



Preliminary bat roost assessment & Emergence Survey

Client Name	Chris Ashford
Site Location	6A Hawthorne Gardens, Reading RG2 7NA
Document reference	CE1171-01
Date of Survey	PRA: 11th September 2018 Emergence: 23 rd September 2018
Surveyed by	Garry Smith [Class 2 registration 2017-28032-CLS-CLS]

DISCLAIMER

This report/document has been prepared by Chase Ecology Limited for the named client as a Protected Species Survey - Bats. Chase Ecology accepts no liability or responsibility for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared. We confirm that the opinions expressed are our true and professional opinions.

Limitations and Copyright

Chase Ecology Ltd has prepared this Report for the sole use of the above named Client or his Agents in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Chase Ecology Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Chase Ecology Ltd. Chase Ecology Ltd standard Limitations of Service apply to this report and all associated work relating to this site. A copy has been supplied with our original quotation and further copies are available on request

Validity of data

The findings of this study are valid for a period of 24 months from the date of survey. If works have not commenced by this date, it may be necessary to undertake an updated survey to allow any changes in the status of bats on site to be assessed, and to inform a review of the conclusions and recommendations made.

Executive Summary

Chase Ecology Ltd. undertook a Preliminary Roost Assessment (PRA) at the named site on the 11th September 2018 followed by an emergence survey on the 23rd September 2018. The aim of the assessment was to consider the value and suitability of the structures for roosting bats & nesting birds as detailed below;

Site Location	6A Hawthorne Gardens, Reading RG2 7NA
Survey Methodology	An internal & external survey was carried out by Garry Smith for the potential roosting and usage of the structure for bats & nesting birds. See section 3 (Methodology). Additional to the visit further research has been carried out on the Magic.gov database and National Biodiversity Network
Results of Preliminary Bat Roost Inspection	SEE SECTION 6.0 It was identified that the building offers value to bats from the observation of suitable roosting features and access points which have been noted within section 5.0 of this report. It has been evidenced that Bats have used features within the building from observation of 3 droppings located close to a gap within the eaves on the North facing elevation. The timber tiles around the external vertical elevations of the building have demonstrated high level of creosote odours which can defer from roosting
Evidence of Nesting Birds	No evidence of nesting birds identified
Requirements for Additional Survey	It was advised that an emergence survey would be required which was carried out on the 23rd September during optimal survey conditions with all elevations of the building within view. No bats have been recorded to be emerging in or out of the building, however we have noted several commuting Common & Soprano Pipistrelle to be passing and foraging close to the building and surrounding habitats where a level of protection must be in place during development to prevent any disturbance. See Appendix 2: Protection & Enhancement

Predicted Impacts of Development on Bats and Nesting Birds	Low if all guidance and procedures within Appendix 2: Protection & Enhancement are followed and maintained during development
Mitigation and Compensation of Proposed Impacts	Appendix 2: Protection & Enhancement
Licensing Requirements for Bats	None identified
Required Actions	Appendix 2: Protection & Enhancement No further surveys identified for bats over the coming 24 Months

CONTENTS

- 1.0 Introduction
- 2.0 Legislation
- 3.0 Methodology
- 4.0 Results
- 5.0 Plans & Photographs
- 6.0 Conclusion and/or recommendations
- 7.0 References

Appendix 1: Location plan

Appendix 2: Protection & Enhancement

1.0 Introduction

Brief

- 1.1** This report will present the findings of a preliminary bat roost assessment and nesting bird survey of the named site and further research of the area online.
- 1.2** An emergence survey was carried out on the 23rd September during optimal survey conditions.

Site description

- 1.3** A Single storey detached dwelling with external timber shingle cladding

The dwelling is situated in a fairly built up residential location with small pockets of wood & parkland which offers availability for feeding and commuting.

2.0 Legislation

2.1.1 All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended), making it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place

2.1.2 In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly Obstruct access to any structure or place which any bat uses for shelter or protection; or Disturb any bat while occupying a structure or place which it uses

2.1.3 If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.

2.1.4 In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended). All wild birds, their nests and eggs are protected it an offence to: • kill, injure, or take any wild bird; • take, damage or destroy the nest of any such bird whilst it is in use or being built; or • take or destroying an egg of any such wild bird.

