

Preliminary Roost Assessment

Survey site:

14 Martins Drive, Wokingham, Berkshire, RG41 1NY

Client:

Darren O'Connor

Survey date:

06 February 2025

Project:

This report is prepared to inform a planning application. The proposal is described as:

“A second storey rear extension over the single storey flat roof extension”.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Charlie Drapala BSc (Hons) AMRSB, holder of a Natural England Class 2 Bat Licence.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (m/s)	Rain
06/02/2025	6	68	10	5	None
The survey results and recommendations contained within this report are valid for 18 months, unless works have taken place since the production of this report. An updated site visit may be required if the report is to be used any longer than 18 months after completion.					
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation. All clients are expected to read and understand this section, or to contact the consultant for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3					
Background and Site Location					
Summary of site and desk study		<u>Site context</u> The site is located at National Grid Reference SU 80630 69497 and has an area of approximately 0.1ha. The site is enclosed by dense residential development on all aspects, and surrounded by the town of Wokingham with woodland to the south, the A329M motorway to the north and arable fields to the east, with Habitats that characterise the site include buildings, lawn grassland, and scattered trees. These habitats provide some value to foraging and commuting bats. Further to this, the woodland just south of the site boundary represents a habitat of elevated ecological value for bats, providing resources. However, the site is small in extent and not considered likely to represent a significant resource of local bat populations in the context of the wider landscape. The site is assessed as having moderate suitability for foraging and commuting bats. <u>Previous ecological information</u> A PRA report has previously been completed for the site in January 2023. The report assessed the house as having negligible value for roosting bats. <u>Granted EPSLs</u> There is a total of 6 granted EPSLs listed within 2km of the site, the nearest located ~220m south of the site, allowing for the destruction of a breeding and resting place of noctules. Additional species found within 2km include common pipistrelles, soprano pipistrelles and brown long-eared bats.			

	<u>Designated sites</u> Holt Copse & Joel Park Local Nature Reserve is located ~50m to the south. Habitats include lowland mixed deciduous woodland, ancient semi-natural woodland, and a known large noctule bat roost. The habitats provide value to foraging and commuting bats. <i>Limitations</i> A search for historical bat records has not been undertaken. However, given the location of the site, the low impact, small scale extent of the works, and the assessed suitability of the site for bats, it is not anticipated that the purchase of historical records data will add any significant weight or alter the conclusions and recommendations outlined in this report.
Field survey results	
<i>Summary of Survey Findings</i>	There is one building on site, the main dwelling B1, which will be affected by the proposed development. B1 is a detached two-storey brick-built building with a pitched roof clad in interlocking concrete roof tiles. The roof tiles are in very good condition with no raised tiles under which bats could roost. The doors and windows are UPVC and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC soffits and fascia around the building which are in good condition. The brick gable ends are in very good condition with no gaps around the tops of the gable ends and no missing mortar under the roof tiles. There is a single loft void in the building and the underside of the roof is lined with bitumen felt which was intact and in excellent condition. No daylight nor access points could be seen, and no evidence of roosting bats was found in the building. There was no evidence of nesting birds located internally or externally on the survey building. B1 is assessed as having negligible suitability for roosting bats, due to a lack of suitable roosting features.



Northwestern elevation (left) and southern elevation (right).



Well sealed soffit, render, and mortar (left) and tight fitting doors and windows with brickwork and mortar intact (right).



Good condition, flat fitting roof tiles, well sealed windows, and mortar at verges intact (both).



