24 Falstaff Avenue,

Earley,

Reading,

RG6 5TP

PHASE 2 BAT EMERGENCE SURVEY

July 2026

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Prepared by

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SUMMARY

Dusk emergence surveys were carried out on evenings of 25th May, 15th June and 6th July 2026. All potential openings were covered by the surveyors with Canon XA60 HD digital camcorders with IR illumination and *EchotouchPro* detectors employed to monitor and record bat activity.

No bats emerged from the property and activity was low with a peak count of a single common pipistrelle pass on all three surveys.

No further surveys are recommended.

TIMING AND METHODS

Dusk emergence surveys were carried out on evenings of 25th May, 15th June and 6th July 2026. All potential openings were covered by the surveyors with Canon XA60 HD digital camcorders with IR illumination and *EchotouchPro* detectors employed to monitor and record bat activity.

Surveys commenced 30 minutes before sunset and continued until 90 minutes after sundown.

RESULTS

Dusk first emergence survey was carried out on evening of 25th May 2026. The evening was clear and very mild. Only one pass of a common pipistrelle over front drive headed south was recorded.

The second dusk emergence survey was carried out on evening of 15th June 2026. The evening was clear and very mild. Only one pass of a common pipistrelle over front drive headed south was recorded.

The third dusk emergence survey was carried out on evening of 6th July 2026. The evening was calm with thin high cloud and very mild. Only one pass of a common pipistrelle over front drive headed south was recorded.



Figure 1. Surveyors and cameras (blue stars). Flightpaths (red line)

SPECIES ENCOUNTERED

Common Pipistrelle

Single pass was recorded (probably of the same bat) on all three surveys along a similar flightpath from north to south along west edge of Falstaff Road.

CONCLUSIONS

No bats emerged from the property and activity was very low.

No further surveys are recommended.

Bats are opportunistic and switch roosts frequently. If any bats are found during construction works, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at *https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works.*

Ecological Enhancements

The PRA completed in 2025 (GS Ecology) found a handful of old droppings close to south gable in the loft.

Based on the foraging activity recorded on-site and the absence of active roosts within the property, the following proportionate enhancement measures are recommended to deliver a wildlife enhancement.

Integrated Roosting Features

Two integral bat bricks will be installed in the north and south gable ends (see figure 2).

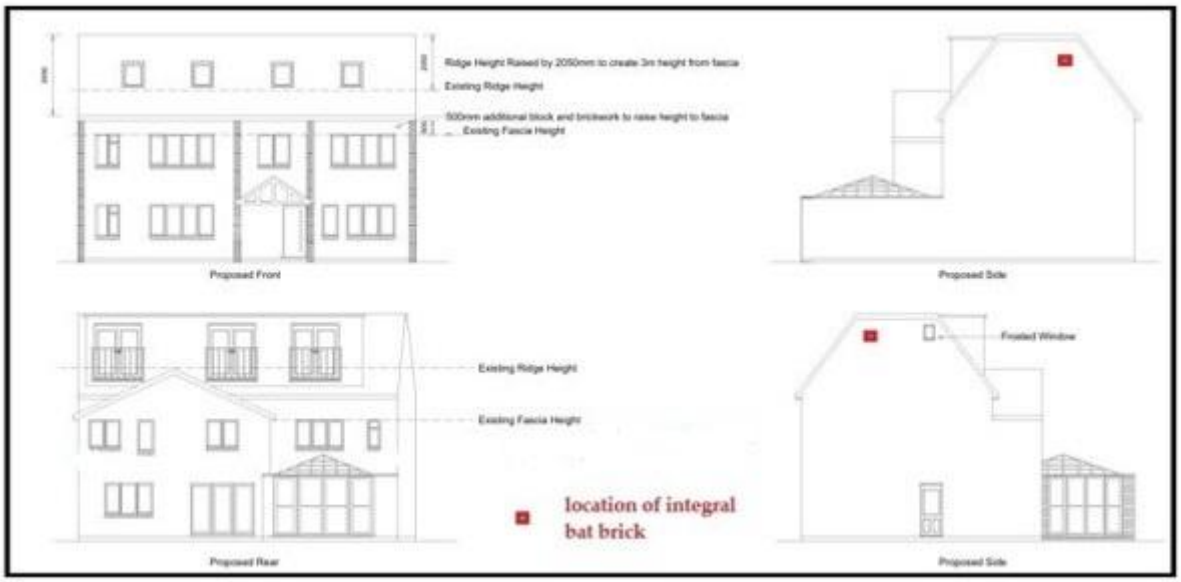


Figure 2. Proposed new roof layout showing positions of new roosting features and revised lighting arrangement.

Sensitive Lighting Strategy

The existing lighting should be removed.

Timing and General Working Practices

The method statement of works would include the following:

i. Toolbox talk

ii. Careful removal of roof tiles on south gable and investigation of wall cavity for signs of bats. If any bats are present works to be suspended and NE approached for a Bat Mitigation Class Licence (BMCL).

iii. removal of security lights.

iv. installation of integral bat bricks (Habibat 001 or functional equivalent) (see figure 3).

v. production of report showing bat boxes *in situ* and property with lighting removed plus any additional information of historic bat roost useage as per roof strip. This will ensure that mitigation has been completed satisfactorily.



Figure 3. Habibat 001 integral bat box *courtesy of Habibat ©*

REFERENCES

Collins, J. (ed.)(2023) *Bat Surveys for Professional Ecologists: Good Practise Guidelines* (4th edn). The Bat Conservation Trust, London.

GS Ecology (2025) *PRA of 24 Falstaff Avenue, Earley, Reading, RG6 5TP*. Unpublished report for owner.

APPENDIX 1. FIELD DATA

25th May 2026

Project		**Start time**	20.30	**Finish**	22.34	**Temperature**	24 C at start 18 C at finish
		25.5.2026		**sunset**	21.03	**Weather** 0% cloud beaufort 0	5/8TH MOON
	Bat passes heard						
Station no.	**Start time**		No.	**passes**	comments		
E	21.44	Common pipistrelle	1	1	Flew in from north low over front drive		



Figure 2. Southeast camera dark sky 25.5.2026



Figure 3. west camera dark sky 25.5.2026



Figure 4. Northwest camera dark sky 25.5.2026

15th June 2026

Project		**Start time**	20.30	**Finish**	22.34	**Temperature**	18 C at start 16 C at finish
		15.6.2026		**sunset**	21.23	**Weather** 80% cloud beaufort 0	
	Bat passes heard						
Station no.	**Start time**		No.	**passes**	comments		
E	21.44	Common pipistrelle	1	1	Flew in from north low over front drive		



Figure 5. Southeast camera dark sky 15.6.2026



Figure 6. west camera dark sky 15.6.2026



Figure 7. Northwest camera dark sky 15.6.2026

6th July 2026

Project		Start time	20.40	Finish	22.50	Temperature	20 C at start 18C at finish
		6.7.2026		sunset	21.18	Weather 40% cloud beaufort 0	
	Bat passes heard						
Station no.	Start time		No.	passes	comments		
W	22.04	Common pipistrelle	1	1	Flew in from north at gutter level over front drive		



Figure 8. Southeast camera dark sky 6.7.2026



Figure 9. west camera dark sky 6.7.2026



Figure 10. Northwest camera dark sky 6.7.2026