

17 Wilderness Road  
Earley  
Reading  
Berkshire  
RG6 7RU

## Bat Emergence Survey

Report ref.: R2707\_BES\_a

| Report Quality Control Information |                                                  |
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June 2025



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## 1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Vaseem Qureshi to undertake a Bat Emergence Survey at 17 Wilderness Road in Earley, Reading. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey rear extension, a single-storey side extension along the northern elevation and remodelling of the existing single-storey section on the southern elevation following the removal of the existing conservatory and single-storey section to the rear.
- 1.1.2** The Bat Emergence Survey follows a Preliminary Roost Assessment for bats (PRA) conducted by John Wenman Ecological Consultancy in July 2024 (Report ref.: R2707\_PRA\_a). During the PRA, 5 small-sized bat droppings, typical of a *Pipistrellus* sp. were found beneath hanging tiles on the front gable. Further potential roost features were identified across the property. Based on the findings in the PRA and nature of the potential and confirmed roost sites, the property was classified as moderate potential suitability for bats. In line with good practice guidelines (Collins 2023), two dusk emergence survey visits were undertaken on the 7<sup>th</sup> and 29<sup>th</sup> May 2025, to characterise the confirmed roost and confirm the presence/absence of further roosts.
- 1.1.3** Activity was moderate across both survey visits with common pipistrelle (*P. pipistrellus*), soprano pipistrelle (*P. pygmaeus*) and noctule (*N. noctula*) recorded within their typical emergence periods, indicating that these species are roosting nearby. No bats were recorded emerging from the property during the emergence surveys, and therefore the survey findings, combined with the PRA findings, demonstrate that the potential roost sites of moderate suitability identified externally on the property support roosting bats and the hanging tiles at the front are used only on an occasional/transitional basis by individual pipistrelle bats.
- 1.1.4** The survey data demonstrates that the proposed works will only impact potential roost features with no evidence of roosting bats and are highly unlikely to result in the damage or destruction of a bat roost and lead to the disturbance and/or harm of bats. The likely occasional/transitional pipistrelle roost will remain unchanged by the proposals. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

## **2 INTRODUCTION**

### **2.1 Project Background**

**2.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Vaseem Qureshi to undertake a Bat Emergence Survey (BES) at 17 Wilderness Road in Earley, Reading. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey rear extension, a single-storey side extension along the northern elevation and remodelling of the existing single-storey section on the southern elevation following the removal of the existing conservatory and single-storey to the rear.

**2.1.2** The Bat Emergence Survey follows a Preliminary Roost Assessment for bats (PRA) conducted by John Wenman Ecological Consultancy in July 2024 (Report ref.: R2707\_PRA\_a). The PRA report states the following:

*'5 small-sized bat droppings, of a typical size and shape to those deposited by Pipistrellus sp., were observed beneath hanging tiles on the north-western corner of the gable end. Furthermore, suitable/potential bat access points on the property included gaps under hip tiles on the rear elevation and lifted and uneven hanging tiles on the front gable end. These external features are likely to have sufficient space, shelter, protection, conditions and surrounding habitat for use by small numbers of crevice-dwelling bats, such as the locally recorded common and soprano pipistrelle bats.*

*Taking into account the evidence of roosting bats and the number and type of features present, the house has been assigned moderate potential suitability for bats.'*

**2.1.3** The PRA report recommends the following:

**2.1.4** *'A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart. These survey visits will determine the presence or likely absence necessary to inform an impact assessment and mitigation strategy. An additional emergence survey may be deemed necessary to characterise the roost if bats are recorded.'*

### **2.2 Site Location and Context**

**2.2.1** The property is a two-storey residential dwelling situated on the eastern side of Wilderness Road in Earley, Berkshire (OS grid reference: SU 74398 71823).

- 2.2.2** The property is within a suburban setting bordered by residential properties and their associated gardens along Wilderness Road and Aldbourne Avenue. Over 99ha of mixed woodland priority habitat (NERC Act 2006 Section 41 habitat of principle importance) surrounding Whiteknight Lake is situated approximately 20m to the western side of Wilderness Road. Sol Joel recreational park is situated approximately 200m to the northeast, with open grassland and bordered by mature trees.

