Date: 09 April 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: O/2001/3561

Location: 656, Reading Road, Winnersh, Wokingham.

Proposal: Outline application for the erection of a replacement dwelling.

Applicant: D E Chesterman C/O Andesign.

Case Officer: Elaine Vashi

The new plans show the following: Bat survey report in accordance with condition 14 of permission O/2001/3561.

Comments are required by 19/04/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / ~~REVISED~~ INFO: ~~PLANS~~ TO COMPLY WITH CONDITIONS

App No. 0/2001/3561. (Planaps) / (Ludhouse) Date Rec.

Location: 656, READING ROAD, WINNERSH

Parish WINNERSH.

Applicant: D E CHESTERMAN c/o GREGORY GRAY ASSOC.

Description of attached plans BAT SURVEY REPORT in accordance with COND. 14 of permission 0/2001/3561.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ANDY GLENCROSS (ECOLOGIST).

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER EV.

Consultations Sent by Admin. on 09.04.05

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED INFO: PLANS TO COMPLY WITH CONDITIONS

App No. 0/2001/3561 (Planaps) / (Ludhouse) Date Rec.

Location: 656, READING ROAD, WINNERSH

Parish WINNERSH.

Applicant: D E CHESTERMAN c/o GREGORY GRAY ASSOC.

Description of attached plans BAT SURVEY REPORT IN accordance with COND. 14 of PERMISSION 0/2001/3561.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ANDY GLENCROSS (ECOLOGIST).

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER EV.

Consultations Sent by Admin. on 09.04.RS

Yellow - Part One Copy
Green - Officer's Copy

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

PLANNING SERVICES 54758
POL
DC EV
APP
CS
28 MAR 2002
COPIES TO

Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

27th March 2002

PLANS TO MEET CONDITIONS

3561

Our Ref: CHG/01/245
Your Ref: 0/2001/3561

Dear Sir,

656, READING ROAD, WINNERSH.

I enclose a bat survey prepared by EPR in accordance with condition 14 of permission 0/2001/3561 for the erection of a replacement dwelling on the above land.

The conclusions of the report are unequivocal that there is little likelihood of the building having provided a potential roost site. It is recommended that two bat boxes be erected in trees close to the river. My Client is prepared to undertake this as part of the implementation of the planning permission in due course.

The building has become in a distressed state and the owner wishes to make it safe. In addition, as noted at para. 4.3.2 of the report, it would be preferable to complete demolition works shortly before other birds seek to use it for nesting. I would therefore appreciate your approval of the report pursuant to condition 14 of permission 0/2001/3561 as soon as possible.

Yours faithfully,

Gregory Gray

Enc.

c.c. Client

PLANS TO MEET CONDITIONS
3561

Ecological Planning & Research
THE MILL SHAWFORD WINCHESTER
HAMPSHIRE SO21 2BP UK
TEL: 01962 711271 FAX: 01962 711371
e-mail: info@epr.uk.com website: www.epr.uk.com

D & S NURSERIES GARDEN CENTRE
WINNERSH, READING

Bat Survey

01/65

26 MAR 2002
FILE

Final Report
March 2002

D & S NURSERIES GARDEN CENTRE WINNERSH, READING

Bat Survey

March 2002

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D & S NURSERIES GARDEN CENTRE, WINNERSH, READING

Bat Survey

REPORT RELEASE SHEET
20 March 2002

For
Gregory Gray Associates

Main Authors
M Finnemore

Report Prepared
for Issue by:
S Forster

.....

Report Approved
for Issue by:
P H Colebourn

.....

Doc. No EPR 10 Issue 01

BUILDING AT D & S NURSERIES GARDEN CENTRE,

WINNERSH, READING

Bat Survey

March 2002

1.0 INTRODUCTION

1.1 Background

Outline planning permission has been granted for the demolition and replacement of the building at no. 656 Reading Road, D&S Nurseries Garden Centre, Winnersh.

