

22 March 2024

Attention: Andrew McNaughton
BP Pulse
By email mac@rymackproperties.com

SLR Project No.: 425.065506.00001

RE: Tollgate Bat Surveys 2024 – Preliminary Roost Appraisal

Dear Andrew,

Please find this letter as evidence to support the sustained condition of the buildings proposed for development at Tollgate, Gravesend, Kent, DA11 7NR.

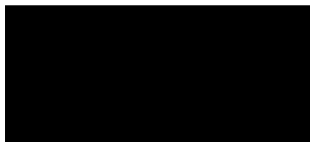
A Bat Preliminary Roost Assessment (PRA) was previously undertaken by SLR Consulting Ltd (SLR) on 9th August 2022 and found moderate bat roost potential in three of four buildings on the site. Findings from these surveys are relevant to current conditions for up to 18 months of the survey dates (CIEEM, 2019). As 18 months has now elapsed a further assessment was undertaken to determine if changes to conditions are significant enough to require further surveys.

An updated bat PRA survey was undertaken by SLR on 18th March 2024. Findings from this assessment - as outlined in table 1 - concluded that there have been minor changes to the building structure since August 2022 which do not change the potential of the building to support roosting bats. Furthermore, there is little suitable vegetation on site and in the wider area and previous surveys recorded very low bat activity on site.

We therefore find that previous findings outlined in the bat survey report remain consistent with the current conditions on site and updated bat emergence surveys are not recommended to be undertaken. Previous mitigation recommendations as outlined in the bat survey report produced in November 2022 (report ref: 425.064460.00001) still apply and should be followed.

Yours Sincerely,

SLR Consulting Limited



Jacob Ball BSc, MSc, QCIEEM
Senior Ecologist

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Table 1: Building survey changes; details and photographs

Building	2024 Assessment	Building photos
Building 1 Previously assessed as having Moderate potential for roosting bats.	Moderate potential for roosting bats. The structure of this building has remained consistent. The most significant change is the creation of a large opening on the northern aspect where the metal window blocker has come away providing access into the 1st floor of the building. This does not increase its value for roosting bats. No internal access gained.	Building 1 – New opening northern aspect 
Building 2 Previously assessed as having Moderate potential for roosting bats.	Moderate potential for roosting bats. The condition of this building has changed slightly since previous assessment. Broken/open windows on northern aspect provide access into the ground and 1st floor. This does not increase its value for roosting bats, No internal access gained.	Building 2 – New openings northeastern aspect 



Building	2024 Assessment	Building photos
		
Building 3 – Previous assessed as having Moderate potential for roosting bats.	Moderate potential for roosting bats. There has been no change to this building since the previous assessment. No internal access gained.	
Building 4 – Previously assessed as having Negligible potential for roosting bats.	Negligible potential for roosting bats. There has been no change to this building since the previous assessment. No internal access gained.	

References

CIEEM. (2019). Advice Note on the Lifespan of Ecological Reports and Surveys.
Winchester: Chartered Institute of Ecology and Environmental Management.

