

Bat Emergence Survey Report

May 2026

12b Northcourt Avenue, Reading, RG2 7HA
2691993 SJ9_BES

Prepared By

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Client

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DOCUMENT CONTROL

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EXECUTIVE SUMMARY

SJ Ecology & Environment was instructed by Ninika Nanda to undertake dusk bat emergence surveys at 12b Northcourt Avenue, Reading, RG2 7HA. The purpose of the surveys was to determine the presence or likely absence of roosting bats associated with the on-site building, following the identification of potential roosting features (PRFs) during a Preliminary Roost Assessment (PRA).

The surveys were undertaken in May 2026 and comprised dusk emergence surveys undertaken in accordance with current best practice guidance, including the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023). The scope of the surveys has also been defined with reference to relevant guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM) and BS 42020:2013 Biodiversity – Code of practice for planning and development.

The surveys focused where features considered to offer suitability for roosting bats were previously identified (PRELIMINARY ECOLOGICAL APPRAISAL/Ref: SPH/NP/PEA-25/16.12, Urban Tree Experts). The preliminary ecological appraisal for bats was completed by Nick Powell and the report was written by Simon Holmes MSc. CEnv. Nick holds a Class 2 Bat License (CLS-11742) and has been surveying bats for 3 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting. Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 35 years' experience of carrying out bat surveys and bat conservation work.

The surveys aimed to establish whether bats were emerging from or re-entering the building, whilst also recording any bat activity within the wider Site and surrounding habitats, including commuting and foraging behaviour.

The surveys were completed by suitably qualified and experienced ecologists during suitable weather conditions and within the optimal survey season. Survey methods included static observations of the building, use of bat detectors to record echolocation calls, and infrared camera equipment to monitor identified roosting features.

The conclusions and recommendations provided represent the professional judgement of the author, informed by the information supplied by the client, the details of the proposed development, and the findings of the surveys undertaken.

INTRODUCTION

SJ Ecology & Environment was instructed by Ninika Nanda to undertake dusk bat emergence surveys at 12b Northcourt Avenue, Reading, RG2 7HA. The purpose of the surveys was to determine the presence or likely absence of roosting bats associated with the on-site building, following the identification of potential roosting features (PRFs) during a Preliminary Roost Assessment (PRA).

The surveys were undertaken in May 2026 and comprised dusk emergence surveys undertaken in accordance with current best practice guidance, including the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023). The scope of the surveys has also been defined with reference to relevant guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM) and BS 42020:2013 Biodiversity – Code of practice for planning and development.

The surveys focused where features considered to offer suitability for roosting bats were previously identified (PRELIMINARY ECOLOGICAL APPRAISAL/Ref: SPH/NP/PEA-25/16.12, Urban Tree Experts). The preliminary ecological appraisal for bats was completed by Nick Powell and the report was written by Simon Holmes MSc. CEnv. Nick holds a Class 2 Bat License (CLS-11742) and has been surveying bats for 3 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting. Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 35 years' experience of carrying out bat surveys and bat conservation work.

This bat emergence survey assessment has been undertaken to:

- Confirm the presence or likely absence of roosting bats associated with the Site.
- Identify the species of bats present, where possible.
- Determine the character of any identified roosts, including roost type and estimated numbers of bats.
- Record levels of bat activity within and adjacent to the Site, including commuting and foraging behaviour.
- Assess the potential impacts of the proposed development on roosting, commuting and foraging bats.
- Identify the requirement for mitigation, compensation and/or licensing, where necessary.
- Provide ecological recommendations to inform the proposed development in line with current legislation and planning policy.

To meet these aims, dusk emergence surveys were undertaken by suitably qualified ecologists, following the identification of potential roosting features during the Preliminary Roost Assessment (PRA). The findings of the surveys have been used to inform the ecological assessment presented within this report.

This assessment has been undertaken in accordance with current best practice guidance, including the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023), relevant CIEEM guidance and applicable wildlife legislation. Where evidence of roosting bats is identified and impacts cannot be avoided, mitigation measures and a European Protected Species Mitigation Licence (EPSML) from Natural England may be required prior to works commencing.

LEGISLATION, METHODS & PLANNING POLICY

Legislation

All British bat species and their roosts are protected under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended). Under these Regulations, it is an offence to:

- Deliberately capture, injure or kill a bat.
- Deliberately disturb bats in such a way as to impair their ability to survive, breed, reproduce or rear/nurture their young, or significantly affect the local distribution or abundance of the species.
- Damage or destroy a breeding site or resting place used by bats.

