



2029 Horton Road, Devizes

Bat Survey Report

**On behalf of
McDonald's Restaurants Ltd**

Version 3 | May 2026



Northern Elevation of Building B4

Document Control

Version	Date	Produced by	Reviewed by	Notes
Version 1	15 th October 2025	Sara Curtis MSc Principal Ecologist MCIEEM	Cyrise Weaire BSc (Hons) Principal Ecologist and Director MCIEEM	
Version 2	20 th February 2026	Amber Stringer BSc (Hons) MSc Ecologist (Updated by)		Updated site proposal plans
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This report does not purport to provide legal advice. This report provides ecological conditions (specific to bats) for the aforementioned site and is considered relevant for a period of no more than 12 months from the date of the final survey (August 2025).

No Artificial Intelligence (AI) was used in the production of this document.

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Executive Summary

Practical Ecology Ltd was commissioned by McDonalds Restaurants Ltd. to undertake a Preliminary Bat Roost Assessment and subsequent bat survey of Building 2 and Building 4 of the proposed development Site at Cannings Hill Garage, Devizes, SN10 2JG, herein referred to as the 'Site'. The surveys were undertaken following a Preliminary Bat Roost Assessment undertaken on 8th August 2025 as part of a PEA. Building 1 and 3 was assessed to have *Negligible Suitability*¹ for roosting bats, Building 2 assessed to have *Negligible to Low Suitability* for roosting bats and Building 4 assessed as having *Low Suitability* for roosting bats.

The dusk emergence survey on Building 2 and Building 4 were undertaken on Thursday 28th August 2025 during which no emergences or re-entries were observed by either surveyor or night vision aid (NVA). Incidental recordings of foraging and commuting bats were recorded during the surveys, mainly between 20:31 and 20:43 following a short period of torrential rain. The majority of species recorded were common pipistrelle (*Pipistrellus pipistrellus*) with occasional noctule (*Nyctalus noctula*) and individual soprano pipistrelle (*Pipistrellus pygmaeus*), however none of these were close to or associated with any buildings onsite.

As such, it is considered likely that bats occur in notably low numbers within the Site, and none would be reliant on Building 2 and Building 4. It is considered that as no bats have been recorded roosting and low levels of bat activity was recorded within the Site, namely by more light tolerant species, bat roosts are likely absent from Building 2 and Building 4. Therefore, no further surveys or a licence is required to enable the construction of the proposed development.

However, there remains a low residual risk of injury or death to bats if present within features noted in both buildings at the time of the works. Therefore, alongside the required non-licenced method statement and soft-strip of Building 2 and Building 4 with supervision by an Ecological Clerk of Works. If a bat is found during the soft strip, then works must cease immediately and a suitably qualified and bat licenced ecologist called immediately for advice.

To enhance the Site for bats, the development should, as part of best practice, include compensatory roosting habitat in the form of two Kent style bat roost boxes mounted on retained trees close to vegetation and facing south to southwest. This should be mounted or installed at least 3 m high away from light sources and branches and with a clear line of flight. To enhance the Site for bats, landscape proposals incorporating night scented plants or those species beneficial to bats.

Additionally, bat friendly lighting scheme should be included ensuring that any bat boxes or retained vegetated remain unlit. A review of lighting proposals and lux contour projections by an ecologist should be undertaken to ensure that boundary features are protected from significant light spill.

1. Introduction and Background

Practical Ecology Ltd was commissioned by McDonalds Restaurants Ltd. to undertake a dusk emergence survey of the proposed development Site at Cannings Hill Garage, Devizes, SN10 2JG, herein referred to as the 'Site'. The surveys were undertaken following a Preliminary Ecological Appraisal (PEA)² including Preliminary Bat Roost Assessment (PBRA) undertaken on 8th August 2025.

