

# Croome Cottage, Fishery Road, Maidenhead SL6 1UP:

## Report to Address Condition 5 of Planning Permission 23/03176

### Introduction

1. The planning permission relates to a range of works on an established residential property in Maidenhead, adjacent to the River Thames. The works include conversion of the roof void and re-roofing of the property. An inspection survey of the property for potential bat roosts, undertaken in 2021, identified a number of potential roost features (PRFs) within the property with potential to support bats. However, subsequent emergence/return surveys for bats carried out in 2022 found no evidence of actual bat presence within the building, although bats were recorded to be active in the vicinity of the property.

2. Condition 5 of the planning decision notice states:

*“Works which could affect any PRFs (as identified in the bat survey report (Herdwick Ecology, August 2022)) shall follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. A closing-out report, including details of the methods used, and any bats or signs of bats found, is to be issued to the council. If works do not commence before September 2024, an updated bat survey, to include a building inspection, and dusk emergence or dawn re-entry bat detector survey, is to be undertaken and a report detailing the findings submitted to and approved in writing by the council.”*

3. This report provides the information required by the council following the completion of the relevant works.

### Survey Results

4. The inspection survey noted the presence of a few raised and slipped tiles and a gap in the felt below the tiles in the vicinity of a flue to the rear of the building. Soffits, windows and the render were reported to be well sealed. As such, the potential for roosting bats appeared to be limited to the roof of the property.

5. A Method Statement (MS) detailing, *inter alia*, a precautionary approach to removal of roof tiles, fascia boards, etc. was drafted and agreed. This MS is attached at Appendix 1 and provides details of the methodologies employed.

4. The roof works were undertaken in October 2023. The works were carried out in calm weather and with the whole of the property under cover (see photographs at Appendix 2). The site manager, Michael Wysokinski, has confirmed that there was an initial induction/toolbox talk for construction staff working on the roof, with daily reminders provided at the start of each working day.

5. Work were undertaken in accordance with the agreed methodology. No bats or evidence of bat presence was noted during the works. All works potentially representing a risk to bats have now been



completed. With the provision of this report, it is considered that the requirements of condition 5 have now been addressed.

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5<sup>th</sup> April 2024



# Appendix 1: Method Statement



## Appendix 2: Photographs