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to:

- Intentionally or recklessly disturb a bat while occupying a structure or place used for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place used by bats for shelter or protection.

Bat roosts receive legal protection regardless of whether bats are present at the time. Under the Habitats Regulations, the destruction or damage of a bat roost is a strict liability offence, meaning intent is not required for an offence to occur.

Where proposed works are likely to result in an offence under the above legislation, a European Protected Species Mitigation Licence (EPSML) may be required from Natural England prior to works commencing.

Methods

The following survey methods, survey design, data analysis and interpretation have been undertaken with due consideration of the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023).

Dusk emergence surveys were undertaken on 1st May 2026 and 26th May 2026 following the identification of potential roosting features (PRFs) associated with the building during the Preliminary Roost Assessment (PRA). The surveys aimed to confirm the presence or likely absence of roosting bats and determine the character of any identified roosts, including species present, approximate roost numbers and roost type.

The surveys commenced approximately 15 minutes prior to sunset and continued for approximately 1.5 to 2 hours following sunset, in line with current best practice guidance. Surveys were undertaken during suitable weather conditions, with due consideration given to temperature, wind speed and rainfall.

The surveys were completed by suitably qualified and experienced ecologists equipped with Echo Meter Touch 2 Pro bat detectors to assist in identifying species and recording bat activity. Surveyors

observed the building for bats emerging from or re-entering potential roosting features, whilst also recording commuting and foraging activity within adjacent habitats.

A note was made of all bat registrations, including:

- Time of detection
- Species identification, where possible
- Direction of flight
- Behaviour, including commuting, foraging, emerging or re-entering activity
- Location relative to the Site

Infrared camera equipment was also utilised during the surveys to provide visual coverage of identified roosting features. Following completion of the surveys, recorded bat calls were analysed to confirm species identification where possible and to undertake quantitative analysis of activity levels recorded during the surveys.

Survey positions and infrared camera locations are illustrated on the Bat Survey Plan included within this report.

Planning Policy

The National Planning Policy Framework (NPPF) places an emphasis on conserving and enhancing biodiversity through the planning system. Paragraph 186 states that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity value and minimising impacts on biodiversity.

Paragraph 193 of the NPPF states that when determining planning applications, local planning authorities should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or compensated for, planning permission should be refused.
- Development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The Conservation of Habitats and Species Regulations 2017 (as amended) also require competent authorities, including local planning authorities, to consider the potential impacts of development proposals on European Protected Species, including bats, prior to determination.

This assessment has also been undertaken with reference to BS 42020:2013 Biodiversity – Code of Practice for Planning and Development, which promotes the use of appropriate ecological survey effort and the integration of biodiversity considerations into the planning and design process at an early stage.

Survey Limitations

The bat emergence surveys detailed within this report were undertaken in accordance with current best practice guidance, including the Bat Conservation Trust (BCT) Good Practice Guidelines, 4th Edition (Collins, 2023), and are considered sufficient to establish the likely presence or absence of

roosting bats associated with the Site. However, as with any ecological survey, a number of limitations should be acknowledged:

- Bat activity surveys represent a snapshot in time and bat usage of buildings, and the wider landscape can vary seasonally and temporally depending on weather conditions, prey availability and roosting behaviour.
- Whilst surveys were undertaken during suitable weather conditions and within the optimal survey season, adverse weather conditions immediately prior to the surveys or changes in local environmental conditions may influence bat activity levels.
- Bats may occasionally use buildings intermittently or opportunistically, particularly transitional or occasional roosts, and therefore absence of recorded bat emergences during the surveys does not categorically confirm absence at all times of year.
- Species identification using bat detectors is based on echolocation call analysis and, whilst every effort has been made to accurately identify species, some bat calls can overlap in frequency and characteristics, particularly within the *Myotis* genus. In some cases, identification to species level may not be possible.
- Infrared cameras and detector equipment provide a high level of survey coverage; however, it is possible that individual bats may occasionally go undetected where visibility is restricted or where flight paths occur outside the survey area.
- The assessment is based on the development proposals provided at the time of writing. Any changes to the layout, design or scope of works may alter the conclusions of this assessment and could require further survey work or reassessment.

Despite the limitations outlined above, sufficient information has been obtained to complete a robust assessment of the Site in accordance with current guidance, legislation and best practice.