During the PBRA, Building 1 was assessed to have *Low Suitability*³ for roosting bats and Building 2 assessed to have *Negligible to Low Suitability* for roosting bats due to the presence of a roosting features which could support individual or low numbers of roosting bats opportunistically and are unlikely to support a roost of high conservation status. Building 3 assessed as having negligible potential for roosting bats.

The Site comprises small areas of short sward modified grassland, which could provide limited foraging and commuting habitat for bats. The Site is bounded by roads and hardstanding on all aspects, however tree lines are present over the roads to the north and south leading to large arable fields with hedgerows and trees. Due to the limited vegetated habitats within the Site, the relatively urban setting and illumination of artificial street lighting, the Site itself is considered to have *Low Suitability* for foraging and commuting bats.

One subsequent bat dusk emergence surveys were undertaken on potential roosting features (PRFs) identified on Building 2 and Building 4. This report presents ecological information gathered during the dusk emergence bat survey undertaken by Practical Ecology Ltd on Thursday 28th August 2025. The purpose of this report is to provide ecological information relating directly to bats pertaining to the Site along with recommendations for further surveys, mitigation and enhancement as deemed appropriate with regards to bats.

1.1 The Site

The application Site is approximately 0.39 ha (central OS grid reference SU 023 630, postcode SN10 2JG) and is located on the northeastern are of Devizes. The Site comprises an active garage and petrol station with associated hardstanding and artificial unvegetated; unsealed surface and short sward modified grassland. The Site lies adjacent to a roundabout to the west with the main road (A361) adjacent to the northern boundary and Horton Road adjacent to the southern boundary. An area of hardstanding with temporary buildings is located to the east. Further afield are commercial and industrial estates to the north and northwest, residential dwellings with associated hardstanding and gardens to the south, the town of Devizes to the south east and arable fields to the east. A Site application boundary (red line) is shown in **Figure 1** below.



Figure 1: Site Boundary (Basemap from Google, 2026)

1.2 Proposals

The proposals include demolition of the existing buildings onsite and development of McDonalds Restaurant and Drive-thru facility, along with soft landscaping. A proposal plan has been included in Appendix 1 (Drawing number: Site Layout Plan 9045-SA-2029-P004 G).

1.3 Legislation

Bats are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended) and are a Schedule 2 species protected by the Conservation of Habitats and Species Regulations (amendments) (EU Exit) (2019) which continue the same provision for European protected species, licensing requirements and protected areas after Brexit.

The Countryside and Rights of Way (CROW) Act 2000 also contains a provision for custodial sentences. Taken together it is illegal to:

- Deliberately kill, injure or capture any wild animal of a Schedule 2 species.
- Deliberately disturb wild animals of any Schedule 2 species in such a way to be likely to:
 - Significantly impair their ability:
 - a) To survive, breed or reproduce, or to rear or nurture young.
 - b) In the case of animals of a hibernating or migratory species, to hibernate or migrate.
 - Significantly affect the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place, even if bats are not in current occupation.
- Keeping, transporting, selling, exchanging or offering for sale whether live or dead or any part thereof.
- Intentional or reckless disturbance (at any level).
- Intentional or reckless obstruction of access to any place of shelter or protection.

Penalties for offences include unlimited fines and up to 6 months imprisonment instead of, or in addition to, a fine. There will be significant development delay until appropriate mitigation has been agreed upon and completed.

The Natural Environment and Rural Communities (NERC) Act 2006 also lists bats as a species of principal importance under Section 41 and Section 40 requires every public body in the exercising of its functions to 'have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.

2. Methods

2.1 Preliminary Bat Roost Assessment

A Preliminary Bat Roost Assessment survey of the Site was undertaken on 8th August 2025 by Cyrise Weaire BSc (Hons), full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), Director and Principal Ecologist with over 20 years' experience and an accredited agent under Natural England Level 2 Bat Survey Licence 2017-30900-CLS-CLS.

