

**31 St Anne's Road
Caversham
Reading
Berkshire
RG4 7PA**

Bat Emergence Survey

Report written by Meghan Porter; reviewed by Sarah Foot & John Wenman
Ref: R3114/a

June 2022



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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr and Mrs Winter to undertake an updated survey to determine the presence of roosting bats within 31 St Anne's Road in Caversham, Berkshire. The assessment was commissioned to accompany a planning application submitted to Reading Borough Council seeking consent for an extension over the footprint of the existing house involving the raising of the roof and internal alterations (Planning Application Number: 211248).
- 1.1.2** A Preliminary Bat Roost Assessment was undertaken by John Wenman Ecological Consultancy LLP in October 2021 (Reference: R2950/a). No evidence of bats was found internally within the roof void or to the exterior of the house. Externally the house had potential roost features suitable for crevice-dwelling bats, such as the pipistrelle (*Pipistrellus* spp.) and small *Myotis* species, in the form of uneven hanging tiles and gaps under hip tiles. Further survey was recommended to determine the presence or the likely absence of roosting bats.
- 1.1.3** Two evening emergence surveys were carried out on the 10th and 26th May 2022. No bats were seen emerging from the house during either of the surveys. These findings indicate that the house does not currently support a bat roost.
- 1.1.4** The proposed works will not require a European Protected Species Mitigation Licence (EPSML) or registration of the site under a Bat Mitigation Class Licence (BMCL) to allow the work to proceed lawfully. In the unlikely event that bats are encountered during the course of the construction work, the work must stop immediately, and a licensed ecologist called to site to attend to the bat(s) and provide further advice on how to proceed; work must continue only once further written advice has been received.
- 1.1.5** To provide ecological enhancements as part of the proposed construction, we recommend that an integral bat box is incorporated into the brickwork of the new gable end on a southern elevation.

2 INTRODUCTION

2.1 Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr and Mrs Winter to undertake a preliminary bat roost assessment at 31 St Anne's Road in Caversham, Berkshire. The assessment was commissioned to accompany a planning application submitted to Reading Borough Council seeking consent for an extension over the footprint of the existing house involving the raising of the roof and internal alterations (Planning Application Number: 211248).

2.1.2 A preliminary bat roost assessment was undertaken in October 2021 (Reference: R2950/a). A number of potential roost features suitable for crevice-dwelling bats were found and included gaps under roof tiles, gaps where mortar was absent beneath the hip tiles and gaps behind occasionally lifted hanging tiles and the house was considered to be of moderate bat roost potential and further survey was recommended.

2.2 Legislative Background

2.2.1 All British bat species are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations') (as amended). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species;
- Deliberately kill, injure or take any bat.

2.2.2 The government's statutory conservation advisory organisation, Natural England, is responsible for issuing European Protected Species Mitigation Licences (EPSML) that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPSML can be issued if the following three tests have been met:

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- **Regulation 55(9)(a)** - there is “no satisfactory alternative” to the derogation, and;
- **Regulation 55(9)(b)** - the derogation “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range” and;
- **Regulation 55(2)(e)** - the derogation is for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.

2.2.3 Local authorities have a statutory duty under Regulation 7(3e) of the Habitat Regulations to have regard to requirements of the Habitats Directive in the exercise of their functions. The Council must therefore consider and determine whether these three tests are likely to be satisfied by applications where survey findings show that European Protected Species licensing is necessary before granting planning permission.

2.2.4 EPSML applications can be submitted once all necessary planning consents have been granted and Natural England aim to issue a licence decision within 30 working days.

2.2.5 Licensable projects affecting small numbers of seven commonly occurring species occupying roosts of low conservation importance may fall under the remit of the Bat Mitigation Class Licence WML-CL21 (BMCL). The BMCL permits ‘Registered Consultants’ or accredited agents appointed by them to carry out licensable operations on site on behalf of clients following the registration of sites with Natural England at least 15 working days before the work is due to start.

2.2.6 Survey data supporting EPSML applications or the registration of the site under the BMCL must be up to date i.e., have been conducted within the current or most recent optimal survey season i.e., May to August. Therefore, if surveys show bats are present and licensable work is delayed until during or after the next survey season, updated surveys will be required to support an application or site registration.