Report Lifespan

Due to the dynamic and transient nature of habitats and species, the findings of this survey are considered valid for a period of up to 18 months from the date of survey. Beyond this timeframe, or where there are significant changes to the Site or surrounding land, an updated survey may be required to ensure that the ecological baseline and associated recommendations remain accurate.

RESULTS AND ASSESSMENT

The following section provides the results of the dusk bat emergence surveys undertaken at the Site, including a summary of bat activity recorded during the surveys and an assessment of the suitability of the building for roosting bats in the context of the proposed development.

The surveys focused on identifying any bats emerging from or re-entering the building, whilst also recording wider bat activity within and adjacent to the Site, including commuting and foraging behaviour. Bat activity levels, species composition and behavioural observations have been used to inform the ecological assessment and determine whether the proposals are likely to result in impacts to roosting bats or associated habitat features.

The assessment and recommendations provided below have been prepared with due consideration of current best practice guidance, relevant legislation and the nature and scale of the proposed works.

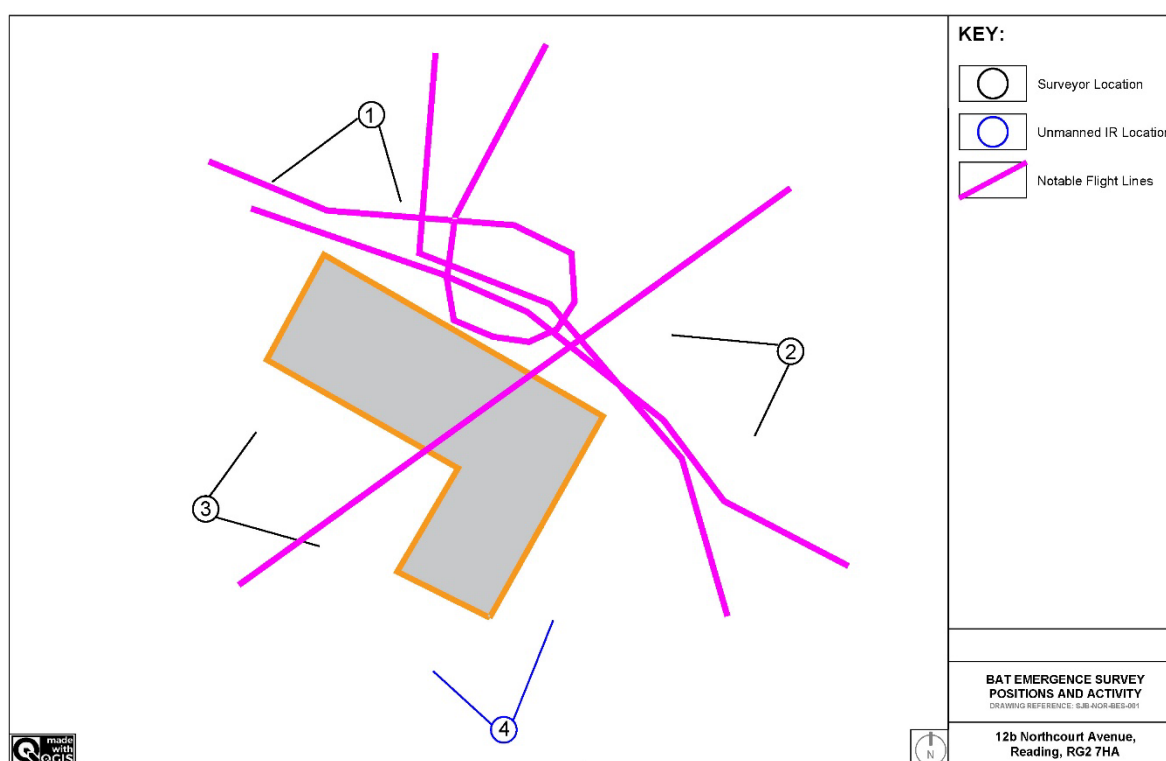


Figure 1: Surveyor and infrared camera positions and locations

Position 1

Dusk Emergence Survey (B1) – 1st May 2026

Surveyor	<i>Sam James ACIEEM</i>
Sam James is an experienced ecologist with over 8 years of professional experience undertaking ecological surveys and assessments throughout the UK. Sam is an Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM) and an active member of the Oxfordshire Bat Group. Sam has extensive experience undertaking bat emergence and re-entry surveys, Preliminary Roost Assessments (PRAs) and bat mitigation projects associated with residential and commercial developments. Surveys are undertaken	

under licence from Natural England (Bat Licence Reference: 2021-55141-CLS-CLS). Sam has significant experience identifying bats emerging from buildings and trees and has a strong working knowledge of bat ecology, survey methodologies and current best practice guidance.	
Survey Start	20:45
Sunset	21:10
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
15	12	7	7	2	2	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:03	Common pipistrelle	Recorded by Surveyor A commuting from the north into the mature trees to the SW of the site.
21:16	Common pipistrelle	HNS

