

Project Title:	35 Upper Redland Road	Project Ref:	33032
Client:	University of Reading	Date of Visit:	n/a
Persons Present:	n/a	Issue Date:	08/09/2021

Planning Ref: 200538

Condition 3:

Prior to the completion of the replacement roof, six bat tiles shall be installed on the building under the supervision of a suitably qualified ecologist. A report confirming that the tiles have been installed, including a plan confirming their location and photographs of the tiles in situ, shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the replacement roof. The bat tiles shall be retained and maintained as such, in accordance with the approved details, thereafter.

Reason: To incorporate biodiversity improvements in and around developments in accordance with Policy EN12 of the Reading Local Plan (2019) and paragraph 175 of the NPPF.

Bat Tile Locations:

Bat tiles have been installed on the six largest roof pitches approx two thirds of the way up towards the ridge as per the images below. As agreed with the author of the Bat Survey issued as part of the planning application, Ecology by Design, we have installed a 2m by 1m section of traditional bitumen roofing felt behind the tiles to assist bats roosting within the vicinity of the tiles.

Front Elevation:



Rear Elevation:



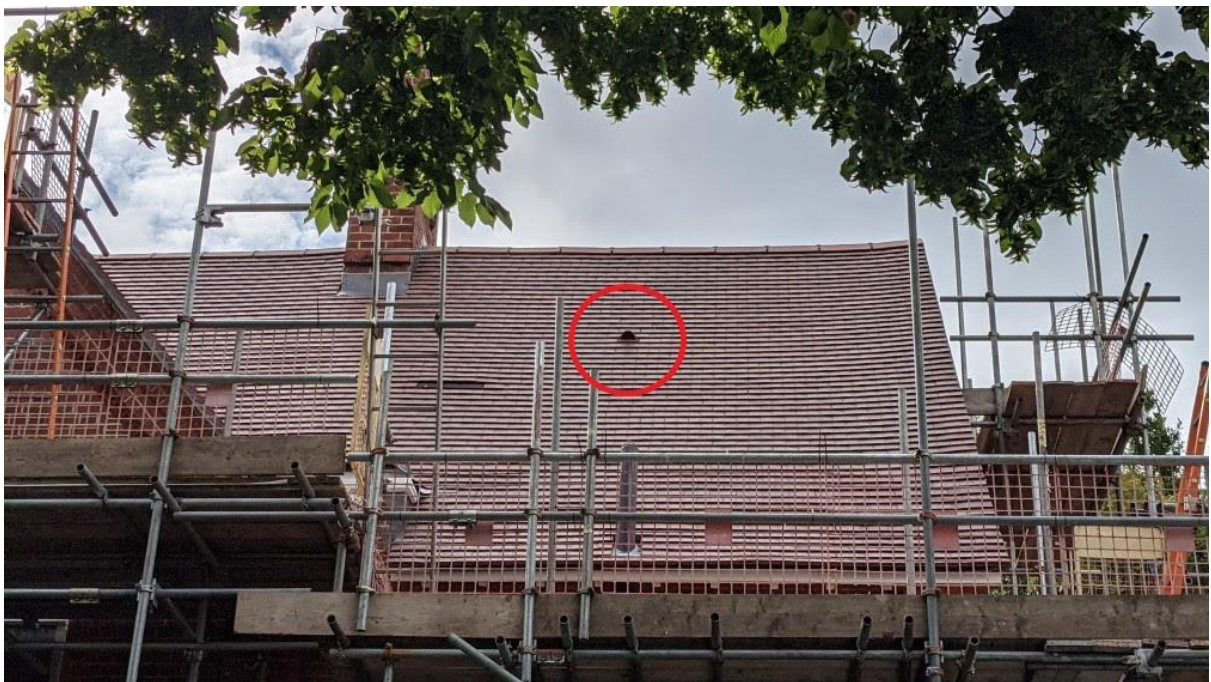
Photos of Bat Tiles Installed



Location 1



Location 2



Location 3



Location 4



Location 5



Location 6