Condition 14 of the outline planning permission for the site requires that a bat survey is carried out at the property. Consequently, Gregory Gray Associates commissioned Ecological Planning and Research (EPR) to carry out the bat survey at the site.

1.2 Site Location

D &S Nurseries Garden Centre is located at grid. ref. SU 766 715, approximately 5.5km east of Reading. The site is situated between Lower Early and Winnersh and lies directly west of the roundabout at the junction of the A329 (Reading Road and the B3270 (Lower Earley Way North) (**Map 1**).

1.3 Site Description

The property consists of a small, early 20th century single storey brick building with a pan tile roof. This derelict building had partly collapsed at the time of survey. It lies within the flood plain of the River Loddon and is surrounded by mature Crack Willows, fruit and other introduced trees (**Map 2**).

At the time of survey the area containing the building was cordoned off with Heras fencing as it is considered to be a potential hazard.

1.4 Bat Legislation

In England, all bat species are fully protected under the Wildlife and Countryside Act 1981 through inclusion on Schedule 5. Bats are also included on Schedule 2 of the Conservation (Natural Habitats, &c.)

Regulations 1994 (Habitats Regulations) which defines 'European protected species of animals'.

Taken together, these legislative instruments make it illegal to carry out the following activities:

1. intentionally or deliberately kill, injure or capture bats;
2. deliberately disturb bats (whether in a roost or not);
3. damage, destroy or obstruct access to bat roosts.

A bat roost is interpreted to be any structure or place which a wild bat uses for shelter or protection. Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

However, where such activities are necessary in order to carry out a lawful operation (e.g. development which has planning permission) an application for a licence from the Department of Environment, Food and Rural Affairs (DEFRA) can be made to allow the operation to proceed. In accordance with the requirements of the Habitats Regulations 1994, such a licence will only be issued where DEFRA are satisfied that:

1. There is no satisfactory alternative;

2. The development will not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range; and

3. The development must be for 'imperative reasons of overriding public interest including those of a social or economic nature'.

In order to apply for such a licence full planning permission is required and a method statement must accompany the application detailing how the work will be undertaken in order to minimise impacts on bats and to ensure favourable conservation status of the population is maintained.

An exception to this requirement for a DEFRA licence is that where activities are likely to affect bats within a dwelling house the appropriate Statutory Nature Conservation Organisation (SNCO) (i.e. English Nature) must be notified of the proposed works. They must then be given a reasonable time period to advise on whether the proposed action could be carried out and methods to be used. In this case a DEFRA licence is not required.

1.5 Bird Legislation

Part 1 of the Wildlife & Countryside Act 1981 (as amended) protects any wild bird from intentional killing, injuring or taking whilst on the nest. In addition, it is an offence to take, damage or destroy the nest (whilst being built or in use) or eggs.

2.0 METHODOLOGY

2.1 Bat Survey

The bat survey of the site was carried out by Mick Finnemore of EPR on 9 March, 2002.

The building proposed for demolition (**Map 2**) was surveyed using the following methodology:

(a) A search for signs of bat species using the building. This consisted of a slow methodical search of the external parts of the building for roosting bats and signs to indicate their presence. Droppings on walls, windows and windowsills can be used to identify bat species. Scratch marks and staining at roosts and exit holes can also indicate the use of the building by bats. Similarly the presence of spider webs at a potential roost site can often indicate their absence.

(b) An assessment of the potential of the building to provide a roost either in the summer (nursery) or winter (hibernation) based on presence of possible roost sites.

The survey was completed using a strong torch to illuminate dark spaces and binoculars to examine the buildings externally.

Trees were also checked for potential to support bat roosts.

2.2 Limitations of Survey

Due to the present unsafe condition of the building it was not possible to survey the structure internally.

Any bat survey undertaken on buildings during the winter will be concentrating on potential for hibernating bats or searching for signs to indicate the presence bat roosts at other times of the year. Only a small percentage of potential hibernation sites will be visible to the surveyor since bats will hide in cracks and crevices often with no evidence to indicate their presence.

