

Preliminary Roost Assessment

Survey site:

14 Wheeler Avenue, Wokingham, RG40 5AH

Client:

Mr & Mrs Lambert

Survey date:

14 November 2024

Project:

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

“Erection of a single storey rear infill extension, partial conversion of the existing detached garage along with changes to fenestration plus new pedestrian access within existing boundary wall.”

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 Level 1 Bat Licence, and Accredited Agent on Level 2 Bat Licence [2018-33540-CLS-CLS].					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (m/s)	Rain
14/11/2024	11	90	90	3	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		Site context The site is located at National Grid Reference SU 82078 69973 and has an area of approximately 0.1ha. The site is located within a suburban context, to the north of Wokingham. As a result, the site is immediately enclosed by residential development, with arable land comprising the majority of the wider landscape. Previous ecological information To the author’s knowledge, no previous ecology reports have been produced for this site. Granted EPSLs There are three granted EPSLs within 2km of the site, the nearest located ~800m west of the site. The EPSLs allowed for the destruction of resting places for bats, with species comprising brown long-eared bats, soprano pipistrelles and common pipistrelles. Designated sites The Holt Copse & Joel Park Local Nature Reserve is located ~1500m to the west. The ancient semi-natural and deciduous woodland provide value to foraging and commuting bats, as well as host a large noctule roost.			

	<u>Limitations</u> 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, the nature of the habitats present 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 are two buildings on site, the main dwelling B1 and the garage B2, both of which will be affected by the proposed development. The client noted the structures were built 7 years ago. Habitats that characterise the site include buildings and private lawn. The site lacks valuable habitat for foraging bats, although fragmented patches of trees in the immediate landscape may connect the site to arable land and deciduous woodland (~300m east of site) within the wider landscape. These habitats provide some value to foraging and commuting bats. 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. B1 is a modern two-storey detached dwelling of brick-built construction. The second storey is clad in hanging tiles on every elevation. The hanging tiles appear in good condition, flat and tight with no crevices. The roof is pitched, hipped, and clad in clay roof tiles. The roof tiles are flat and tight, with no broken or missing tiles present. The ridge tiles are well sealed and the mortar is intact. The dormer window on the northern and western elevation are lined with lead, which appears in good condition with no lifted areas. The brickwork and mortar appear in good condition, with no failing mortar or cracks. Windows and doors are tightly fitted and sealed. There is no loft void, and the upper floor is living space with velux windows. There is a small section of void which is filled with plant equipment. B1 is assessed as having negligible suitability for roosting bats, due to a lack of suitable features.

B2 is a detached garage of brick-built construction. The roof is lined with bitumen felt, and there is no loft void present. The roof is pitched and hipped, and clad in clay roof tiles which are flat and tight, with no broken or missing tiles. The ridge tiles are well sealed and the mortar intact. The brickwork and mortar appear in good condition. The doors are tightly fitted and sealed.

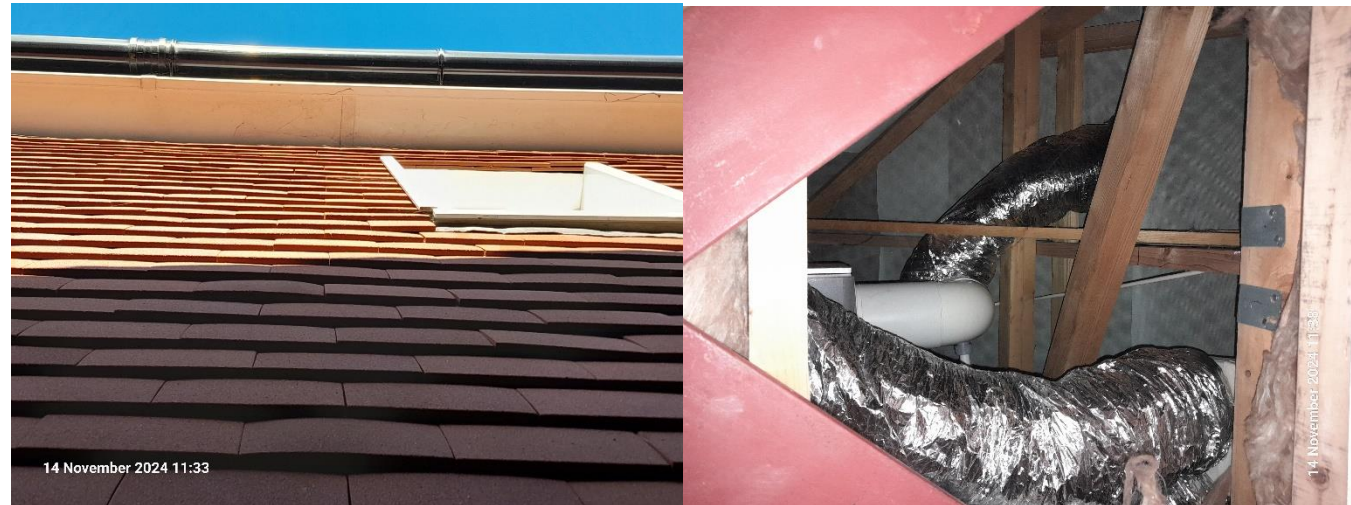
B2 is assessed as having **negligible** suitability for roosting bats, due to a lack of suitable features.



B1: southwestern elevation (left) and northwestern elevation (right).



B1: Eastern elevation (left) and up close of flat roof tiles representative of the whole roof (right).



B1: Hanging tiles flat and well sealed (left). Small internal void with plant machinery (right).



