



Preliminary bat roost assessment

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

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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. 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 has been 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 is advised that to fully establish if bats are using the building a single emergence survey should be carried out before the end of the survey season of May to September during optimal survey conditions. If bats are identified to be using the building, then a further two surveys would be required to support an EPS Mitigation Licence if the planned development causes any level of disturbance to bats.
Predicted Impacts of Development on Bats and Nesting Birds	Further assessment required

Mitigation and Compensation of Proposed Impacts	Not at this stage
Licensing Requirements for Bats	Not at this stage
Required Actions	See section 6.0

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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.

Site description

- 1.2** 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

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.

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 has been 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 is advised that to fully establish if bats are using the building a single emergence survey should be carried out before the end of the survey season of May to September during optimal survey conditions.

If bats are identified to be using the building, then a further two surveys would be required to support an EPS Mitigation Licence if the planned development causes any level of disturbance to bats.

6.6 It is advised that no further works take place to the building at this stage as this may cause disturbance to any roosting bats, see section 2.0 of this report

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