Any trees or buildings present onsite were assessed for their suitability for roosting bats using the protocol set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed)⁴. Where necessary this included the use of binoculars, a high powered torch and endoscope to allow for a ground level assessment to search for signs such as staining and/or droppings sometimes found around roost entrances. Internal inspections of buildings were undertaken where possible, using ladders if appropriate. No loft voids were recorded within the buildings. It is noted that a lack of evidence of roosting bats, such as presence of bats, droppings, or staining, does not correlate to a lack or presence or a lack of suitability.

Habitats were assessed for their suitability for foraging and commuting bats, as set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed)⁴.

2.2 Emergence / Re-Entry Surveys

The emergence/re-entry surveys were led by Sara Curtis BSc MSc, full member of CIEEM, who holds a Natural England Level 1 bat licence (2020-42968-CLS-CLS).

The lead surveyor was assisted by one other surveyor, Ellis Howell BSc (Hons) MSc, a field ecologist. The details of each surveyor and their position across the survey are detailed in **Table 2**.

The surveyors observed a section of the building with features identified as being suitable for roosting bats. Bat detectors used were an Anabat Walkabout and an Echo Meter Touch 2 bat detector. Any bats seen during the surveys were noted, and the bat detector data was analysed by an ecologist who has completed the BatAbility Certificate of Bat Acoustics Analysis course, to corroborate sightings.

In addition to this, manned Night Vision Aids (NVA) were used by each surveyor to record activity within the Site and aid the surveyor's view. One camera was used for Building 1 and one for Building 2, comprising Nightfox Whiskers with an additional infra-red light. Images from the NVAs at the darkest point of the survey for some of the surveyor points are included in **Appendix 2**. Following the survey, the PRFs were inspected with a high powered torch and Duet bat detector to check for any bats which may still be present.

Details of the surveys undertaken, including the timings and weather conditions, are provided in **Table 1**.

The dusk surveys commenced 15 minutes prior to sunset and continued for up to 120 minutes after sunset. It should be noted that the survey was started 15 minutes prior to sunset (sunset 20:02), however it started to lightly drizzle at 20:03 until 20:08 and surveyors stayed in position during this time. However at 20:08, the rain was heavier and torrential until 20:23. The surveyors moved to cover with all equipment until it stopped at 20:23. The torrential rain was considered too heavy for bats to emerge and fly in. The surveys continued at 20:23 with surveyors and equipment back in position for the remainder of the survey. Temperatures and wind levels for the surveys were considered suitable.

Table 1: Survey Date and Time

Date	Survey Type	Sunset Time	Survey Start and End	Weather	
				Start	End
28 th August 2025	Dusk Emergence	20:02	19:47 -21:39	16°C, 90% cloud, light air, rain earlier in day	14°C, 60% cloud, light air wind, no rain

Table 2: Surveyor Positions

Date	Building	Surveyor Positions
28 th August 2025	Building 1 and Building 2	S. Curtis – <i>Position One</i> (observing northern elevation of Building 1) E. Howell – <i>Position Two</i> (observing north western PRF on Building 2)

Figure 2 overleaf shows the potential roost features on B2 and B4 (marked in green) and the surveyor positions (black arrow). Each night vision aid (NVA) was positioned immediately adjacent to the surveyors.



Figure 2: Surveyor and NVA Locations.

2.3 Limitations to Survey

Due to the seasonal behaviour of animals, ecological surveys are limited by the time of year in which they are undertaken. Additionally, the survey only provides a snapshot in time and as bats are highly mobile creatures that switch roosts regularly, bat roosting sites can vary throughout the year and the use of a Site at all times cannot be established without an extensive survey effort.

During the survey, light drizzle started at 20:03 until 20:08, before torrential rain at 20:08 until 20:23. During the light drizzle, surveyors remained in position as it was considered light enough that bats would still fly. During the torrential rain, the surveyors moved to cover with all equipment until it stopped at 20:23. The torrential rain was considered too heavy for bats to emerge and fly in. The surveys continued at 20:23 with surveyors and equipment back in position for the remainder of the survey and bats were observed foraging and commuting within one minutes of the

rain stopping. No bat activity was recorded or observed before this. Although the heavy rain was a limitation to the survey, pipistrelle bats were recorded shortly after and within their emergence time in relation to sunset⁴. Following the survey, the PRFs were inspected with a high powered torch and Duet bat detector to check for any bats which may still be present.