2.3 Site Location and Context

- 2.3.1** The property is located on the western side of St Anne's Road at the junction with Clifton Park Road in Caversham, Berkshire (OS grid reference: SU 71113 74944).
- 2.3.2** The property is in a suburban setting, surrounded by residential properties that have large gardens and mature trees. There is a small patch of lowland mixed deciduous woodland priority habitat approximately 65m to the west of the property, and a wooded graveyard at St Peter's Church approximately 160m to the southwest of the property. The River Thames is an important wildlife corridor and situated just over 200m to the south of the property. These nearby habitats provide good quality commuting and foraging habitat for bats roosting locally.

3 SURVEY METHODOLOGY

3.1 Emergence Survey

3.1.1 Evening emergence surveys of the house was undertaken on 10th May and 26th May 2022 and each was carried out by two surveyors experienced in conducting emergence surveys. The survey on 10th May was carried out by Meghan Porter and Bob Brittain and the survey on 26th May was carried out by Vicky Potts - an ecologist registered under the Natural England Bat Survey Class Licence CL18 (registration CL18 2020-44817-CLS-CLS) – and by Meghan Porter. One surveyor was situated in the garden to the west of the property (Location 1) and the second surveyor was situated along St Anne's Road to the south of the property (Location 2) (refer to plan in **Appendix 1**).

3.1.2 The surveys were carried out using Batlogger M, Batlogger M2 and EchoMeter Touch Pro detectors. The Batlogger recordings were analysed using the BatExplorer software package and the EchoMeter Touch recordings were converted using the Kaleidoscope software before being analysed using the AnalookW software. Night vision aids were used on both emergence surveys in the form of a Pulsar Helion XP28 thermal imaging camera focused on the uneven hanging tiles on the dormer window of the rear elevation.

3.1.3 The evening emergence surveys started 15 minutes before sunset and continued until 1.5 hours after sunset.

3.2 Survey Constraints

3.2.1 There were no significant constraints to the surveys, which were undertaken at a suitable time of year for undertaking emergence surveys i.e. May to August (Collins 2016), and in conditions suitable for bat activity i.e. dry with air temperatures 10°C or above at sunset/sunrise (Collins 2016).

3.2.2 A re-entry survey was scheduled for 24th May but adverse weather conditions, i.e., heavy rain and wind, meant that the survey was rescheduled for an emergence survey on 26th May. A recent interim guidance note from the Bat Conservation Trust (BCT, 2022) has established from up-to-date research publications that there is a risk of missing bats that have already returned on dawn surveys and that the use of night vision aids (NVAs) improves the quality of dusk emergence surveys. The 4th edition of the BCT

survey guidelines to be published in summer 2022 is transitioning towards dusk surveys supported by NVAs. Therefore, the use of NVAs on the two dusk surveys means there were no significant constraints to the survey methodology.

4 SURVEY FINDINGS

4.1.1 Bat activity is summarised in the tables below, described in Paragraphs 4.4 & 4.5, detailed in a survey plan in Appendix 1 and the raw detector data is in Appendix 2:

4.2 Evening Emergence Survey – 10th May 2022

4.2.1 No bats were observed emerging from the property during the survey.

Table 1. Weather conditions and survey timings

	Wind (BF0-12)	Cloud cover (%)	Rain	Temp start (°C)	Temp end (°C)
Weather	2	100	None	17	14
Start time	20:25	Sunset time	20:40	Finish time	22:10

Table 2. Surveyor recordings at Location 1

Species	Recordings*	Emergences	Time of first call (after sunset)
<i>Pipistrellus pygmaeus</i>	78	None	21:12 (32 minutes)
<i>Pipistrellus pipistrellus</i>	4	None	21:33 (53 minutes)
<i>Myotis</i> sp.	2	None	21:34 (54 minutes)

Table 3. Surveyor recordings at Location 2

Species	Recordings*	Emergences	Time of first call (after sunset)
<i>Nyctalus noctula</i>	2	None	20:59 (19 minutes)
<i>Pipistrellus pygmaeus</i>	15	None	21:12 (32 minutes)
<i>Pipistrellus pipistrellus</i>	4	None	21:43 (1 hour 3 minutes)

(*The number of recordings is the number of times that the Batlogger detector was triggered when bat activity was detected).

