 ft<br/>Compass 309° NW<br/>Notes: wilson rd. PRA broken cap<br/>Photo by Timemark</p>         | <p>Broken capping.</p>                                       |
|  <p>Wed, 08 Apr 2026 10:12<br/>53.402893°N, 2.816723°W<br/>Altitude 263.5 ft<br/>Compass 1° N<br/>Notes: wilson rd. PRA lifted cap to crevice<br/>Photo by Timemark</p> | <p>Lifted capping and verge – though appeared cobwebbed.</p> |
|  <p>Wed, 08 Apr 2026 10:14<br/>53.402597°N, 2.817722°W<br/>Altitude 263.1 ft<br/>Compass 30° NE<br/>Notes: wilson rd. PRA seagulls<br/>Photo by Timemark</p>           | <p>At least 30 gulls present during the survey.</p>          |
|  <p>Wed, 08 Apr 2026 10:20<br/>53.402597°N, 2.817722°W<br/>Altitude 263.1 ft<br/>Compass 30° NE<br/>Notes: wilson rd. PRA cobwebbed mortar<br/>Photo by Timemark</p>  | <p>Cobwebbed gaps in mortar.</p>                             |

## Appendix D – Legislation Table

This report does not provide detailed legal advice and for full details of potential offences against protected species the relevant acts should be consulted in their original forms i.e. The Wildlife and Countryside Act, 1981, as amended, The Countryside and Rights of Way Act 2000, The Natural Environment and Rural Communities Act, 2006 and The Conservation of Habitats and Species Regulations 2017.

| Species                                                         | Legislation                                                       | Offences                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Notes on licensing procedures and further advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Species that are protected by European and national legislation |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Bats<br><i>European protected species</i>                       | Conservation of Habitats and Species Regulations 2017 Reg 41      | Deliberately <sup>1</sup> capture, injure or kill a bat; Deliberate disturbance <sup>2</sup> of bats; Damage or destroy a breeding site or resting place used by a bat. The protection of bat roosts is considered to apply regardless of whether bats are present.                                                                                                                                                                                                                                                                                                                                                                                                 | An NE licence in respect of development is required in England.<br><a href="https://www.gov.uk/bats-protection-surveys-and-licences">https://www.gov.uk/bats-protection-surveys-and-licences</a><br><i>European Protected Species: Mitigation Licensing- How to get a licence</i> (NE 2010)<br><i>Bat Mitigation Guidelines</i> (English Nature 2004)<br><i>Bat Workers Manual</i> (JNCC 2004)<br><i>BS8596:2015 Surveying for bats in trees and woodland</i> (BSI, 2015)                                                                                                                                                                                                                                                                       |
|                                                                 | Wildlife and Countryside Act 1981 (as amended) <sup>4</sup> S.9   | Intentionally or recklessly <sup>3</sup> obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Birds                                                           | Conservation of Habitats and Species (Amendment) Regulations 2012 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Authorities are required to take steps to ensure the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management, and creation of such habitat. This includes activities in relation to town and country planning functions.                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                 | Wildlife and Countryside Act 1981 (as amended) <sup>4</sup> S.1   | Intentionally kill, injure, or take any wild bird; Intentionally take, damage, or destroy the nest of any wild bird while that nest is in use or being built; Intentionally take or destroy the nest or eggs of any wild bird.<br><br><b>Schedule 1 species</b> Special penalties are liable for these offences involving birds on Schedule 1 (e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover). Intentionally or recklessly <sup>3</sup> disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species. | No licences are available to disturb any birds in regard to development.<br><br>Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development.<br><br>General licences are available in respect of ‘pest species’ but only for certain very specific purposes e.g. public health, public safety, air safety.<br><br><a href="https://www.gov.uk/wild-birds-protection-surveys-and-licences">https://www.gov.uk/wild-birds-protection-surveys-and-licences</a> <a href="https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business">https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business</a> |

<sup>1</sup> Deliberate capture or killing is taken to include “accepting the possibility” of such capture or killing <sup>2</sup> Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or

(ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong. Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided. Thus, deliberate disturbance that does not result in either (a) or (b) above would be classed as a lower level of disturbance. <sup>3</sup> The term ‘reckless’ is defined by the case of Regina versus Caldwell 1982. The prosecution has to show that a person deliberately took an unacceptable risk or failed to notice or consider an obvious risk. <sup>4</sup> The Wildlife and Countryside Act (1981) has been updated by various amendments, including the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006. A full list of amendments can be found at <https://jncc.gov.uk/our-work/wildlife-countryside-act/>