In addition, ideally the survey would have been carried out earlier in the season to encompass the peak of the active bat season. However, given the level of suitability of the features in B2 and B4 and general low levels of activity onsite, this is not considered to have formed a significant limitation to the conclusions of this report. Additionally, mitigation to manage residual risk is proposed.

Big bats refer to noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*) and Leisler's bat (*N. leisleri*) ('NSL'), which can be difficult to tell apart through call analysis. Due to overlapping call parameters of the big bat species, some recordings are identified as 'NSL' where a conclusive identification cannot be made on calls alone. Similarly, due to overlapping parameters of *Myotis* species calls and the quality of the recordings from the survey, identifying some calls to species level is not possible and are referred to as *Myotis* species within this report.

Where possible, some species are noted to be 'probable' or 'likely' to be a specific species where a conclusive identification cannot be made.

3. Results

3.1 Internal Inspection

During the PEA visit on 8th August 2025, there was no evidence of bat presence in the form of bats themselves, droppings or feeding remains in Building 4 or externally on B1-3. The interior of Buildings 1, Building 2 and Building 4 had no suitable habitat for roosting bats.

Building 1 (B1) – Negligible Suitability¹⁵

External building description

Building 1 is a glazed, uPVC shed with a flat felted roof. No potential roost features (PRF) were noted on this building and the inside of the building is tightly sealed with no potential access for bats. This building was classified as having negligible suitability for roosting bats.

Building 2 (B2) – Negligible to Low Suitability¹⁵

External building description

Building 2 is a single storey, rendered building with a flat roof used as a shop for the petrol station. Building 2 has plastic soffits, with one section slightly lowered on the north west of the building providing a narrow gap (see Figure 3). The northern elevation of the building was illuminated by the adjacent street lighting and from vehicle headlights along the main road to the north of the Site. Internally, no loft voids are present. Building 2 was assessed to have *Negligible to Low Suitability* for roosting bats



Figure 3: North western aspect of Building 2 with potential roosting features

Building 3 (B3) – Negligible Suitability¹⁵

External building description

Building 3 is an open-sided forecourt canopy, constructed of corrugated metal panels and metal sheet facias. The structure also has embedded down lights above the forecourt. Though gaps were present where the facias had been damaged, the structure beyond these is entirely constructed of metal, is open to light ingress around these gaps and is considered unsuitable for roosting bats. As such, this structure is rated as having negligible suitability for roosting bats.

Building 4 (B4) – Low Suitability¹⁵

External building description

Building 4 is an active garage comprising breeze block walls within a multi-pitched corrugated asbestos roof on the main area of the building with flat roof, bitumen felt sections to the southeast and north. Wooden soffits are present around the building which are generally in a good state of repair. The soffit on the northern elevation have a small gap between the wall and soffit, creating a crevices which could be used as a potential roosting feature (PRF) (see Figure 4). A small security light was located on the western elevation of the building, above large roller access doors. The northern elevation of the building was illuminated by the adjacent street lighting and from vehicle headlights along the main road to the north of the Site. Internally, no loft voids are present. Building 4 was assessed to have *Low Suitability⁵* for roosting bats.



Figure 4: Northern aspect of Building 4 with potential roosting feature between the wall and soffits

3.2 Building 4 - Emergence Surveys – 28th August 2025

No bats were observed or recorded emerging or re-entering the PRFs on Building 4 by the surveyor or the NVA. The first bat recorded at this location was a commuting common pipistrelle (*Pipistrellus pipistrellus*) at 20:31 from west to east, then back before heading south. A total of 31 common pipistrelle foraging and commuting passes were recorded during the survey, with 25 of these calls between 20:31 and 20:43. One commuting soprano pipistrelle was recorded from west to east at 20:38. A total of six noctule (*Nyctalus noctula*) commuting passes were observed throughout the survey between 20:53 and 21:35. No emerging or re-entering bats were recorded during the survey and no bats were observed within close proximity to the building. No bats were observed or heard within the PRF following the survey.