4.3 Evening Emergence Survey – 26th May 2022

4.3.1 No bats were observed emerging from the property during the survey.

Table 1. Weather conditions and survey timings

	Wind (BF0-12)	Cloud cover (%)	Rain	Temp start (°C)	Temp end (°C)
Weather	3-4	100	None	16	14
Start time	20:49	Sunset time	21:04	Finish time	22:34

Table 2. Surveyor recordings at Location 1

Species	Recordings*	Emergences	Time of first call (after sunset)
<i>Pipistrellus pipistrellus</i>	12	None	21:21 (17 minutes)
<i>Pipistrellus pygmaeus</i>	17	None	21:22 (18 minutes)

Table 3. Surveyor recordings at Location 2

Species	Recordings*	Emergences	Time of first call (after sunset)
<i>Pipistrellus pygmaeus</i>	4	None	21:21 (17 minutes)
<i>Pipistrellus pipistrellus</i>	13	None	21:32 (28 minutes)

(*The number of recordings is the number of times that the detectors were triggered when bat activity was detected).

4.4 Emergence Survey Summary – 10th May 2022

- 4.4.1** Bat activity was lower to the front of the property, likely due to the urban location and presence of street lighting to the east of the property. Most of the bat activity was over the rear garden and to the west of the site. Soprano pipistrelle (*Pipistrellus pygmaeus*) bats were the most frequently recorded species with occasional commuting passes to the south of the property and a few foraging passes above the garden. The earliest soprano pipistrelle bat was recorded 33 minutes after sunset, within their typical emergence timeframe and flew from the direction of neighbouring properties to the west indicating roosts nearby. A *Myotis* sp. was recorded in the rear garden 54 minutes after sunset within the typical emergence time for these species.

4.5 Emergence Survey Summary – 26th May 2022

- 4.5.1** Bat activity was consistent at both sides of the property, with most bats seen and heard by both surveyors commuting from west to east, along the southern side of the property. Most of the bat activity was over the rear garden and to the west of the site. Soprano pipistrelle (*Pipistrellus pygmaeus*) was the most recorded species by surveyor one in the rear garden, with commuting passes to the north and south of the property. The earliest soprano pipistrelle bat was recorded 17 minutes after sunset, within their typical emergence timeframe and flew from the direction of neighbouring properties to the west indicating roosts nearby.

4.6 Habitat Features Suitable for Bats

- 4.6.1** The habitats on site consisted of typical residential garden habitats. The front of the house comprised of a concrete driveway, a small area of lawn bordered with a holly hedge around the eastern and northern boundaries of the site. There were streetlights along the road to the east and north of the house. The rear of the house comprised a typical garden habitat with shrub borders and a couple of trees and no lighting directly illuminating the rear

elevation or the habitats. These habitats will provide some foraging habitat for bats adapted to suburban environments.

5 DISCUSSION AND RECOMMENDATIONS

5.1 Assessment of Status of Bat Roost/Potential

5.1.1 During the emergence surveys, no bats were observed emerging or returning to roost in the building. The first soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*Pipistrellus pipistellus*) bats that were recorded during the survey were within the typical emergence time period for these species, indicating that roosts are nearby, but no bats were recorded roosting in the property. A single pass by a *Myotis* sp. was recorded in the rear garden indicating that it is roosting nearby.

5.1.2 The survey findings, combined with the preliminary roost assessment survey findings, suggest it is unlikely that the house supports roosting bats.

5.2 Impact of Proposals and Recommendations

5.2.1 Based on current survey data, the proposed work to add a second floor to the property is considered highly unlikely to result in the damage or destruction of any bat roosts, or to the disturbance of bats occupying roosts. As such, a European Protected Species Mitigation Licence will not be required for the planned works to go ahead lawfully.

5.2.2 Bats are highly mobile and therefore it is possible that bats could be present in the future. In the unlikely event that bat(s) are discovered during the course of the work, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s).

5.2.3 There will be no overall loss of garden habitat and it is recommended that any future planting makes use of native plants and encourages pollinators into the garden, which subsequently provides good quality foraging habitat for bats adapted to suburban environments. Additionally, there would be scope to add a bat box to the new gable end on the southern elevation to create new roosting opportunities.

6 REFERENCES

Bat Conservation Trust (May, 2022) *Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys*. Bat Conservation Trust, London.