B2: the garage (left) and interior with no loft void (right).



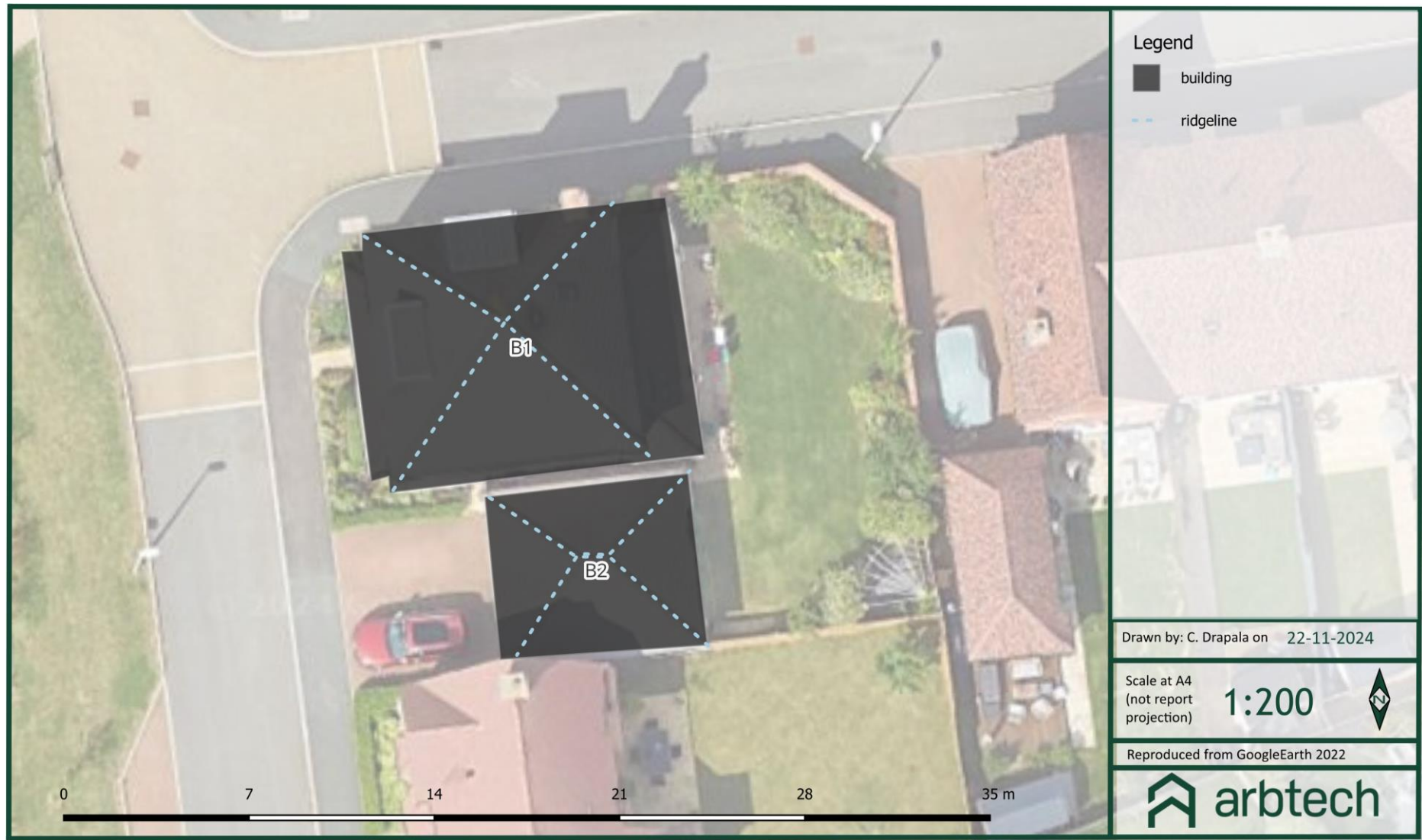
B2: well sealed soffits and brickwork intact, southern elevation (left).

Foreseen Impacts

Bats are very unlikely to be roosting within these buildings (B1 and B2) 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 boxes will be integrated within the new build extension. 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 Vivara Pro Build-In Woodstone Bat Tube (integrated), Istock Enclosed Bat Box 'C' (integrated), or a similar alternative brand. <u>Habitat Enhancements</u> The following habitat creation could be considered to enhance opportunities at the site for foraging and commuting bats post development: • Native tree, hedgerow, or flowering shrub planting. • Creation of wildflower grassland or replacing a few square metres of amenity grass with wildflower meadow mat, in a sunny spot requiring low maintenance. • Planting of pale blue and white flowers, or night scented flowers such as honeysuckle, evening primrose or jasmine.
Nesting Birds	
<i>Summary of Survey Findings</i>	The buildings B1 and B2 offer no opportunities for nesting birds.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.

Appendix 1: PRA plan



Appendix 2: Location map



Architectural drawings for a two-story house extension. The top row shows four elevations: Front Elevation 1:100, Side Elevation/ Section 1:100, Rear Elevation 1:100, and Side Elevation 1:100. The bottom row shows two floor plans: Ground Floor Plan 1:50 and First Floor Plan 1:50. The Ground Floor Plan includes a Lounge, Sitting area, Kitchen, Dining Room, Hall, Study, W/C, and a Garage. The First Floor Plan includes three Bedrooms, a Bath, an Ensuite, and a Landing. A scale bar is provided for the Ground Floor Plan.

Limitations and CopyrightLegal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Final	1.0	Charlie Drapala BSc (Hons) AMRSB, Consultant Ecologist	26/11/2024