## **2.3 Report Objectives**

- 2.3.1** The aim of the BES is to determine the presence or likely absence of roosting bats and to characterise the bat roost(/s) in cases where presence is confirmed. The emergence survey findings inform an impact assessment and mitigation strategy for the development proposals and ascertain whether a European Protected Species (EPS) mitigation licence would be required to allow the works to proceed lawfully.

### **3 LEGISLATIVE AND POLICY BACKGROUND**

#### **3.1 Relevant Legislation**

**3.1.1** In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31<sup>st</sup> January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

**3.1.2** The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

#### **3.2 Planning Policy**

**3.2.1** The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

**3.2.2** The ODPM Circular 06/2005 states that *‘the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.’* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

### 3.3 Mitigation Licensing

**3.3.1** The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (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.*'
- (9)(a) – there is '*no satisfactory alternative*' to the derogation; and
- (9)(b) – '*the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*'

**3.3.2** LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

**3.3.3** The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

**3.3.4** Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

## **4 SURVEY METHODOLOGY**

### **4.1 Background Data Search**

- 4.1.1** The Berks & South Bucks Bat Group were commissioned to undertake a search of their records within a 2 kilometre radius of the property.

### **4.2 Emergence Survey**

- 4.2.1** In line with good practice guidelines (Collins 2023), two dusk emergence survey visits were undertaken on the 7<sup>th</sup> and 29<sup>th</sup> May 2025 by experienced bat surveyors Meghan Porter-Smith (CL17: 2023-11300-CL17-BAT), Jake Morgan (a qualifying member of CIEEM), Lauren Hayward and Hannah McEwen. Two surveyors for each visit covered all aspects of the property during the surveys – refer to emergence survey plan in **Section 5** below.
- 4.2.2** The equipment used during the survey included full-spectrum sampling bat detectors (Batlogger M2) and infrared/thermal imaging night vision aids (Nightfox Whisker binoculars, Sionyx Pro with infrared floodlights/torches, Pulsar Hellion XP28, and Pixfra ARC A613). A still shot of the darkest point of the survey has been included for all night vision aids in **Appendix 1**.
- 4.2.3** The emergence surveys started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. Within a five-day period after the surveys, the bat call recordings were processed and analysed using the BatExplorer computer software package and the night vision video footage was reviewed in VLC media player.
- ### **4.3 Survey Limitations and Report Validity**
- 4.3.1** There were no significant constraints to the bat emergence surveys, which were undertaken during the optimal survey season, i.e. May to August, and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).
- 4.3.2** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

## 5 SURVEY RESULTS

### 5.1 Overview

- 5.1.1** The results from the Berks & South Bucks Bat Group data search are detailed below. The bat emergence survey findings are described, summarised in **Tables 1 – 4** and illustrated in **Figure 1** below; the raw detector data is supplied in **Appendix 2**.

### 5.2 Background Data Search

- 5.2.1** The data search revealed that at least seven species have been recorded locally within the last 10 years: serotine (*Eptesicus serotinus*), Daubenton's bat (*Myotis daubentonii*), noctule (*Nyctalus noctula*), Nathusius' pipistrelle (*Pipistrellus nathusii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared (*Plecotus auritus*).
- 5.2.2** The nearest roost record is situated within 50m of the property at another residential property on Wilderness Road where brown long-eared (*P. auritus*) droppings were observed within the roof void. The next closest record includes brown long-eared (*P. auritus*) and common pipistrelle (*P. pipistrellus*) droppings within a residential building on Aldbourne Avenue, within 100m of the property.

### 5.3 Emergence Survey

7<sup>th</sup> May 2025

- 5.3.1** No bats were recorded emerging from the property.