3.3 Building 2 - Emergence Surveys – 28th August 2025

No bats were observed or recorded emerging or re-entering the PRFs on Building 2 by the surveyor or the NVA. The first bat recorded at this location was a commuting common pipistrelle (*Pipistrellus pipistrellus*) at 20:24 however this was observed and not seen, and likely to be from behind the surveyor. A total of 13 common pipistrelle foraging and commuting passes were recorded during the survey, with 12 of these calls between 20:31 and 20:43. Two soprano pipistrelle passes were recorded at 21:15 and 21:16. A total of six noctule (*Nyctalus noctula*) commuting passes were observed throughout the survey between 20:53 and 21:29. No emerging or re-entering bats were recorded during the survey and no bats were observed within close proximity to the building. No bats were observed or heard within the PRF following the survey.

4. Findings, Impacts, Recommendations and Enhancements

4.1 Survey Findings

Building 2 and Building 4

No emerging or re-entering bats were observed by either surveyor or recorded by any NVA from Building 2 or Building 4 during the dusk emergence surveys undertaken on the 28th August 2025, as such, bat roosts are considered as likely absent from Building 2 and Building 4. The activity was considered to be negligible around the buildings, however this could change throughout the active season.

Although a limitation to the survey, bats were active almost immediately after the torrential rain within the wider landscape and therefore it is anticipated that any bats which could have been roosting within the PRFs would have emerged, if present. Both PRFs on Building 2 and Building 4 are illuminated by adjacent street lighting and from vehicles using the main road to the north of the Site and the PRFs are characteristic of crevice dwelling species. The PRFs are therefore suitable for more light tolerant species, such as pipistrelle, although there are opportunities within the wider landscape for more light sensitive species.

A low number of individual common pipistrelle, soprano pipistrelle and noctule were recorded foraging and commuting within the Site and the surrounding area. This is most likely due to the scattered trees to the north and south of the Site and suitable habitat within the surrounding area. As such it is considered likely that bats occur at in notably low number within the Site, and none would be reliant on Buildings 2 and Building 4. Therefore, no further surveys or licence is required to permit the construction works to these buildings.

However, the survey was undertaken late in the active season for bats and although no evidence of bats was recorded, there is a low residual risk individual bats could opportunistically use the PRFs earlier in the year.

4.2 Impact Assessment

Building 2 and Building 4

Bats are considered unlikely to be roosting within Building 2 and Building 4 and as such there are not anticipated to be any impacts upon roosting bats as a result of the proposed development which includes the demolition of the buildings and the construction of another.

However, bats are highly mobile and are known to switch between roost resources regularly and, as such, the use of a Site can change over a short period of time. Therefore, the potential for uptake of suitable roost features and increased activity levels within the intervening period between the emergence survey and the commencement of the works cannot be discounted. Given the size and extent of the building and the presence of suitable habitat in the surrounding area, there remains a low residual risk of injury or death to bats, if present within suitable features at the time of the works.

Furthermore, the addition of new artificial lighting could reduce the suitability of habitats adjacent to the Site for foraging and commuting through increased light spill.

4.3 Recommendations

Non-Licensed Works – Building 2 and Building 4

Due to the low residual risk to bats during construction, the construction will require a non-licensed method statement and soft-strip around the PRFs in Building 2 and Building 4 with supervision by a suitable experienced and bat licensed Ecological Clerk of Works. Although unlikely, if a bat is found during the soft strip, then works must cease immediately, a licensed bat ecologist contacted for advice. Additionally, in the highly unlikely event that a bat is injured, the Helpline (0345 1300 228) run by the Bat Conservation Trust should be contacted so it can be taken immediately into care.

