

**12 Eldon Terrace
Reading
Berkshire
RG1 4DX**

Bat Emergence and Re-Entry Survey

Ref: R1730/a

September 2017



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 100 New Wokingham Road, Crowthorne, RG45 6JP where you may look at a list of members' names.

1	SUMMARY	3
2	INTRODUCTION	4
2.1	Background.....	4
2.2	Legislative Background.....	4
2.3	Site Location and Context.....	6
2.4	Report Format.....	6
3	SURVEY METHOD.....	7
3.1	Evening Emergence and Dawn Re-Entry Survey	7
3.2	Background Data Search.....	7
3.3	Survey Constraints.....	7
4	SURVEY FINDINGS	8
4.1	Evening Emergence Survey – 16 th August 2017	8
4.2	Dawn Re-Entry Survey – 5 th September 2017	8
4.3	Background Data Search Findings	8
5	DISCUSSION AND RECOMMENDATIONS	9
6	REFERENCES	10
	APPENDIX 1 – RAW BAT EMERGENCE AND RE-ENTRY SURVEY DATA.....	11
	APPENDIX 2 – BAT EMERGENCE AND RE-ENTRY SURVEY FINDINGS	12

1 SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Jagtar Dhadwal to undertake a survey for the presence of bats within the property at 12 Eldon Terrace in Reading, Berkshire.
- 1.1.2** The survey was commissioned in connection with a planning application to be submitted to Reading Borough Council seeking consent for the demolition of the property and construction of a replacement property with change of use.
- 1.1.3** A daylight bat survey undertaken in May 2017 identified the building to have features of moderate bat roosting potential, such as gaps behind the hanging tiles and gaps under lifted verge tiles on the rear elevation that could provide roosting opportunities suitable for bats that typically occupy a wide range of crevice roosts.
- 1.1.4** Further survey in the form of one evening emergence survey and one dawn re-entry survey was carried out in August and September 2017. No bats were observed emerging from the building.
- 1.1.5** The proposed demolition of the building is considered highly unlikely to result in the disturbance of bats or destruction of bat roosts and therefore a European Protected Species licence or registration of the site under a Low Impact Class licence will not be required to enable the work to proceed lawfully.

2 INTRODUCTION

2.1 Background

- 2.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Jagtar Dhadwal to undertake a survey for the presence of bats within the building at 12 Eldon Terrace – a terraced property with a garage at ground floor level and a residential flat at first floor level in Reading, Berkshire.
- 2.1.2** The survey was commissioned in connection with a planning application to be submitted to Reading Borough Council seeking consent for the demolition of the property and construction of a replacement property with change of use.
- 2.1.3** A daylight bat survey undertaken in May 2017 identified the building to have features of moderate bat roosting potential, gaps behind the hanging tiles and gaps under lifted verge tiles on the rear elevation that could provide roosting opportunities suitable for bats that typically occupy a wide range of crevice roosts (John Wenman Ecological Consultancy - Daylight Bat Survey, May 2017; Ref: R1621a).
- 2.1.4** Taking all factors into account i.e. the availability of roosting opportunities and proximity to moderate quality foraging habitat, overall the building was considered to be of moderate potential for use by bats. To confirm absence or presence of roosting bats in the building, and if present, to determine the status of any roost(s), further survey consisting of one evening emergence survey and one dawn re-entry survey was recommended and the findings of the survey are set out in this report.

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 2010 ('Habitat Regulations'). 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

John Wenman Ecological Consultancy
18/09/2017

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 licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. A licence can be issued if the following three tests have been met:

- **Regulation 53(9)(a)** - there is "no satisfactory alternative" to the derogation, and;
- **Regulation 53(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 53(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 9(5) 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 any necessary planning consents.

2.2.4 European Protected Species licence 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 bat species may fall under the remit of the Low Impact Class Licence (WML-CL21). The Class Licence permits 'Registered Consultants' 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.

2.3 Site Location and Context

2.3.1 The building is situated on the southern side of Eldon Terrace in the centre of Reading, Berkshire (OS grid reference: SU 72514 73164).

2.3.2 The building is situated on a predominantly residential road bordered on all sides by buildings and Eldon Terrace at the front. The River Thames is 260 metres to the north of the site offering a commuting and foraging feature used regularly by bats. The surrounding urban area only offers habitat for those bat species adapted to urban locations with disconnected garden habitats offering limited dark corridors for light-sensitive bats.