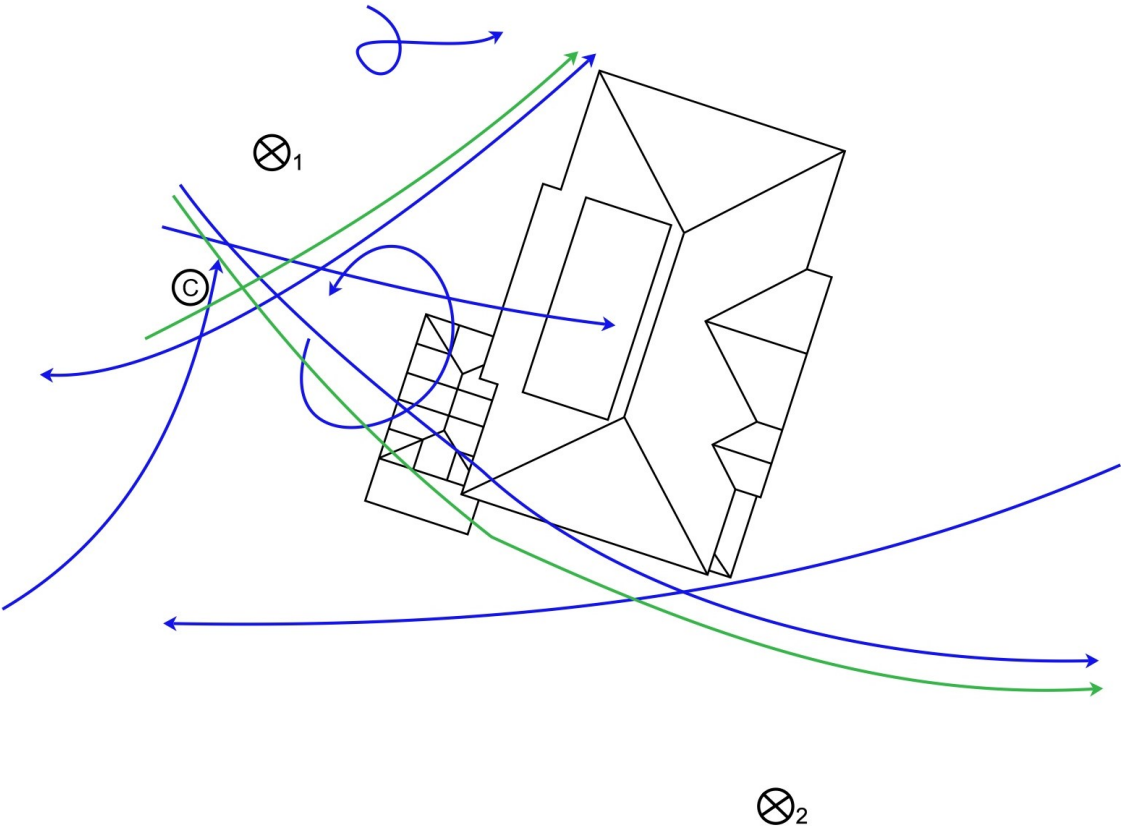
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APPENDIX 1 – EMERGENCE SURVEY PLAN



 Surveyor location  Camera location  Soprano pipistrelle flight path  Common pipistrelle flight paths

Drawn by:	Date:	Scale:	31 St Annes Road Caversham	
MP	June 2022	Not to scale	Emergence Survey Flight Paths	