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 2

Dusk Emergence Survey (B1) – 1st May 2026

Surveyor	Jemima Wright BAHons
Jemima Wright is an Assistant Ecologist with a BA (Hons) degree in Zoology and a keen interest in protected species work, particularly bats and invertebrates. Since graduating, Jemima has undertaken further training and study within these areas and has completed two survey seasons supporting ecological surveys, including bat emergence surveys.	
Survey Start	20:45
Sunset	21:10
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
15	12	7	7	2	2	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:03	Common pipistrelle	HNS

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 3

Dusk Emergence Survey (B1) – 1st May 2026

Surveyor	<i>Lucy Watson BAHons MA</i>
Lucy Watson is an Assistant Ecologist with a BA (Hons) degree in Zoology and an MA. Lucy has experience undertaking bat conservation work in Mexico, where she participated in survey and conservation efforts including bat trapping, species identification and ecological field studies. Alongside completing her master's degree, Lucy has worked as an Assistant Ecologist supporting a range of ecological surveys, including bat emergence surveys, and has experience in bat survey methodologies and identification.	
Survey Start	20:45
Sunset	21:10
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
15	12	7	7	2	2	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:03	Common pipistrelle	Recorded by Surveyor A commuting from the north into the mature trees to the SW of the site.

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 4

Dusk Emergence Survey (B1) – 1st May 2026

Surveyor	Unmanned
Survey Start	20:45
Sunset	21:10
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)

Number of Bat Emergences	0
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Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
15	12	7	7	2	2	

Upon review, no emergence activity was noted.

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 1

Dusk Emergence Survey (B1) – 26th May 2026

Surveyor	Sam James ACIEEM
Sam James is an experienced ecologist with over 8 years of professional experience undertaking ecological surveys and assessments throughout the UK. Sam is an Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM) and an active member of the Oxfordshire Bat Group. Sam has extensive experience undertaking bat emergence and re-entry surveys, Preliminary Roost Assessments (PRAs) and bat mitigation projects associated with residential and commercial developments. Surveys are undertaken under licence from Natural England (Bat Licence Reference: 2021-55141-CLS-CLS). Sam has significant experience identifying bats emerging from buildings and trees and has a strong working knowledge of bat ecology, survey methodologies and current best practice guidance.	
Survey Start	20:45
Sunset	21:15
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
26	22	3	2	1	1	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:06	Common pipistrelle	2x bats seen flying from over the head of position 1, commuting to habitats to the east of the site.
21:45	Common pipistrelle	Seen flying from the woodland to the west of the site, some foraging behaviour though quickly flew into the mature trees to the east of the site.

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 2

Dusk Emergence Survey (B1) – 26th May 2026

Surveyor	<i>Jemima Wright BAHons</i>
Jemima Wright is an Assistant Ecologist with a BA (Hons) degree in Zoology and a keen interest in protected species work, particularly bats and invertebrates. Since graduating, Jemima has undertaken further training and study within these areas and has completed two survey seasons supporting ecological surveys, including bat emergence surveys.	
Survey Start	20:45
Sunset	21:15
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
26	22	3	2	1	1	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:07	SNH (Seen, not heard)	Bat flying from the south, over the property and flying to the north.
21:45	Common pipistrelle	Seen flying from the woodland to the west of the site, some foraging behaviour though quickly flew into the mature trees to the east of the site.

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 3

Dusk Emergence Survey (B1) – 26th May 2026

Surveyor	<i>Lucy Watson BAHons MA</i>
Lucy Watson is an Assistant Ecologist with a BA (Hons) degree in Zoology and an MA. Lucy has experience undertaking bat conservation work in Mexico, where she participated in survey and conservation efforts including bat trapping, species identification and ecological field studies. Alongside completing her master's degree, Lucy has worked as an Assistant Ecologist supporting a range of ecological surveys, including bat emergence surveys, and has experience in bat survey methodologies and identification.	
Survey Start	20:45

Sunset	21:15
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
26	22	3	2	1	1	

Time	Species	Notes (emergence/re-entry/number of passes/directions etc)
21:07	SNH (Seen, not heard)	Bat flying from the south, over the property and flying to the north.