Table 1. Weather conditions and survey timings

| Weather | Wind (BF0-12) | Cloud cover (oktas) | Rain  | Temperature (°C) |       |
|---------|---------------|---------------------|-------|------------------|-------|
|         | Start         | Finish              |       |                  |       |
|         | 3             | 3/8                 | None  | 13               | 10    |
| Start   | 20:22         | Sunset              | 20:37 | Finish           | 22:07 |

Table 2a. Surveyor recordings at location 1

| Species             | Recordings* | Emergences <sup>†</sup> | Time of first call (minutes after sunset) |
|---------------------|-------------|-------------------------|-------------------------------------------|
| Common pipistrelle  | 2           | 0                       | 21:55 (78)                                |
| Soprano pipistrelle | 4           | 0                       | 20:53 (16)                                |
| Noctule             | 2           | 0                       | 21:14 (48)                                |

Table 2b. Surveyor recordings at location 2

| Species             | Recordings* | Emergences <sup>†</sup> | Time of first call (minutes after sunset) |
|---------------------|-------------|-------------------------|-------------------------------------------|
| Common pipistrelle  | 1           | 0                       | 21:56 (79)                                |
| Soprano pipistrelle | 8           | 0                       | 20:54 (17)                                |
| Noctule             | 3           | 0                       | 21:11 (45)                                |

\*recordings are the number of times that the detector was triggered when bat calls were detected.

<sup>†</sup>confirmed by direct observation and/or night vision aid.

**5.3.2** The first recorded bat was a soprano pipistrelle (*P. pygmaeus*) detected by the surveyor at Survey Location 1 at 20:53, then by the surveyor at Survey Location 2 at 20:54 (16 minutes after sunset), directly observed commuting over the southern garden fence where it then foraged before commuting to the north. The individual was recorded 16 minutes after sunset which falls within its typical emergence period, indicating that it likely emerged nearby. *P. pygmaeus* and *P. pipistrellus* activity was intermittently recorded throughout the survey, and were observed commuting and foraging within the rear garden and front driveway.

**5.3.3** Noctule (*N. noctula*) foraging activity was first recorded at 21:11 (45 minutes after sunset) by the surveyor at Survey Location 2, which falls outside of this species typical emergence period, indicating it likely did not emerge nearby.

29<sup>th</sup> May 2025

**5.3.4** No bats were recorded emerging from the property.

Table 3. Weather conditions and survey timings

| Weather | Wind (BF0-12) | Cloud cover (oktas) | Rain  | Temperature (°C) |       |
|---------|---------------|---------------------|-------|------------------|-------|
|         | Start         | Finish              |       |                  |       |
|         | 3             | 3/8                 | None  | 18               | 16    |
| Start   | 20:51         | Sunset              | 21:06 | Finish           | 22:36 |

Table 4a. Surveyor recordings at location 1

| Species             | Recordings* | Emergences <sup>†</sup> | Time of first call (minutes after sunset) |
|---------------------|-------------|-------------------------|-------------------------------------------|
| Common pipistrelle  | 3           | 0                       | 21:34 (28)                                |
| Soprano pipistrelle | 1           | 0                       | 22:09 (57)                                |
| Noctule             | 16          | 0                       | 21:21 (15)                                |

Table 4b. Surveyor recordings at location 2

| Species             | Recordings* | Emergences <sup>†</sup> | Time of first call (minutes after sunset) |
|---------------------|-------------|-------------------------|-------------------------------------------|
| Common pipistrelle  | 3           | 0                       | 21:17 (9)                                 |
| Soprano pipistrelle | 28          | 0                       | 21:33 (27)                                |
| Noctule             | 24          | 0                       | 21:21 (15)                                |

\*recordings are the number of times that the detector was triggered when bat calls were detected.

<sup>†</sup>confirmed by direct observation and/or night vision aid.

**5.3.5** The first recorded bat was a common pipistrelle (*P. pipistrellus*) heard and seen by the surveyor at Survey Location 2 at 21:17 (9 minutes after sunset) where it passed from north to south across the rear garden. In addition, soprano pipistrelle (*P. pygmaeus*) bats were first recorded foraging within the rear garden by the surveyor at Survey Location 2 at 21:33 (27 minutes after sunset); these recording falls within the typical emergence period for these species, indicating they likely emerged nearby. Whilst

intermittent *Pipistrellus* sp. activity was recorded across the front elevation of the building, activity was higher in the rear garden with constant foraging and commuting activity throughout the survey.