Design Requirements

Provision of two Kent style bat roost boxes on T1 to provide suitable roost feature for loss of potential low suitability roost habitat. These should be mounted at a height of c 3-4 m and facing away from the existing streetlighting along the A361.

Retention of the bramble scrub and dogwood scrub on the northeastern and southeastern boundaries, or minimal

removal of these.

Creation of an un-illuminated vegetated boundary feature along the eastern Site boundary to reconnect the areas of scrub in the northeastern and southeastern areas of the Site and reduce the fragmentation effects of development. Vegetation here should ideally be a native species-rich hedgerow with trees or a block of tall, native scrub.

Landscape proposals should incorporate night scented plants or those species beneficial to bats.

Any lighting schemes to be installed during and post-construction must be designed to prevent unnecessary light spill onto any vegetation and any bat boxes installed as part of the development. Significant effects on bats have been recorded from as low as 3.6 lux⁶. The following guidance^{7 8} must be followed:

- Minimise light spill by eliminating any bare bulbs and upward-pointing light fixtures. The spread of light should be kept near to or below the horizontal plane, by using as steep a downward angle as possible and/or shield hood. Flat, cut-off lanterns are best.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce the blue light component.
- All luminaires should lack UV elements when manufactured. Metal halide and fluorescent sources should not be used.
- Limiting the height of lighting columns to eight metres and increase the spacing of lighting columns (Fure, 2012) can reduce the spill of light into unwanted areas such as the aforementioned habitats.
- Artificial lighting proposals should not directly illuminate boundary habitats, trees or bat box locations.
- With these lighting implementations, it is considered that any adverse effects from lighting upon local bat populations will be minimised.

With these lighting measures implemented, it is considered that any potential adverse effects from lighting upon bats will be minimised. A review of the artificial lighting proposals, including internal lighting that may impact and compensatory roost provision, and Lux contour projections should be undertaken by an experienced ecologist to ensure that impacts upon bats from artificial light spill are minimised.

Good practices to prevent functional isolation and fragmentation of suitable bat habitats includes locating site compounds and generators away from suitable habitats and ensuring landscape proposals include planting of trees or scrub to re-connect habitats on site to the wider area.