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

Position 4

Dusk Emergence Survey (B1) – 26th May 2026

Surveyor	Unmanned
Survey Start	20:45
Sunset	21:15
Survey End	22:35
Building Numbers	1
Number of Surveyors	3+1 (unmanned)
Number of Bat Emergences	0

Temp (°C)		Cloud (Oktas)		Wind (Beaufort Scale)		Precipitation
Start	End	Start	End	Start	End	No rain
26	22	3	2	1	1	

Upon review, no emergence activity was noted.

Abbreviations: HNS = Heard, not seen.

Surveyor Locations:

- 1 – Surveyor with infrared camera viewing the northwest elevation of B1
- 2 – Surveyor with infrared camera viewing the northeast elevation of B1
- 3 – Surveyor with infrared camera viewing the south elevation of B1
- 1 – Unmanned camera viewing the southeast elevation of B1

IR Positions (Darkest Point)

1



2



3



4



CONCLUSION & RECOMMENDATIONS

The dusk emergence surveys undertaken at the Site did not identify any evidence of bats emerging from or otherwise roosting within the surveyed building. No behaviour indicative of a roost was recorded during the surveys, and the building is therefore considered unlikely to support a bat roost that would be impacted by the proposed works.

Limited levels of bat activity were recorded within the wider landscape during the surveys, primarily associated with occasional commuting and foraging behaviour along adjacent boundary vegetation and surrounding habitats. The activity recorded was low in frequency and was not directly associated with the building itself or the areas proposed to be affected by the development. Bat activity was predominantly noted associated with woodland located to the west of the Site, from which bats were observed commuting and foraging within the wider landscape. No key commuting corridors or significant foraging habitats will be directly impacted by the proposals.

Based on the survey findings, the proposed development is considered unlikely to result in an offence under current bat legislation, subject to works proceeding in accordance with the recommendations below. As no roosting bats were identified, a European Protected Species Mitigation Licence (EPSML) from Natural England is not considered necessary for the proposed works to proceed.

Whilst no further bat surveys are considered necessary, it is recommended that works proceed with due care and attention. Should bats or evidence of bats be encountered during the works, all activities should cease immediately, and advice sought from a suitably qualified ecologist.

As a precautionary enhancement measure, opportunities should be taken where possible to improve biodiversity value for bats within the Site, including the installation of integrated bat boxes and the implementation of sensitive lighting design. Particular consideration should be given to lighting within the northern section of the dwelling and rear garden area due to the proximity of the woodland to the west and associated bat activity recorded during the surveys. Any new external lighting should be directional, low level and designed to avoid unnecessary light spill onto retained vegetation, trees and boundary features, in accordance with Bat Conservation Trust and Institution of Lighting Professionals guidance (2023).