**5.3.6** Noctule (*N. noctula*) foraging activity was first recorded by both surveyors at 21:21 (15 minutes after sunset) which falls within the typical emergence period for this species, indicating the observed individual likely emerged nearby.

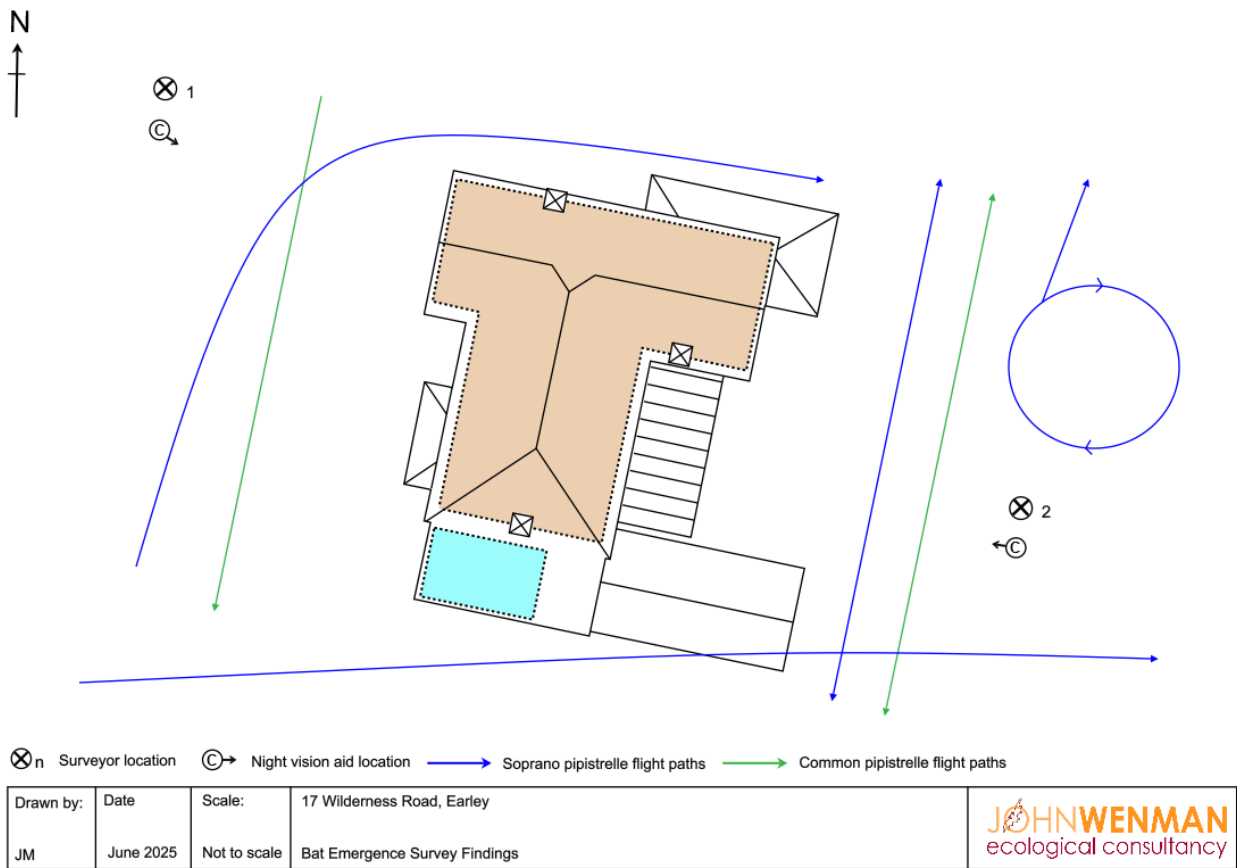


Figure 1. Bat Emergence Survey Plan

## **6 DISCUSSION**

### **6.1 Assessment of Bat Presence/Absence**

- 6.1.1** Activity was moderate across both survey visits with common pipistrelle (*P. pipistrellus*), soprano pipistrelle (*P. pygmaeus*) and noctule (*N. noctula*) recorded within their typical emergence periods, indicating that these species are roosting nearby. However, with no bats recorded emerging from the property across the two emergence survey visits, the survey findings, combined with the PRA findings, demonstrate that it is highly unlikely that the potential roost sites of moderate suitability support roosting bats and the hanging tiles at the front are used only on an occasional/transitional basis by individual pipistrelle bats.