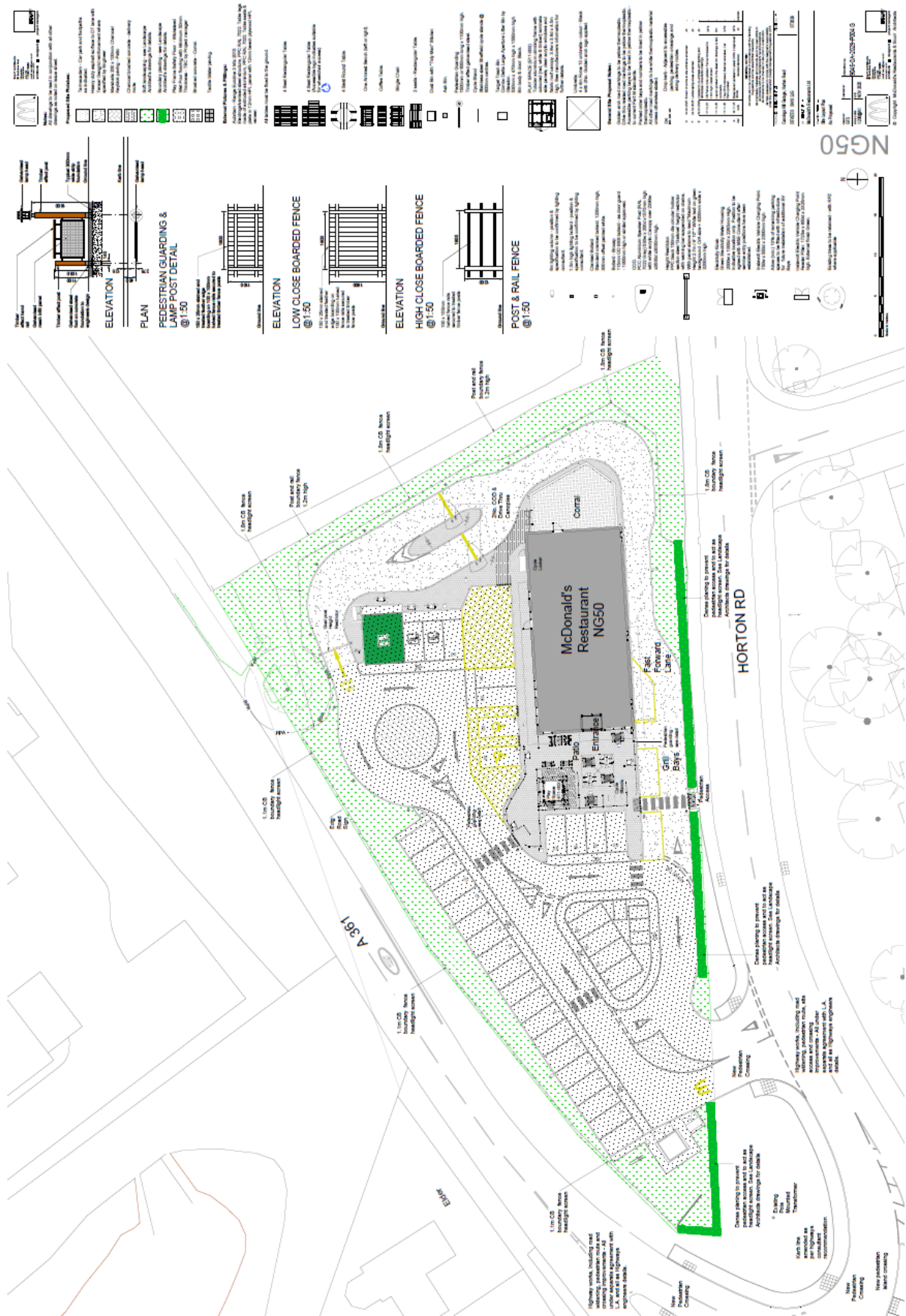
Breathable roof membranes (BRMs) (also referred to as non-bitumen coated roofing membranes (NBCRM)) pose a threat to bats, as the fibres can become entangled around bats' feet and wings, immobilising them, and eventually leading to their death. It is therefore considered best practice to avoid them in areas where they might come in contact with bats. Enhancements

To enhance the Site for bats, the development should, as part of best practice, include compensatory roosting habitat in the form of an additional bat box to be mounted on a retained tree. This should be mounted or installed at least 3 m high away from light sources and branches and with a clear line of flight. To enhance the Site for bats, landscape proposals incorporating night scented plants or those species beneficial to bats.

References

- ¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed). The Bat Conservation Trust, London
- ² Practical Ecology (2026) 2029 Horton Road Devizes Preliminary Ecological Appraisal Horton Road V4 May 2026
- ³ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed). The Bat Conservation Trust, London
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- ⁵ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed). The Bat Conservation Trust, London
- ⁶ Stone, E.L., Jones, G. and Harris, S. (2012) 'Conserving Energy at a cost to biodiversity? impacts of led lighting on bats', *Global Change Biology*, 18(8), pp. 2458–2465. doi:10.1111/j.1365-2486.2012.02705.
- ⁷ Institute of Lighting Professionals, 2023. Guidance Note 08/23 Bats and artificial lighting at night. [pdf] Available at: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- ⁸ Gunnell, K., Grant, G., and Williams, C., 2012. Landscape and urban design for bats and biodiversity. Bat Conservation Trust, London, UK.

Appendix 1: Site Layout Plan



Appendix 2: NVA Images at the Darkest Point of the Survey

Building 1



Building 2