2.4 Report Format

2.4.1 The report is set out as follows: **Section 3** presents a description of the survey methods; **Section 4** summarises the findings of the detector surveys; and **Section 5** presents a discussion of the survey findings and recommendations; **Appendix 1** presents the raw survey data; and **Appendix 2** presents plans of the emergence and re-entry survey findings.

3 SURVEY METHOD

3.1 Evening Emergence and Dawn Re-Entry Survey

3.1.1 An evening emergence survey was carried out on the 16th August 2017 and a dawn re-entry survey was carried out on the 5th September 2017. The surveys were carried out by one surveyor supported by a second surveyor for health and safety reasons. During the survey, both surveyors were situated to the rear of the building.

3.1.2 The surveys were carried out using Elekon Batlogger M detectors and the Batlogger data was analysed using the BatExplorer software package. The emergence survey started 15 minutes before sunset and continued for 1.5 hours after sunset. The dawn survey started 1.5 hours before sunrise and continued until sunrise.

3.2 Background Data Search

3.2.1 The Berkshire and South Buckinghamshire Bat Group was commissioned to carry out a search of data held by the centre for the site and land within a 2km radius.

3.3 Survey Constraints

3.3.1 The survey was 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 above 10°C and as such had no significant constraints. The eastern side of the building was not accessible to survey and therefore this was considered when analysing the survey results.

4 SURVEY FINDINGS

4.1 Evening Emergence Survey – 16th August 2017

4.1.1 During the evening emergence survey no bats were observed emerging from the building.

4.1.2 The level of bat activity was moderate for an urban area with common pipistrelle (*Pipistrellus pipistrellus*) bats recorded foraging constantly for at least eight minutes in the rear garden on two occasions. One soprano pipistrelle (*Pipistrellus pygmaeus*) bat was recorded flying with the common pipistrelle bat over the building at 20:44 and a noctule (*Nyctalus noctula*) bat was recorded but unseen at 21:14.

4.2 Dawn Re-Entry Survey – 5th September 2017

4.2.1 During the dawn re-entry survey no bats were observed returning to roost in the building.

4.2.2 The level of bat activity was moderate for an urban area with common pipistrelle bats recorded constantly foraging in the rear garden on three separate occasions up until 06:08. A soprano pipistrelle bat was also recorded on three occasions during the survey.

4.3 Background Data Search Findings

4.3.1 The search revealed at least eight bat species within a 2km search radius: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), brown long-eared (*Plecotus auritus*), serotine (*Eptesicus serotinus*), noctule (*Nyctalus noctula*), Daubenton's bat (*Myotis daubentonii*) and Natterer's bat (*Myotis nattereri*).

4.3.2 The nearest record is for a common pipistrelle bat that was rescued by the local bat group in square SU7273 - 0.3km from the survey site - in April 2011. A soprano pipistrelle bat was rescued by the local bat group on London Road 0.4km from the survey site. The nearest roost record was for a soprano pipistrelle (likely non-breeding roost) 0.7km from the survey site recorded in April 2007.

4.3.3 Within the search radius there are: three common pipistrelle bat roosts, three soprano pipistrelle bat roosts and two Daubenton's bat roosts.

5 DISCUSSION AND RECOMMENDATIONS

- 5.1.1** In the absence of any bats emerging from the building or returning to roost in the building during surveys carried out in conditions suitable for recording bat activity, it is considered highly unlikely that roosting bats are present currently. Therefore, it is considered unlikely that the planned demolition of the building will disturb or harm bats, and as such, it is considered that a European Protected Species (EPS) licence will not be required to allow the planned work to proceed lawfully.
- 5.1.2** Bats, particularly pipistrelle species recorded on site, are very mobile, regularly changing roosting sites throughout the course of the year and therefore it remains possible that they could be present in the future. Should bats be found at any stage during the works, the work should stop immediately and a licensed ecologist should be called to site to attend to the bat(s) and advise on how to proceed. Work should recommence only once further written advice has been received and a European Protected Species licence is likely to be required to permit the lawful continuation of the works at this point.

6 REFERENCES

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*. English Nature, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual* (3rd Edition). JNCC, Peterborough.