APPENDIX 2 – EMERGENCE SURVEY RAW DATA TABLES

10 th May 2022 – Location 1 – Meghan Porter; Batlogger M detector			
Time	Species	Calls [#]	Call Duration [ms]
21:12	<i>Pipistrellus pygmaeus</i>	1	4.6
21:13	<i>Pipistrellus pygmaeus</i>	24	3
21:23	<i>Pipistrellus pygmaeus</i>	6	2
21:23	<i>Pipistrellus pygmaeus</i>	9	3
21:24	<i>Pipistrellus pygmaeus</i>	13	3
21:24	<i>Pipistrellus pygmaeus</i>	17	3
21:26	<i>Pipistrellus pygmaeus</i>	22	4
21:27	<i>Pipistrellus pygmaeus</i>	3	6.8
21:27	<i>Pipistrellus pygmaeus</i>	14	5
21:29	<i>Pipistrellus pygmaeus</i>	12	6
21:30	<i>Pipistrellus pygmaeus</i>	14	4
21:31	<i>Pipistrellus pygmaeus</i>	11	3
21:33	<i>Pipistrellus pygmaeus</i>	13	3
21:33	<i>Pipistrellus pygmaeus</i>	2	2.3
21:33	<i>Pipistrellus pygmaeus</i>	1	3.3
21:34	<i>Myotis</i> sp.	5	3
21:34	<i>Myotis</i> sp.	5	4
21:36	<i>Pipistrellus pygmaeus</i>	7	3
21:36	<i>Pipistrellus pygmaeus</i>	2	6.6
21:37	<i>Pipistrellus pygmaeus</i>	21	3
21:37	<i>Pipistrellus pygmaeus</i>	9	4
21:37	<i>Pipistrellus pygmaeus</i>	15	6
21:38	<i>Pipistrellus pygmaeus</i>	17	5
21:38	<i>Pipistrellus pygmaeus</i>	19	5
21:38	<i>Pipistrellus pygmaeus</i>	7	5
21:39	<i>Pipistrellus pygmaeus</i>	7	4.5
21:39	<i>Pipistrellus pygmaeus</i>	11	3
21:39	<i>Pipistrellus pygmaeus</i>	10	3
21:39	<i>Pipistrellus pygmaeus</i>	5	3
21:39	<i>Pipistrellus pygmaeus</i>	11	3
21:39	<i>Pipistrellus pygmaeus</i>	6	3
21:39	<i>Pipistrellus pygmaeus</i>	8	2
21:39	<i>Pipistrellus pygmaeus</i>	4	4.3
21:40	<i>Pipistrellus pygmaeus</i>	16	3
21:40	<i>Pipistrellus pygmaeus</i>	22	6
21:40	<i>Pipistrellus pygmaeus</i>	19	4
21:40	<i>Pipistrellus pygmaeus</i>	43	4
21:40	<i>Pipistrellus pygmaeus</i>	23	5
21:41	<i>Pipistrellus pygmaeus</i>	2	5.2
21:42	<i>Pipistrellus pygmaeus</i>	25	5
21:43	<i>Pipistrellus pipistrellus</i>	21	6
21:43	<i>Pipistrellus pipistrellus</i>	16	8
21:51	<i>Pipistrellus pygmaeus</i>	18	6

21:52	<i>Pipistrellus pygmaeus</i>	2	4.6
21:54	<i>Pipistrellus pipistrellus</i>	11	4
21:59	<i>Pipistrellus pygmaeus</i>	3	3
21:59	<i>Pipistrellus pygmaeus</i>	28	5
21:59	<i>Pipistrellus pygmaeus</i>	3	6.3
22:01	<i>Pipistrellus pygmaeus</i>	7	6
22:01	<i>Pipistrellus pygmaeus</i>	3	6.8
22:02	<i>Pipistrellus pygmaeus</i>	136	5
22:03	<i>Pipistrellus pygmaeus</i>	6	5
22:03	<i>Pipistrellus pygmaeus</i>	32	5
22:05	<i>Pipistrellus pygmaeus</i>	22	4
22:05	<i>Pipistrellus pygmaeus</i>	39	8
22:06	<i>Pipistrellus pygmaeus</i>	6	3
22:06	<i>Pipistrellus pygmaeus</i>	60	3
22:06	<i>Pipistrellus pygmaeus</i>	7	3
22:06	<i>Pipistrellus pygmaeus</i>	69	6
22:06	<i>Pipistrellus pygmaeus</i>	7	6
22:06	<i>Pipistrellus pygmaeus</i>	34	6
22:06	<i>Pipistrellus pygmaeus</i>	33	3
22:06	<i>Pipistrellus pygmaeus</i>	12	3
22:07	<i>Pipistrellus pygmaeus</i>	2	7.9

10 th May 2022 – Location 2 – Bob Brittain; Batlogger M2 detector			
Time	Species	Calls [#]	Call Duration [ms]
20:59	<i>Nyctalus noctula</i>	4	15.5
21:00	<i>Nyctalus noctula</i>	5	15.7
21:12	<i>Pipistrellus pygmaeus</i>	15	4
21:29	<i>Pipistrellus pygmaeus</i>	11	3
21:29	<i>Pipistrellus pygmaeus</i>	1	4.3
21:29	<i>Pipistrellus pygmaeus</i>	4	6
21:29	<i>Pipistrellus pygmaeus</i>	3	2.3
21:29	<i>Pipistrellus pygmaeus</i>	2	6.4
21:30	<i>Pipistrellus pygmaeus</i>	14	4
21:37	<i>Pipistrellus pygmaeus</i>	11	6
21:37	<i>Pipistrellus pygmaeus</i>	24	6
21:38	<i>Pipistrellus pygmaeus</i>	17	5
21:43	<i>Pipistrellus pipistrellus</i>	19	5
21:43	<i>Pipistrellus pipistrellus</i>	8	7
21:48	<i>Pipistrellus pipistrellus</i>	9	6
22:02	<i>Pipistrellus pygmaeus</i>	7	5
22:02	<i>Pipistrellus pygmaeus</i>	4	6.8
22:05	<i>Pipistrellus pygmaeus</i>	5	3.2
22:06	<i>Pipistrellus pygmaeus</i>	2	6.1
22:06	<i>Pipistrellus pygmaeus</i>	1	7.5
22:12	<i>Pipistrellus pipistrellus</i>	14	5

