



Title	Ecology Summary Letter Report
Date	1 November 2019
Site	108 London Street and Prince Regent House, Reading
Author	Jessica Breeze BSc (Hons) MSc ACIEEM & Sarah Wiltshire BSc (Hons) MSc
Reviewed by	Sean Crossland BA (Hons) MCIEEM

Introduction

This letter report provides a summary of the ecological surveys carried out at the above site in order to satisfy the Local Planning Authority (LPA) that adequate ecological data has been collected to inform proposals to demolish the existing roof on Prince Regent House (the modern link extension part of the site, referred to in the preliminary ecological appraisal (PEA) report as Building 1b). A location plan is provided in Appendix 1.

Summary of ecological surveys to date

Southern Ecological Solutions (SES) carried out ecological surveys at the above site in 2018. Table 1 provides a summary of the ecological surveys and assessments undertaken. Detailed results are provided in the PEA report¹.

Table 1. Summary of ecological data collected

Ecological survey / feature	Survey timing	Summary of results
Extended Phase 1 Habitat Survey	May 2018	The site is dominated by bare ground and buildings, with introduced shrubs and short perennial vegetation. Habitats are considered to be of low ecological value.
Statutory and non-statutory designated sites assessment	May 2018	There are 10 statutory designated sites within 5km and nine non-statutory designated sites within 2km of the site. None of these sites will be affected by the proposals.

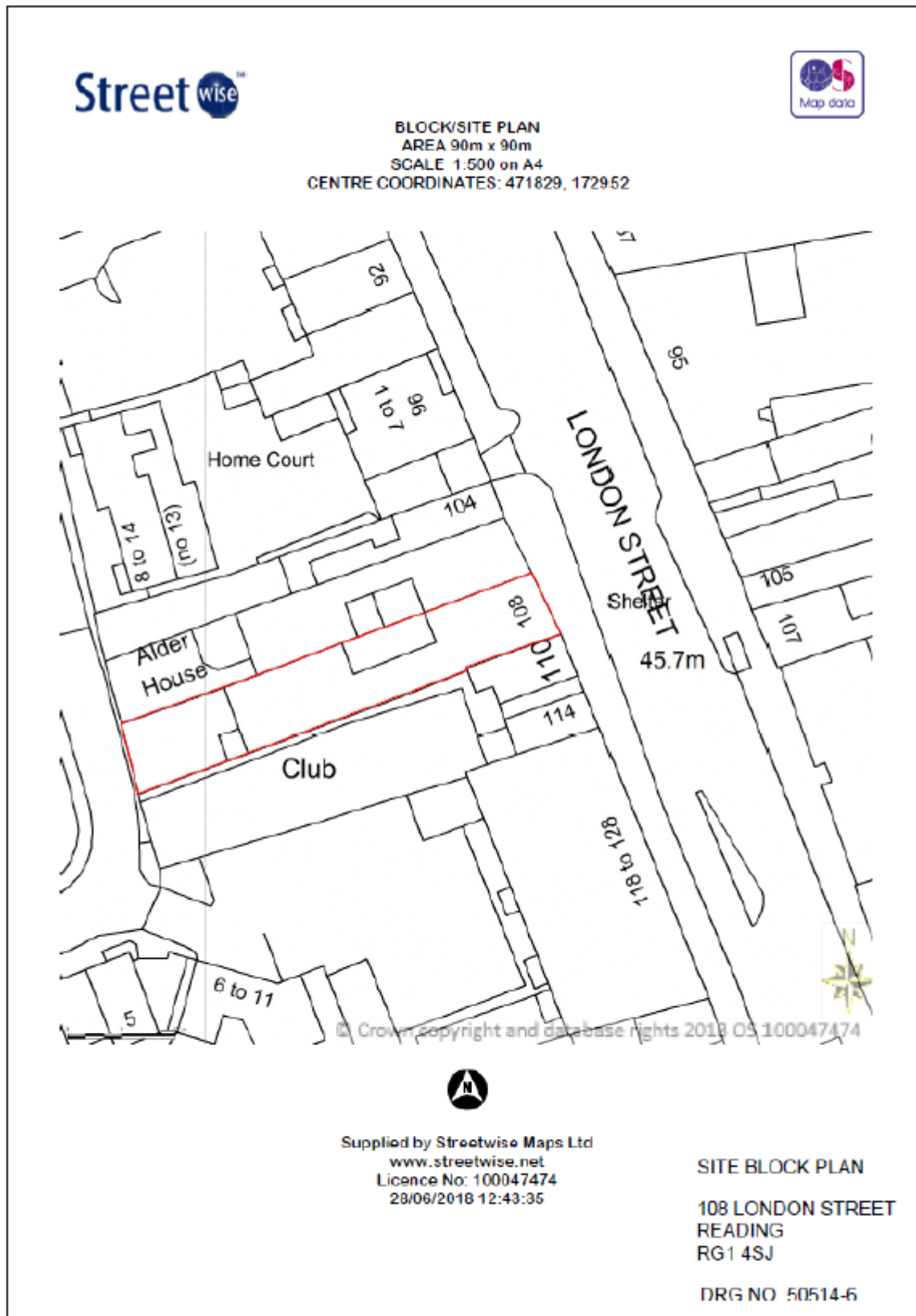
¹ SES (July 2018) 108 London Street, Reading – Preliminary Ecological Appraisal. Unpublished.

Ecological survey / feature	Survey timing	Summary of results
Habitat assessment for protected species	May 2018	Bats - Hanging tiles on the northern aspect of Building 1b provide some opportunity for roosting however lack of suitable foraging/commuting habitat surrounding the buildings limits the potential. The hanging tiles will not be affected by the works therefore no further actions/mitigation is required. None of the other buildings on site have potential to support roosting bats. Birds – habitat suitable for nesting is present in the form of shrubs. This should be cleared outside of the nesting bird season. Invertebrates – some limited potential however the site is unlikely to support a notable assemblage. Hedgehog – some limited potential, restricted to shrub. The site does not provide suitable habitat for the following species: badgers, great crested newts, hazel dormouse, reptiles, aquatic species (e.g. otter and water vole), or other notable species (e.g. harvest mouse).

Therefore, the proposed demolition of the roof on Prince Regent House (Building 1b) will not affect roosting bats as the roof was not found to support suitable features (e.g. gaps in tiles) during surveys in 2018, the results of which are still considered to be valid at the time of writing this report.

The only feature suitable for roosting bats recorded on Building 1b was the hanging tiles on the northern elevation, which do not form part of the roof structure. Due to the proximity of these hanging tiles to the roof (see Plate 2), it is recommended that the demolition works are undertaken in accordance with an ecological method statement which will outline the measures required to ensure bats are not disturbed by the works, in the unlikely event that they are roosting beneath the hanging tiles.

Appendix 1 – Site location plan



Appendix 2 – Photographs of building 1b

Plate 1. Building 1b (view: east)



Plate 2. Building 1b (northern elevation with hanging tiles)