### **6.2 Conclusion**

- 6.2.1** The householder planning application includes a two-storey rear extension , a single-storey side extension along the northern elevation and a single-storey remodelling of the existing single-storey section on the southern elevation following the removal of the existing conservatory and single-storey section to the rear. The confirmed roost site on the front northwest gable will be retained and unchanged during construction and post-development and is far enough away from the proposed works to result in any indirect adverse impacts.
- 6.2.2** The survey data demonstrates that these proposals are highly unlikely to result in the damage or destruction of a bat roost and lead to the disturbance and/or harm of bats. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 6.2.3** In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

## 7 REFERENCES

CIEEM (2019b). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

Collins, J (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> edition)*. The Bat Conservation Trust, London.

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3<sup>rd</sup> edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

## APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS

7<sup>th</sup> May 2025



*Pulsar Hellion XP28 at Surveyor Location 1.*



*Nightfox Whisker at Surveyor Location 2.*

29<sup>th</sup> April 2025



Pixfra ARC A613 at Surveyor Location 1.



Sionyx Pro at Surveyor Location 2.

## APPENDIX 2 – BAT EMERGENCE SURVEY RAW DATA TABLES

7<sup>th</sup> May 2025

Surveyor location 1 – Batlogger M2

| Time  | Species                          | Calls [#] |
|-------|----------------------------------|-----------|
| 20:53 | <i>Pipistrellus pygmaeus</i>     | 2         |
| 21:10 | <i>Pipistrellus pygmaeus</i>     | 7         |
| 21:14 | <i>Nyctalus noctula</i>          | 1         |
| 21:32 | <i>Pipistrellus pygmaeus</i>     | 10        |
| 21:36 | <i>Nyctalus noctula</i>          | 2         |
| 21:55 | <i>Pipistrellus pipistrellus</i> | 18        |
| 21:58 | <i>Pipistrellus pipistrellus</i> | 20        |
| 22:06 | <i>Pipistrellus pygmaeus</i>     | 1         |

Surveyor location 2 – Batlogger M2

| Time  | Species                          | Calls [#] |
|-------|----------------------------------|-----------|
| 20:54 | <i>Pipistrellus pygmaeus</i>     | 12        |
| 20:55 | <i>Pipistrellus pygmaeus</i>     | 7         |
| 21:05 | <i>Pipistrellus pygmaeus</i>     | 4         |
| 21:10 | <i>Pipistrellus pygmaeus</i>     | 3         |
| 21:11 | <i>Pipistrellus pygmaeus</i>     | 1         |
| 21:11 | <i>Nyctalus noctula</i>          | 2         |
| 21:11 | <i>Pipistrellus pygmaeus</i>     | 0         |
| 21:12 | <i>Pipistrellus pygmaeus</i>     | 1         |
| 21:12 | <i>Pipistrellus pygmaeus</i>     | 2         |
| 21:37 | <i>Nyctalus noctula</i>          | 5         |
| 21:48 | <i>Nyctalus noctula</i>          | 4         |
| 21:56 | <i>Pipistrellus pipistrellus</i> | 24        |