APPENDIX 1 – RAW BAT EMERGENCE AND RE-ENTRY SURVEY DATA

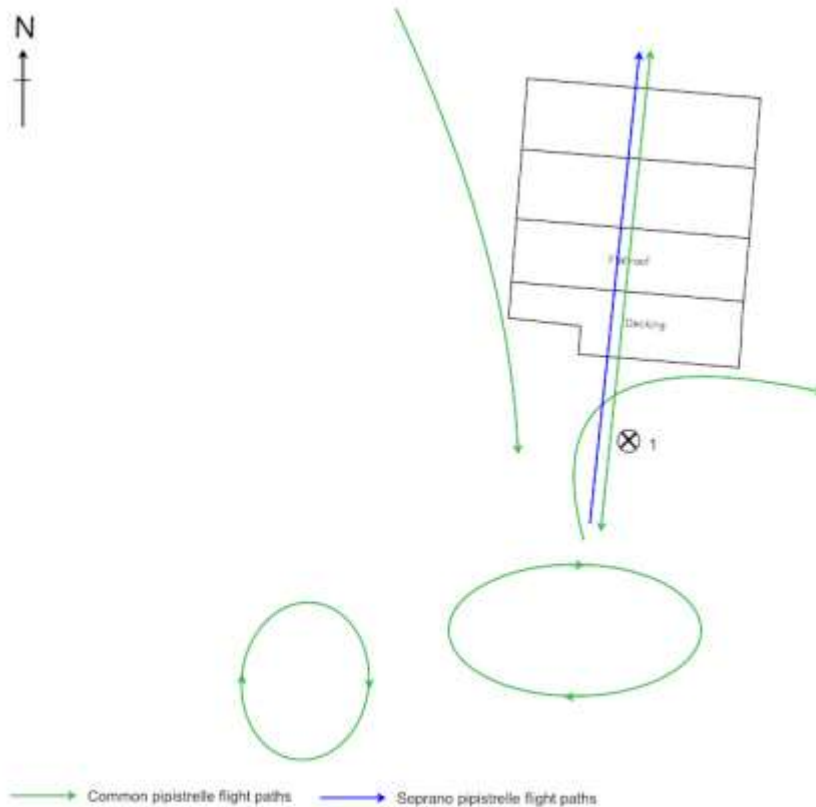
Evening Emergence Survey - 16th August 2017

Survey date: 16-08-2017 Location 1: Rear of the building Surveyors: Sarah Foot and Hannah Corrigan Detector: Elekon Batlogger M detector Weather conditions: Dry; 20% cloud cover; light breeze; 22°C Start time: 20:05 Sunset: 20:25 Finish time: 21:55		
Time	Species	Survey notes
20:37	Common pipistrelle	Pass heard but unseen
20:38	Common pipistrelle	High pass over from the north to south
20:39 – 20:47	Common pipistrelle	Foraging constantly in the rear garden behind
20:44	Soprano pipistrelle and common pipistrelle	One chasing the other from south to north
20:47 – 20:56	Common pipistrelle	Foraging again constantly in the rear garden behind and occasionally overhead
20:49	Common pipistrelle	Flew high north to south
20:56	Common pipistrelle	Flew overhead and to the east
20:57	Common pipistrelle	Foraged briefly in the rear garden
21:06	Common pipistrelle	Pass heard but unseen
21:09	Common pipistrelle	Distant foraging heard but unseen
21:14	Noctule	Pass heard but unseen
21:14	Common pipistrelle	Pass heard but unseen
21:15	Common pipistrelle	Flew from behind and to the east
21:35	Common pipistrelle	Pass heard but unseen

Dawn Re-Entry Survey of the building at 12 Eldon Terrace on the 5th September 2017

Survey date: 05-09-2017 Location 1: Rear of the building Surveyor: Sarah Foot and Ayla Paul Detector: Elekon Batlogger M detector Weather conditions: Dry with light drizzle at the start; 100% cloud cover; light breeze; 19-20°C Start time: 04:52 Sunrise: 06:22 Finish time: 06:22		
Time	Species	Survey notes
04:59	Common pipistrelle	Brief pass heard but unseen
05:00	Soprano pipistrelle	Pass heard but unseen
05:16	Soprano pipistrelle	Flew east to west overhead
05:23	Soprano pipistrelle	Foraging heard but unseen
05:23	Common pipistrelle	Foraging heard but unseen
05:29	Common pipistrelle	Pass heard but unseen
05:31 – 05:32	Common pipistrelle	Foraging heard but unseen
05:41 – 05:44	Common pipistrelle	Foraging in trees and garden behind
05:48-05:55	Common pipistrelle	Foraging in trees and garden behind
05:57 – 06:08	Common pipistrelle	Foraging in trees and garden behind

APPENDIX 2 – BAT EMERGENCE AND RE-ENTRY SURVEY FINDINGS



→ Common pipistrelle flight paths → Soprano pipistrelle flight paths

Drawn by:	Date	Scale:	12 Eldon Terrace Reading	JOHN WENMAN ecological consultancy
SF	September 2017	Not to scale	Bat Emergence and Re-Entry Survey Findings	