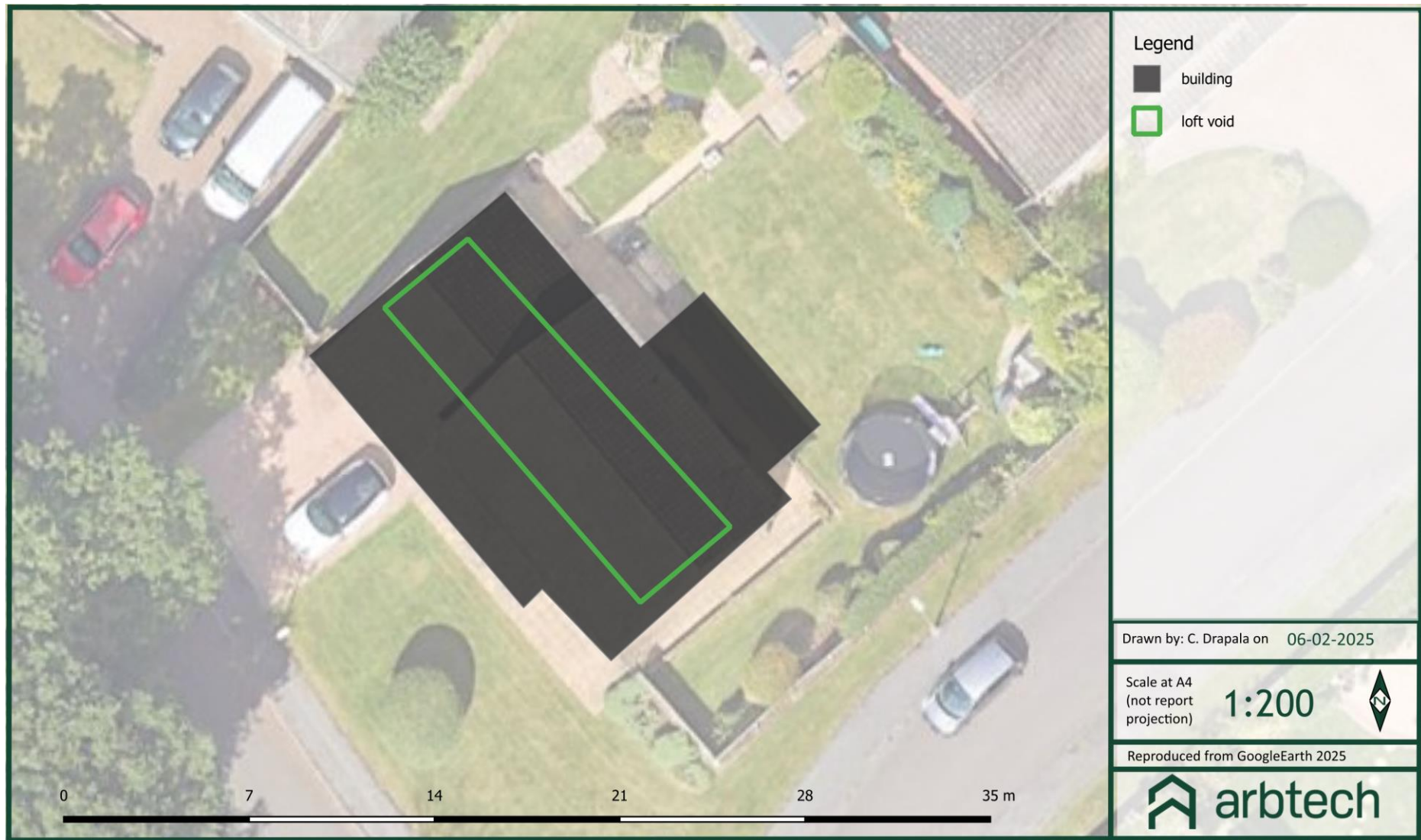
Bitumen felt in good condition, no central ridge beam (left) and the loft void (right).

Foreseen Impacts

Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the extension of this building.

<i>Recommendations</i>	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. <u>Roosting Enhancements</u> The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box will be installed on mature trees. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Bark Boxes Standard Bat Box (tree), General Purpose Bat Box for crevice and void dwellers (tree), Elisa Bat Box for crevice dwellers (tree), or a similar alternative brand.
Nesting Birds	
<i>Summary of Survey Findings</i>	The building offers no opportunities for nesting birds.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	<u>Enhancements</u> The installation of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds. Suggested bird boxes include Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

Appendix 1: PRA plan



Appendix 2: Location map



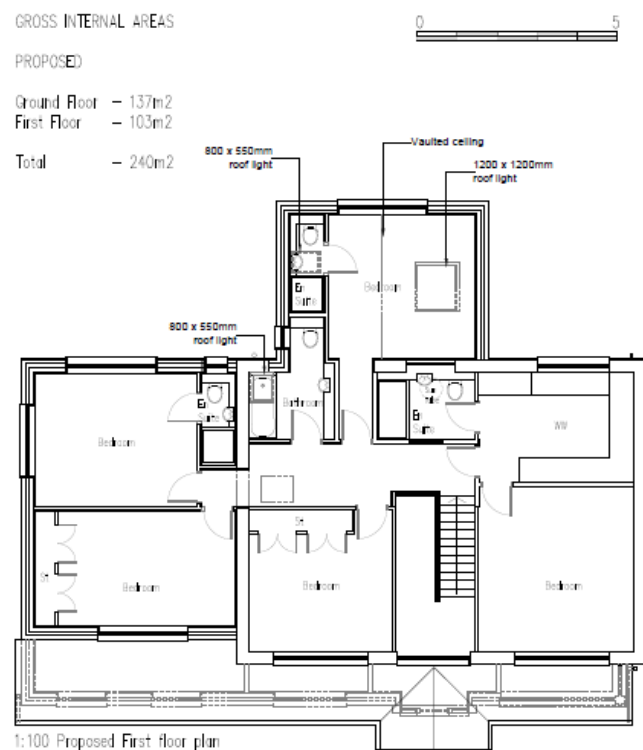
Appendix 3: Proposed plan

GROSS INTERNAL AREAS

PROPOSED

First Floor – 103m²

Total = 240m²



1:100 Proposed First floor plan

70	See <u>Revised</u> reference added to <u>other</u> comments	28/03/03		
71	See <u>Revised</u> reference	04/03/03		
72	Change to not stated another reference	15/03/03		
73	Revisited to include the <u>Revised</u> effect	28/03/03		
74	See <u>Revised</u> reference	28/03/03		
75	Revised to <u>other</u> comments	16/03/03		
76	Revised to <u>other</u> comments	04/03/03		
77	Revised to <u>other</u> comments	07/03/03		
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Choi GENMA & DARREN O'CONNOR

Project **EXTENSION**

Location **14 MARTINS DRIVE**

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Draft	0.1	Charlie Drapala BSc (Hons) AMRSB, Consultant Ecologist	07/02/2025
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