

Thinking of doing building work? You might need a bat survey.

Dorset Council offers pre-application advice before you apply for planning permission if your proposals might affect bats and require a bat survey (Preliminary Roost Appraisal, PRA). We will provide an opinion on whether you need to obtain a PRA to support your planning application.

What do you need to send us?

To give you advice we need:

- The **address** of the building (with postcode)
- **Photographs** of the building:
 - One showing the **whole building**. This helps us to understand the condition and general construction of the building.
 - One showing the whole building and its surroundings.
 - **Outside photographs** – including photographs of any features bats might use (see below)
 - **Internal photographs** especially of lofts or habited rooms to show that there is no loft area.
 - Photographs must be **clear and in focus**, not taken from too far away so we can assess them on a screen.
 - If your work affects parts of the building that bats might use (like roof edges, gaps, or tiles), send photos of those areas too. The below diagram shows features which bats make use of. See this guide from Historic England [Why and How Bats Use Buildings | Historic England](#)
- A **description of the work** you plan to do. This could be drawings, plans, or a written explanation.

When is a bat survey likely to be needed?

You'll probably need a preliminary roost appraisal from a qualified ecologist if you're doing:

- A loft conversion
- A barn conversion (a barn owl check is also required)
- Re-roofing most or all of a roof, including re thatching
- An extension/s which will tie into an uninhabited loft space, including a loft space used just for storage

Continued....

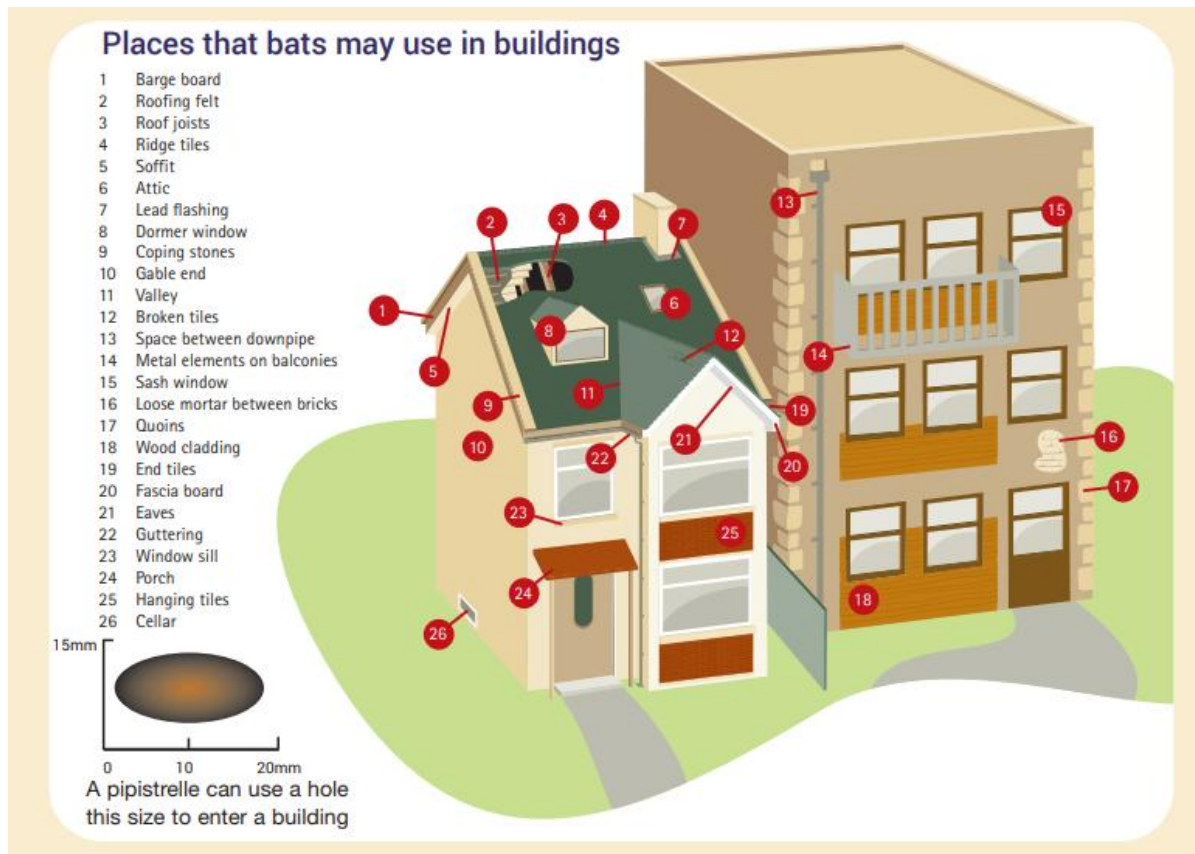


Figure 1 - © The Bat Conservation Trust / www.bats.org.uk

Important information

The accuracy of this advice is dependent on the quality and completeness of the information provided to us and the questions asked. It is based only on a desk-based review, with no site visit conducted by DC NET officers and is therefore limited by this. It does not necessarily override the opinion of a professional ecologist who has conducted a site visit to assess the potential for bats.

In line with the Government ODPM Circular 06/2005, paragraph 99 ([odpm-circ-0605.qxd](#)), our advice is based on whether there is a reasonable likelihood of bats being present and affected by the development. Where there is sufficient doubt or uncertainty about the potential for a building to support roosting bats, and potential cannot be ruled out on the basis of the information submitted, NET will take a precautionary approach.

This advice is based on the wildlife legislation and circumstances that apply at the time of this response. There is no guarantee that the advice will be relevant if there have been significant changes in either legislation or the condition of the site and its surroundings by the time a formal application is received.

All bat species and their roosts are protected by law. You may be committing a crime if you disturb bats or their breeding or resting places, even when bats aren't present. Protected species such as bats are a material consideration for planning applications and the laws requiring protection of species still applies outside of the planning process.