The nursery roosts of species such as the Pipistrelle, which often utilises cracks and crevices on the outside of buildings, can often only be discovered during summer evening surveys with the aid of a bat detector. At the time of survey, bats would not be expected to be active and therefore an evening emergence survey could not be carried out.

3.0 RESULTS OF BAT SURVEY

3.1 Derelict Building

The small single-storey brick building constructed during the early 1900's has a roof construction of Pan tiles with sarking boards. At the time of survey, the whole building was in an advanced state of collapse with less than one third of the main roof remaining intact (though open to the elements) and most of the ridge precariously balanced.

Most of the external walls had collapsed along with the roofs of out buildings. The remaining standing walls were bowed and contained cracks although the brick bonding was without a cavity. While soffit boxes were fitted they were mostly open and hanging away from the walls.

The intact portion of the attic was open to the elements making it unsuitable as a nursery roost.

The external walls and windowsills were checked for signs of bat usage although none were found.

3.2 Surrounding Habitat

A number of trees exist within the site surrounding the building, and within the flood plain of the River Loddon. No evidence or potential for bat roosts were discovered.

Given the habitat type, the wider area surrounding the site has potential to provide excellent foraging opportunities for bats.

4.0 INTERPRETATION OF RESULTS & RECOMMENDATIONS

4.1 Interpretation of Survey Results

Given the current condition of the building and lack of potential roost sites the building is considered to have **low probability of bat interest.**

Given the lack of evidence to indicate the presence of a bat roost together with the low probability of any roosts being present, a DEFRA licence will not be required to allow the building to be demolished.

4.2 Action to be Taken if Bats are Discovered

In the unlikely event that bats are found during demolition, it is a legal requirement that work in the area stops immediately and English Nature informed and given reasonable time to offer advice.

4.3 Recommendations

4.3.1 Bats

Whilst it is considered unlikely that the building could support a bat roost it may be used as a night perch by bats using the surrounding riverine habitat for feeding.

To ensure that suitable night roosting niches are available and to promote bat awareness it is recommended that Schwegler bat boxes are erected in the trees close to the river, prior to demolition of the building.

It is recommended that two Schwegler boxes of the model 2FN and two boxes of model 1FF are erected at c5m high on the trees.

4.3.2 Birds

While limited potential for hibernation bat roosts exists, it is possible that birds (e.g. Blackbirds, Starlings, etc) could use the structure for nesting. Therefore, given the legal protection afforded to birds, their nests (whether being built or in use) and their eggs, it is recommended that demolition works are carried out as soon as possible in order to avoid possible delays due to the presence of nesting birds.

5.0 CONCLUSION

No signs of bat usage were recorded externally and due to its present condition it is considered unlikely that a nursery roost would exist between the under boarding (sarking) and tiles of the partly collapsed building. The cracks in the standing walls were relatively shallow due to the wall construction and are considered to be unsuitable for bats.

A DEFRA licence will therefore not be required to allow the building to be demolished.

Due to the potential for birds to use the building for nesting it is recommended that the structure is demolished as soon as possible. Birds, their nests and eggs are protected from harm and therefore if present, this is likely to result in delaying the demolition works.

ECOLOGICAL PLANNING & RESEARCH
THE MILL · SHAWFORD · WINCHESTER · HANTS · SO21 2BP
Tel: 01962 711271 Fax: 01962 711371 E-Mail: info@epr.uk.com