2.1.5 Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

3.0 METHODOLOGY

- 3.1** All survey and reporting undertaken by Mr Garry Smith who is an experienced licensed bat ecologist in England [Class 2 registration 2017-28032-CLS-CLS] with over 8 years' experience practical of professional ecological surveys.
- 3.2** Preliminary roost assessments can be undertaken throughout the year and can provide conclusive results, which can save expense and time for Planning Applicants. The optimum time to investigate for the presence of bats is during their active season when signs of presence can be more easily located.
- 3.3** A thorough interior and exterior inspection of the building for bat roosting and potential roosting features was undertaken. Signs surveyed for included droppings, dead bats, feeding remains (beetle, moth and butterfly remains), urine staining and grease marks around crevices and down walls, and any noises such as scratching and audible bat calls.
- 3.4** During the survey, the surrounding area was assessed in relation to suitable habitat that may be of value to bats.
- 3.5** Surveys were conducted following "The Bat Workers Manual "(JNCC 2004), "The Bat Mitigation Guidelines" (EN 2004) and the Bat Conservation Trust 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (2016) recommendations.
- 3.6** All areas of the building internally were inspected with the aid of a 2 million c/p lamp and inspection camera. External features were also inspected where possible and observations were aided with binoculars where needed.
- 3.7** A desk top survey was also completed to establish the biodiversity of the area along with its habitat structures including statutory and non-statutory designations
- 3.8** Biological records were not obtained for this survey
- 3.9** Emergence surveys to be carried out from May – September during optimal survey conditions

4.0 Results

Desk Study

Environmental record search

4.1 A data search from freely available resources was undertaken to assess the names species for distribution/record within a 2km study area which demonstrated records for bats.

- Common Pipistrelle
- Soprano Pipistrelle
- Noctule

4.2 Designated sites; Statutory (5km)

Site	Designation	Distance (km)	Direction
PEARMANS COPSE	LNR	1.55	S
MAIDEN EREIGH PARK	LNR	1.55	E
HIGHWOOD	LNR	2.19	NE

Non-Statutory (2km)

Site	Designation	Distance (km)	Direction
NON-IDENTIFIED			

Priority Habitat Inventory within 2km

HABITAT	Distance (km)	DIRECTION
DECIDUOUS WOODLAND	0.07	NE
DECIDUOUS WOODLAND	0.20	SW
DECIDUOUS WOODLAND	0.24	SE
DECIDUOUS WOODLAND	0.49	NE
WOODPASTURE & PARKLAND	0.50	NE
DECIDUOUS WOODLAND	0.89	SE
DECIDUOUS WOODLAND	1.33	S
WOODPASTURE & PARKLAND	1.40	E

None of the above names sites/locations would be effected in any way from the proposed development plan for this site, including both habitats and species.

4.3 Aerial photographs of the site were consulted to determine if there are important landscape features surrounding and within vicinity of the site.

4.4 A search of previous Granted European Protected Species Applications revealed FIVE granted European Protected Species applications

- 0.75km – North/East – Common Pipistrelle, Brown Long-eared
- 1.30km – North/East – Common Pipistrelle, Soprano Pipistrelle
- 1.35km – North – Common Pipistrelle
- 1.40km – North – Common Pipistrelle, Soprano Pipistrelle
- 1.87km – North – Common Pipistrelle

Field study

4.5 A site visit was completed on the 11th September 2018 by Garry Smith [Class 2 registration 2017-28032-CLS-CLS] where the dwelling and surrounding areas were assessed for the possible usages of bats & birds.

External

4.6 A full external assessment was carried out visually around the property including checks to the stonework's & roof structures where accessible.

All for facing elevations of the single storey dwelling have demonstrated a covering from timber shingle tiles (Image 1, 3, 4) which looked to be in a well maintained level of condition.

A small number of the vertical tiles were identified to the East & West facing elevations (3, 4) which may offer access into suitable roosting conditions used by crevice dwelling bats within.

The timber tiles around the external vertical elevations of the building have demonstrated high level of creosote odours which can defer from roosting

The roof coverings to the building have demonstrated no identified gaps within the tiled coverings.

The eaves around the building also looked to be well sealed with a small gap of approx. 15mm to the North facing elevation.

Internal

4.7 Internally the roof void has demonstrated a full covering from a felt membrane situated below the roof tiles which looked to be in a good level of condition with no identified gaps or deterioration.

There is a layer of insulation across the floor areas within the loft void along with timber boards to the central areas of the floor.

To the North area of the loft void protruding daylight (Image 8) has been identified along with a gap to the eaves large enough for bats to enter the roof spaces.

Three droppings were identified close to the gap within the eaves of which demonstrated characteristics from bats when crushed.

Results of Phase 2 Activity Surveys

Below plan of survey positions for all emergence survey



Date: 23rd September 2018

Sunset	Start Time	Finish Time	Temperature	Wind Beaufort Scale	Cloud Cover
19:00	18:45	20:30	11 Start, 9 End	1	70%

Point 1 – Garry Smith

Equipment – Anabat Walkabout

Time	Species	Activity	Audio/Visual
19:23	C Pip	Emerged from house to the West of the property close to the front eaves	Audio & Visual
19:28	S Pip	Single pass	Audio
19:33	C Pip	Foraging between the West elevation of the building and neighbouring house to the West	Audio & Visual
19:34	C Pip	Social calls	Audio & Visual
19:39	C Pip x 2	Foraging between the West elevation of the building and neighbouring house to the West	Audio & Visual

19:44	S Pip	Single pass & Social calls	Audio
19:58	C Pip	Single pass	Audio
20:21	C Pip	Single pass	Audio

Point 2 – Scott Latham

Equipment – Anabat Walkabout

Time	Species	Activity	Audio/Visual
19:23	C Pip	Single pass	Audio
19:37	C Pip	Brief foraging	Audio
19:49	Noctule	Single pass	Audio
19:58	C Pip	Single pass	Audio
20:06	S Pip	Faint pass	Audio

Although no bats have been recorded to be emerging in or out of the building we have noted several commuting Common & Soprano Pipistrelle and Noctule to be passing and foraging close to the building and surrounding habitats.