29<sup>th</sup> May 2025

Surveyor location 1 – Batlogger M2

| Time  | Species                          | Calls [#] |
|-------|----------------------------------|-----------|
| 21:21 | <i>Nyctalus noctula</i>          | 5         |
| 21:34 | <i>Pipistrellus pipistrellus</i> | 17        |
| 22:07 | <i>Nyctalus noctula</i>          | 6         |
| 22:09 | <i>Pipistrellus pygmaeus</i>     | 7         |
| 22:17 | <i>Pipistrellus pipistrellus</i> | 5         |
| 22:22 | <i>Nyctalus noctula</i>          | 3         |
| 22:22 | <i>Nyctalus noctula</i>          | 5         |
| 22:23 | <i>Nyctalus noctula</i>          | 3         |
| 22:24 | <i>Nyctalus noctula</i>          | 2         |
| 22:26 | <i>Nyctalus noctula</i>          | 9         |
| 22:29 | <i>Nyctalus noctula</i>          | 2         |
| 22:29 | <i>Nyctalus noctula</i>          | 5         |
| 22:29 | <i>Nyctalus noctula</i>          | 3         |
| 22:31 | <i>Nyctalus noctula</i>          | 2         |
| 22:31 | <i>Nyctalus noctula</i>          | 3         |

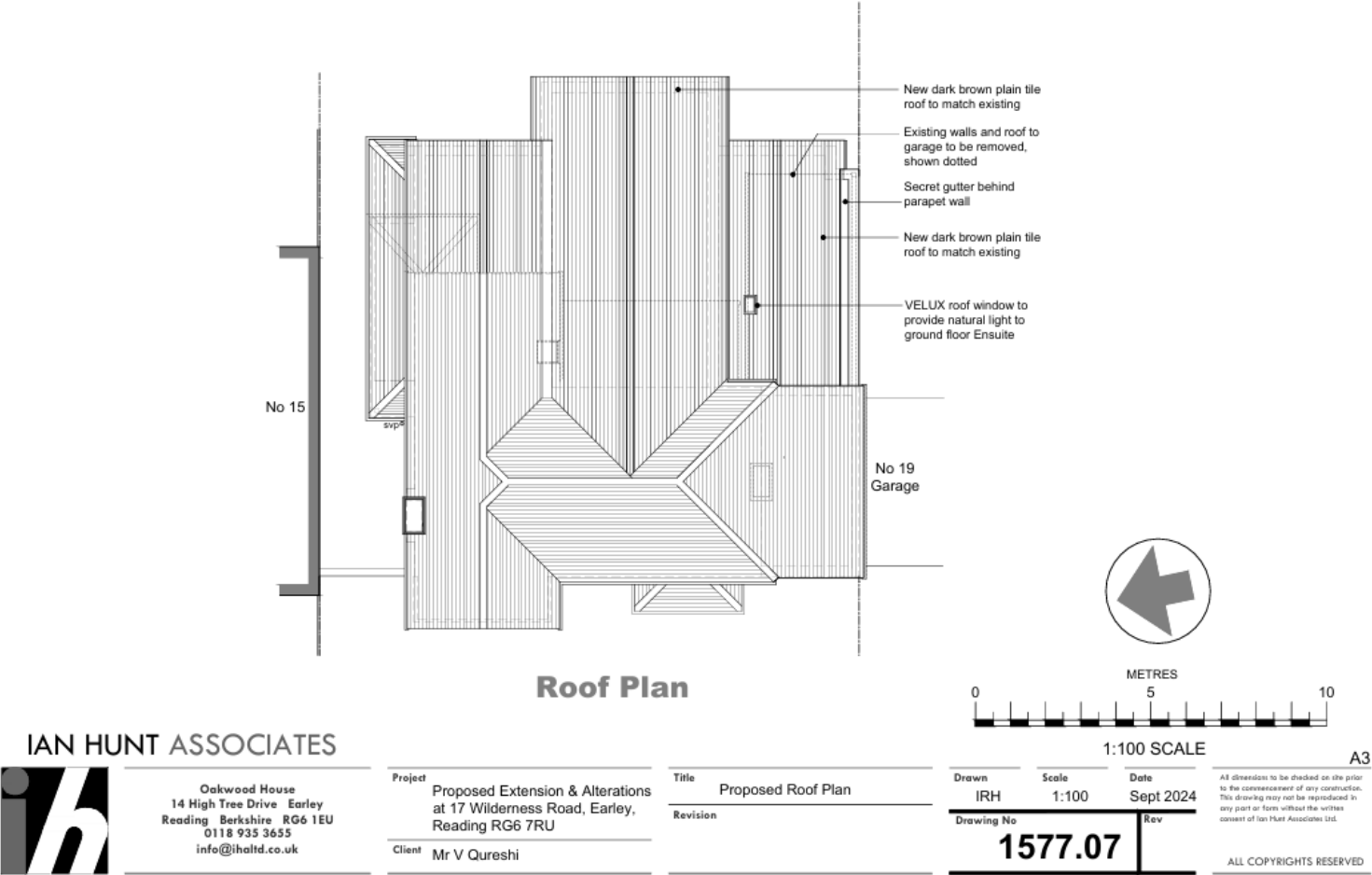
|       |                                  |    |
|-------|----------------------------------|----|
| 22:31 | <i>Nyctalus noctula</i>          | 5  |
| 22:32 | <i>Nyctalus noctula</i>          | 3  |
| 22:33 | <i>Pipistrellus pipistrellus</i> | 33 |
| 22:34 | <i>Nyctalus noctula</i>          | 6  |
| 22:34 | <i>Nyctalus noctula</i>          | 5  |

