

69 CHURCH END LANE, TILEHURST

Nocturnal Bat Survey Report

May 2023



Report Control Sheet

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//	15/05/2023	Final report sent to Client.	KB	OC	OC

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CONTENTS

1	INTRODUCTION	4
1.1.	SCOPE & PURPOSE	4
1.2.	LOCATION	4
1.3.	OBJECTIVES	4
2	METHODOLOGY	5
2.1.	NOCTURNAL BAT SURVEY	5
2.2.	SURVEY LIMITATIONS	5
3	SURVEY RESULTS	6
3.1.	DUSK SURVEY (10/05/23)	6
3.2.	ASSESSMENT	6
4	RECOMMENDATIONS AND MITIGATION	7
4.1.	IMPACT ASSESSMENT	7
4.2.	MITIGATION	7
5	BIBLIOGRAPHY	8

1 INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Shashi Kanth to undertake a Nocturnal Bat Survey at the site at 69 Church End Lane, Tilehurst, Reading. This report has been produced to inform a planning application at the site for a two-storey rear extension and the demolition of the garage.
- 1.1.2. The author of this report is Katie Bird MEnvSci ACIEEM, Principal Ecologist at Collington Winter Environmental. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning permission. Olivia holds a Class 2 Natural England Bat Licence.
- 1.1.3. A Preliminary Roost Assessment was undertaken of the site in 2023 by Collington Winter Environmental Ltd and assessed the main house as having negligible bat roosting potential and the garage as having low bat roosting potential.

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the site location. The site location is number 69 Church End Lane, Tilehurst, Reading, RG30 4UR. The site is located approximately 3.5km west from Reading town centre and is located within a predominately residential area. (SU 67640 73336).



Figure 1.1 Site Location

1.3. OBJECTIVES

- 1.3.1. The objectives of the Nocturnal Bat Survey are as follows:
- Identify any bats roosting within the buildings.
 - Assess the value of the buildings for roosting bats.
 - Identify the species assemblage of bats using the site.
 - Provide recommendations on any further surveys or mitigation required for bats.

2 METHODOLOGY

2.1. NOCTURNAL BAT SURVEY

2.1.1. The nocturnal survey was undertaken as a dusk survey on 10th May 2023 by two qualified surveyors on the garage. Please refer to Figure 2.1 for locations of vantage points used during both surveys, and the building of interest.

Figure 2.1 Surveyor Locations



2.1.2. The survey was undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors.

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
10/08/2022	20:39	20:24	22:09	VP1 – Iman Rafiq VP2 – Emma Anderson	Temp at start/end: 14 Celsius Cloud start: 6 Cloud finish: 6 Wind: 2 max (Beaufort scale)

2.2. SURVEY LIMITATIONS

2.2.1. No limitations were observed during the survey. The building was viewable throughout the survey and the weather conditions were within the survey guidance.

3 SURVEY RESULTS

3.1. DUSK SURVEY (10/05/23)

- 3.1.1. Bat activity was recorded intermittently, with only common pipistrelle (*Pipistrellus pipistrellus*) observed foraging or commuting in proximity of both vantage points.
- 3.1.2. The first bat was recorded at 21:02 (approximately 21 minutes after sunset) by both surveyors and was common pipistrelle. This bat observed commuting from south to west. The remaining activity was intermittent foraging within the vicinity of the site by a single common pipistrelle. The last bat was recorded as 21.43. It is anticipated the activity observed related to the same bat.
- 3.1.3. No roost locations were observed throughout the survey.

3.2. ASSESSMENT

- 3.2.1. Bat activity was recorded intermittently, with only common and widespread species being identified within the local area. Foraging and commuting activity was recorded minimally.
- 3.2.2. No bat roosts were located on site during the survey. Due to the common pipistrelle being observed approximately 21 minutes after sunset, it is possible the bat roosts within the local area, but not within the site.

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

- 4.1.1. The proposed development works will include a two-storey rear extension to the main house, and the demolition of the garage. There is not considered to be a risk of injuring and/or killing bats or disturbing/destroying a known bat roost as a result of the proposed works. As such, Natural England European Protected Species License (EPSL) is not required to be obtained prior to any works being completed on the buildings.

4.2. MITIGATION

- 4.2.1. All bats have some degree of sensitivity to artificial, night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions. It is recommended external lighting is not to be provided on the building to ensure roosting bats are not impacted by introduced lighting.
- 4.2.2. It is advised that a light mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.
- 4.2.3. Due to the nature of the species on site and their utilisation of the building and wider habitat for foraging and commuting purposes, crevice dwelling bat boxes could be installed as an ecological enhancement for the site.

5 BIBLIOGRAPHY

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