5.0 Plans & Photographs

Image 1 – Front North facing elevation of the building demonstrating a timber shingle cladding which looked to be in a well-maintained condition within minimal gaps of value to bats. The timber gave off a high level of creosote odours which can deter from roosting



Image 2 – North facing roof coverings which have demonstrated a well sealed covering with no identified areas of value to bats other than a small gap within the led works



Image 3 – East facing gable elevation of the building offering a single missed tile to the coverings



Image 4 – Further missing tiles to the West elevation offering access for bats within



Image 5 – South facing elevation of the building



Image 6 – Internal view from within the roof void



Image 7 – Additional view from within the roof void demonstrating a felt membrane below the roof coverings, insulation to the floor coverings with timber boards across the central areas.



Image 8 – Protruding daylight identified mid-way along the North facing elevation within the eaves



Image 9 – 3 old (6 months plus) droppings identified close to the gaps within image 8 which when crushed demonstrated characteristics of bat



6.0 Conclusion and recommendations

All recommendations provided in this section shall be on Chase Ecology Ltd's current understanding of the site proposals and current planning application, correct at the time the report was compiled. Should any aspect of the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate

- 6.1** Following the preliminary bat roost assessment carried out on the 11th September 2018 it was identified that the building offers value to bats from the observation of suitable roosting features and access points which have been noted within section 5.0 of this report.
- 6.2** It has been evidenced that Bats have used features within the building from observation of 3 droppings located close to a gap within the eaves on the North facing elevation.
- 6.3** During a desktop search it was identified that five EPS Mitigation Licence for multiple species of bats has been carried out within a 2km radius of the property.
- 6.4** No Evidence of nesting birds was evidenced during the survey.
- 6.5** It was advised that an emergence survey would be required which was carried out on the 23rd September during optimal survey conditions with all elevations of the building within view.

No bats have been recorded to be emerging in or out of the building, however we have noted several commuting Common & Soprano Pipistrelle to be passing and foraging close to the building and surrounding habitats where a level of protection must be in place during development to prevent any disturbance.

See Appendix 2: Protection & Enhancement

- 6.6** It is advised that no further surveys are required in relation to bats and the development would have a low impact during both the active and dormant seasons if all guidance within Appendix 2 is followed.

7.0 References

- Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004) 3rd Edition Bat Workers' Manual. Joint Nature Conservation Committee, Peterborough.
- Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Mitchell-Jones, A.J. (2004) Bat Mitigation Guidelines. Natural England, Peterborough.
- British Trust for Ornithology (2016) www.bto.org/
- Magic database (2017) <http://www.magic.gov.uk/MagicMap.aspx> accessed on 08/03/2017.
- Google Earth (2017)

Appendix 1: Location plan



Appendix 2: Protection & Enhancement

This document must be available to all involved in the planned development.

All contractors must be aware of the potential of protected & priority species being found on site and care should be taken during works to avoid harm (including during any tree works), if protected species are found then all work should cease and an ecologist should be consulted immediately.

If any protected species are identified other than the species documented within this report which form part of the Mitigation at any point within the proposed development the client must stop works and contact a suitably qualified ecologist to assist further where further surveys/licences may be required before works can continue.

Lighting

It is recommended that during the development process the levels of lighting such as security floodlighting and lighting around working platforms should be limited to reduce the level of disturbance caused to bats which have been recorded to be using the site for both commuting and feeding. Disturbance caused by high power lighting can cause disturbance to common commuting and foraging areas currently used by bats.

Protection of Wildlife

During the development stage all excavations if any should be closed where possible to prevent entrapment of wildlife such as mammals which may use the site during the hours of darkness for commuting. For excavations which require to be left open a shallow slope should be in place to aid escape.

Any pipes over 200mm in diameter should be capped off at night to prevent animals entering.

Nesting Birds

If disturbance or close works is to be carried out to any of the trees and structures within and surrounding the site during the active nesting season from March – September inclusive a nesting bird survey must be carried out before works take place. If nesting birds are identified then protection should be given such as suitable boundaries or waiting until the nests are clear and no longer occupied.

General Recommendations for Enhancement

In addition to any specific required to compensate for impacts on protected species or habitats, both national and local planning policy encourages ecological enhancement in all development. Based on the existing ecological value of the site and information available about the proposed development, consideration should be given to the use of enhanced features for bats such as bat tiles within the roof coverings to offer further roosting availability within the environment.