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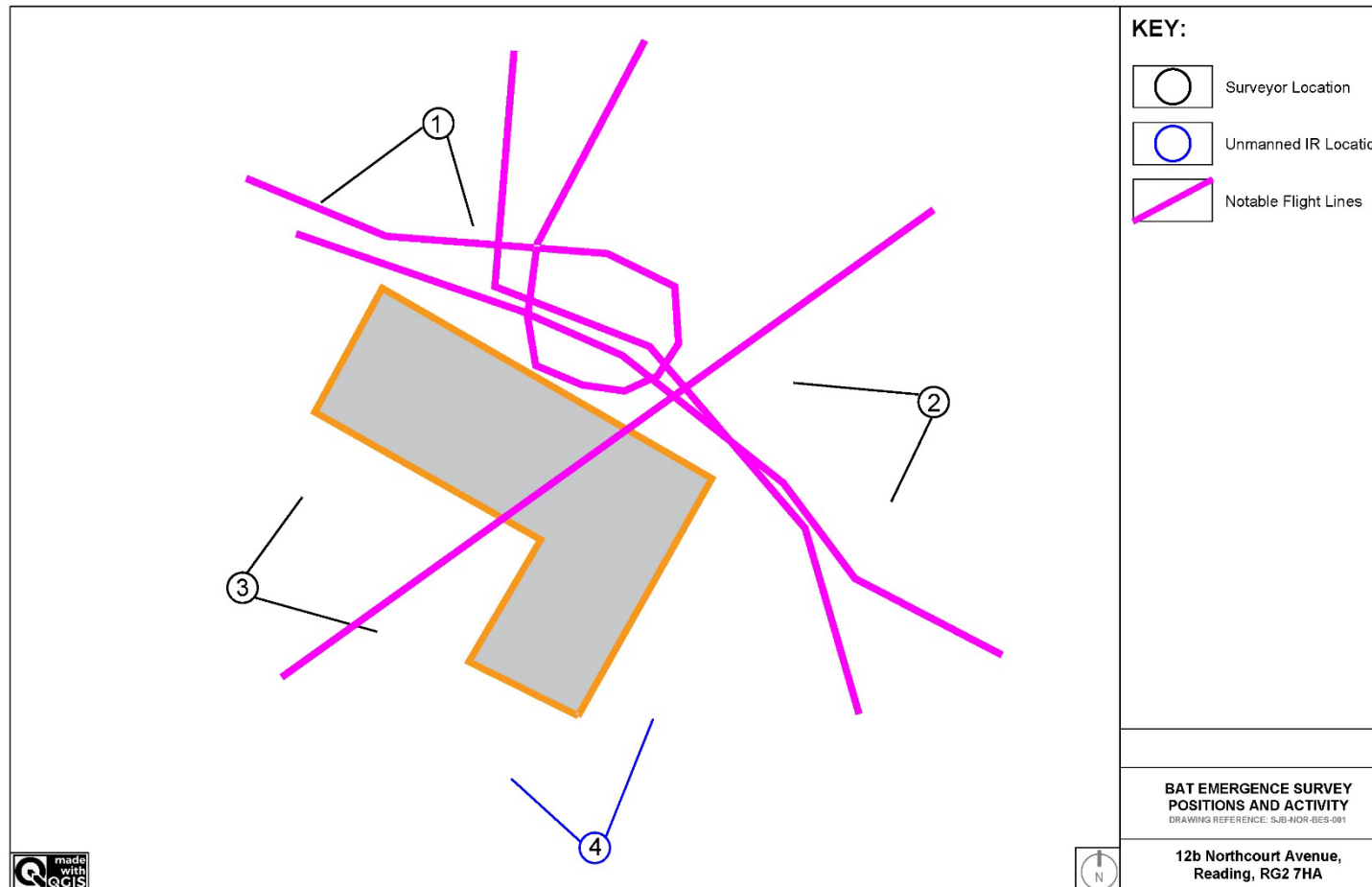
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APPENDIX 1 – Surveyor and infrared camera positions and location



LIMITATIONS & DISCLAIMER

This report has been prepared by SJ Ecology & Environment for the sole use of the commissioning client and for the specific purpose agreed at the time of instruction. It should not be relied upon by any third party without the prior written consent of SJ Ecology & Environment. No responsibility is accepted to any third party for the use of, or reliance upon, this report.

The advice contained within this document is based on the information available at the time of writing, including details provided by the client and observations made during the site survey. Unless otherwise stated, information supplied by third parties has not been independently verified and is assumed to be accurate and complete.

This report does not constitute legal advice. All works must be undertaken in accordance with relevant legislation, and it remains the responsibility of the client and their contractors to ensure compliance.

The findings and recommendations presented are based on site conditions at the time of survey. Ecological features are dynamic and may change over time; therefore, this report may become invalid if site conditions alter or if works are delayed beyond the stated validity period. Any modification to the Site or its surroundings following the survey may require further ecological assessment.

No liability is accepted for any loss or damage arising from the misuse, misinterpretation or unauthorised alteration of this report. This document must not be amended, reproduced or distributed in part or in full without the express written permission of SJ Ecology & Environment.

The survey and assessment have been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and are appropriate to the agreed scope of works. The level of detail provided reflects the nature of the instruction and should not be relied upon for purposes beyond those stated.

SJ Ecology & Environment accepts no responsibility for any legal matters arising from the implementation of the recommendations contained within this report. The responsibility for works undertaken based on this advice rests with the client and their appointed contractors.

SJ Ecology & Environment shall not be required to provide expert witness services, attend court proceedings, or give testimony in relation to this report unless agreed separately in writing.