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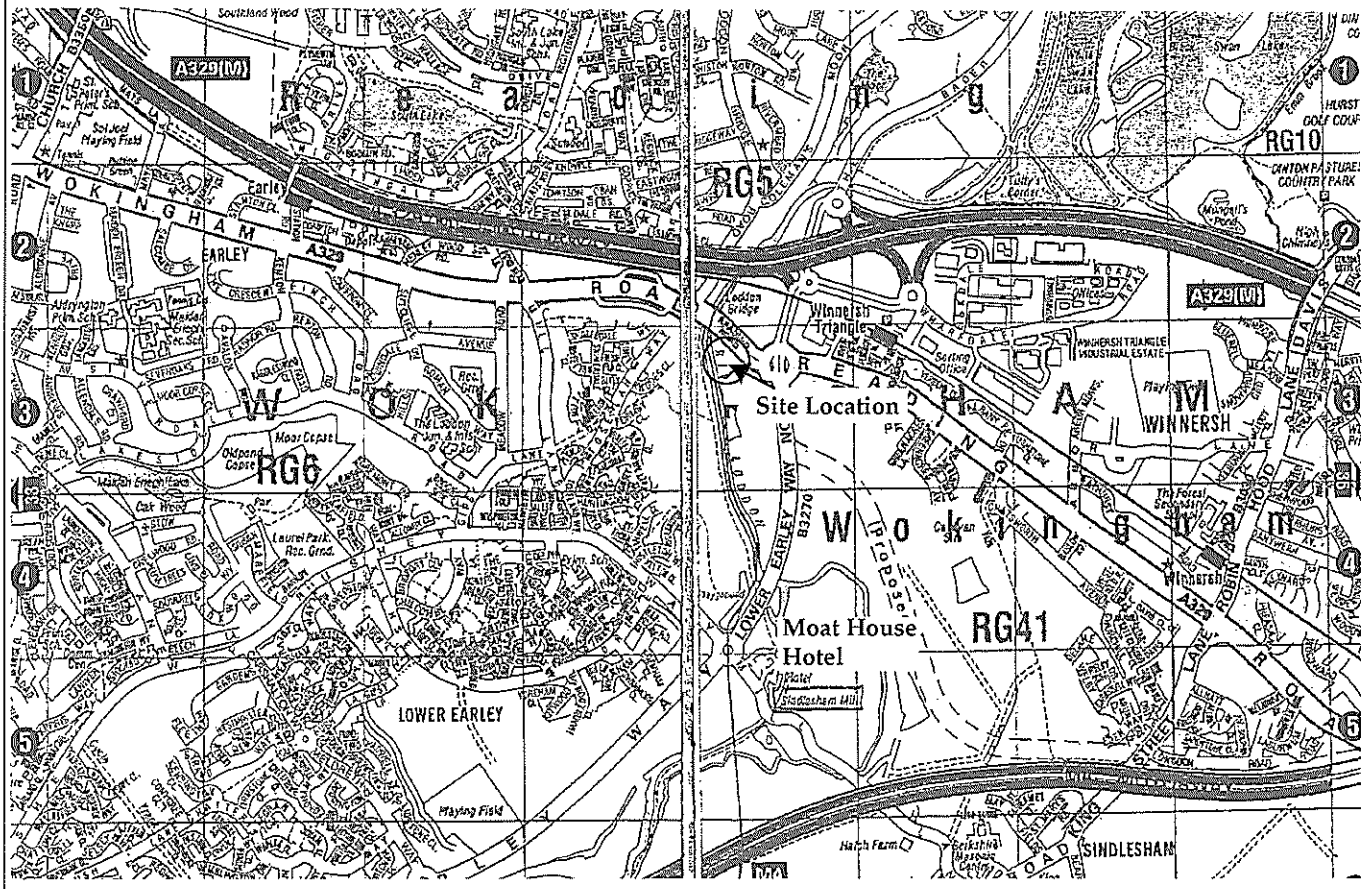
D & S GARDEN CENTRE, WINNERSH
BAT SURVEY

Map 1

Site Location



APPENDIX I
USEFUL CONTACTS

Appendix I

Useful Contacts

DEFRA
Licensing Officer Department of Environment Food and Rural Affairs Room 1/08 Temple Quay House 2 The Square Temple Way Bristol BS1 6EB
Tel 01173728291

ENGLISH NATURE
Rebecca Llewellyn Species Officer English Nature Thames and Chilterns Local Team Foxhold House Crookham Common Thatcham RG19 8EL
Tel 01635268881