Surveyor location 2 – Batlogger M2

| Time  | Species                          | Calls [#] |
|-------|----------------------------------|-----------|
| 21:17 | <i>Pipistrellus pipistrellus</i> | 12        |
| 21:21 | <i>Nyctalus noctula</i>          | 4         |
| 21:21 | <i>Nyctalus noctula</i>          | 9         |
| 21:33 | <i>Pipistrellus pygmaeus</i>     | 10        |
| 21:34 | <i>Pipistrellus pipistrellus</i> | 6         |
| 21:37 | <i>Pipistrellus pygmaeus</i>     | 4         |
| 21:44 | <i>Pipistrellus pygmaeus</i>     | 5         |
| 21:46 | <i>Pipistrellus pipistrellus</i> | 7         |
| 21:47 | <i>Pipistrellus pygmaeus</i>     | 6         |
| 21:48 | <i>Pipistrellus pygmaeus</i>     | 5         |
| 21:48 | <i>Pipistrellus pygmaeus</i>     | 1         |
| 21:50 | <i>Pipistrellus pygmaeus</i>     | 4         |
| 21:51 | <i>Pipistrellus pygmaeus</i>     | 3         |
| 21:52 | <i>Pipistrellus pygmaeus</i>     | 11        |
| 21:56 | <i>Pipistrellus pygmaeus</i>     | 11        |
| 21:56 | <i>Pipistrellus pygmaeus</i>     | 5         |
| 21:58 | <i>Pipistrellus pygmaeus</i>     | 12        |
| 21:58 | <i>Pipistrellus pygmaeus</i>     | 5         |
| 21:59 | <i>Pipistrellus pygmaeus</i>     | 18        |
| 21:59 | <i>Pipistrellus pygmaeus</i>     | 2         |
| 21:59 | <i>Pipistrellus pygmaeus</i>     | 4         |
| 21:59 | <i>Pipistrellus pygmaeus</i>     | 8         |
| 21:59 | <i>Pipistrellus pygmaeus</i>     | 9         |
| 21:59 | <i>Pipistrellus pygmaeus</i>     | 7         |
| 22:01 | <i>Pipistrellus pygmaeus</i>     | 10        |
| 22:02 | <i>Pipistrellus pygmaeus</i>     | 15        |
| 22:02 | <i>Pipistrellus pygmaeus</i>     | 8         |