26 th May 2022 – Location 1 – Meghan Porter; Batlogger M detector			
Time	Species	Calls [#]	Call Duration [ms]
21:21:30	<i>Pipistrellus pipistrellus</i>	10	5
21:22:21	<i>Pipistrellus pygmaeus</i>	5	6.4
21:23:58	<i>Pipistrellus pygmaeus</i>	8	3
21:24:46	<i>Pipistrellus pipistrellus</i>	18	5
21:28:37	<i>Pipistrellus pygmaeus</i>	2	2.9
21:31:37	<i>Pipistrellus pygmaeus</i>	3	2.4
21:32:43	<i>Pipistrellus pipistrellus</i>	15	4
21:34:15	<i>Pipistrellus pygmaeus</i>	10	3
21:35:27	<i>Pipistrellus pygmaeus</i>	4	8.2
21:36:03	<i>Pipistrellus pygmaeus</i>	16	4
21:42:07	<i>Pipistrellus pygmaeus</i>	10	4
21:43:47	<i>Pipistrellus pipistrellus</i>	21	4
21:44:24	<i>Pipistrellus pygmaeus</i>	3	5.2
21:44:41	<i>Pipistrellus pygmaeus</i>	2	5.9
21:44:56	<i>Pipistrellus pygmaeus</i>	0	0
21:47:43	<i>Pipistrellus pygmaeus</i>	20	3
22:00:19	<i>Pipistrellus pipistrellus</i>	17	3
22:00:56	<i>Pipistrellus pipistrellus</i>	18	6
22:00:56	<i>Pipistrellus pipistrellus</i>	5	4.7
22:04:55	<i>Pipistrellus pygmaeus</i>	10	6
22:07:10	<i>Pipistrellus pipistrellus</i>	10	4
22:10:03	<i>Pipistrellus pipistrellus</i>	18	3
22:14:20	<i>Pipistrellus pygmaeus</i>	9	4
22:14:45	<i>Pipistrellus pygmaeus</i>	3	5.9
22:14:45	<i>Pipistrellus pygmaeus</i>	1	4.6
22:16:35	<i>Pipistrellus pygmaeus</i>	12	5
22:23:56	<i>Pipistrellus pipistrellus</i>	14	7
22:28:04	<i>Pipistrellus pipistrellus</i>	15	4
22:28:04	<i>Pipistrellus pipistrellus</i>	1	11.1

26 th May 2022 – Location 2 – Vicky Potts; EchoMeter Touch detector		
Time	Species	Call Duration [ms]
21:21:32	<i>Pipistrellus pipistrellus</i>	1.81
21:28:31	<i>Pipistrellus pipistrellus</i>	1.51
21:28:36	<i>Pipistrellus pipistrellus</i>	1.91
21:28:39	<i>Pipistrellus pipistrellus</i>	2.40
21:30:37	<i>Pipistrellus pygmaeus</i>	2.55
21:32:45	<i>Pipistrellus pipistrellus</i>	3.27
21:34:19	<i>Pipistrellus pygmaeus</i>	2.93
21:43:48	<i>Pipistrellus pipistrellus</i>	5.16
21:47:40	<i>Pipistrellus pygmaeus</i>	3.32
22:00:01	<i>Pipistrellus pipistrellus</i>	2.11
22:00:16	<i>Pipistrellus pipistrellus</i>	3.72

22:00:56	<i>Pipistrellus pipistrellus</i>	2.90
22:07:13	<i>Pipistrellus pipistrellus</i>	2.51
22:10:00	<i>Pipistrellus pipistrellus</i>	3.28
22:10:03	<i>Pipistrellus pipistrellus</i>	3.57
22:16:39	<i>Pipistrellus pygmaeus</i>	3.07
22:23:55	<i>Pipistrellus pipistrellus</i>	3.15