|       |                              |    |
|-------|------------------------------|----|
| 22:02 | <i>Pipistrellus pygmaeus</i> | 11 |
| 22:04 | <i>Pipistrellus pygmaeus</i> | 12 |
| 22:04 | <i>Pipistrellus pygmaeus</i> | 7  |
| 22:06 | <i>Pipistrellus pygmaeus</i> | 4  |
| 22:09 | <i>Pipistrellus pygmaeus</i> | 5  |
| 22:09 | <i>Pipistrellus pygmaeus</i> | 3  |
| 22:19 | <i>Nyctalus noctula</i>      | 1  |
| 22:22 | <i>Nyctalus noctula</i>      | 5  |
| 22:23 | <i>Nyctalus noctula</i>      | 5  |
| 22:23 | <i>Nyctalus noctula</i>      | 3  |
| 22:23 | <i>Nyctalus noctula</i>      | 4  |
| 22:24 | <i>Nyctalus noctula</i>      | 1  |
| 22:26 | <i>Nyctalus noctula</i>      | 4  |
| 22:27 | <i>Nyctalus noctula</i>      | 6  |
| 22:27 | <i>Nyctalus noctula</i>      | 3  |
| 22:29 | <i>Nyctalus noctula</i>      | 2  |
| 22:29 | <i>Nyctalus noctula</i>      | 5  |
| 22:29 | <i>Nyctalus noctula</i>      | 4  |
| 22:29 | <i>Nyctalus noctula</i>      | 5  |
| 22:31 | <i>Nyctalus noctula</i>      | 2  |
| 22:31 | <i>Nyctalus noctula</i>      | 5  |
| 22:31 | <i>Nyctalus noctula</i>      | 4  |
| 22:32 | <i>Nyctalus noctula</i>      | 4  |
| 22:32 | <i>Nyctalus noctula</i>      | 4  |
| 22:32 | <i>Nyctalus noctula</i>      | 8  |
| 22:34 | <i>Nyctalus noctula</i>      | 5  |
| 22:34 | <i>Nyctalus noctula</i>      | 4  |
| 22:34 | <i>Nyctalus noctula</i>      | 4  |

APPENDIX 3 –PROPOSED ROOF AND ELEVATIONS PLANS

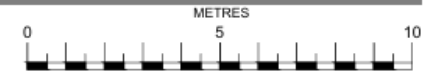




**West Elevation**



**North Elevation**



1:100 SCALE

A3

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Client Mr V Qureshi

Title Proposed Elevations Sheet 1  
Revision

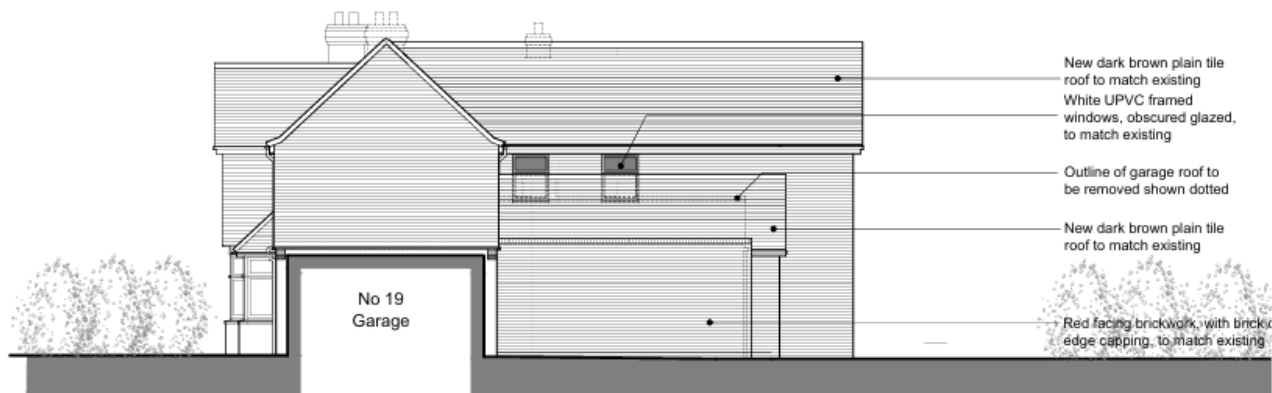
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|------------------------------|----------------|------------------|
| Drawn<br>IRH                 | Scale<br>1:100 | Date<br>Apr 2024 |
| Drawing No<br><b>1577.08</b> |                | Rev              |

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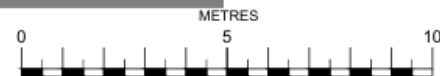
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**East Elevation**



**South Elevation**



1:100 SCALE

A3

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Title Proposed Elevations Sheet 2  
Revision

|            |       |          |
|------------|-------|----------|
| Drawn      | Scale | Date     |
| IRH        | 1:100 | Apr 2024 |
| Drawing No | Rev   |          |
| 1577.09    |       |          |

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