

Peter Kilby  
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The Waterfront  
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Elstree  
WD6 3BS

4<sup>th</sup> August 2016

**The Victory Pub, Regent's Park Estate. Bat inspection.**

Dear Mr Kilby,

This letter provides information required to discharge planning Condition 24 relating to bats. On 22<sup>nd</sup> July 2016 ACD undertook an internal and external inspection for evidence of bats. The survey was carried out by Daniel Wood. Daniel is a Full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and the Principal Ecologist for ACD Environmental, specialising in European Protected Species legislation and mitigation. Daniel holds a Natural England Class Level 2 Licence (WML-CL18) to survey bats of all species for scientific (including research) and/or educational purposes. Daniel has held multiple Natural England mitigation licences for bats.

There were no constraints to the survey, full access was provided to the exterior of the building and the internal loft space. The Victory Pub is a rendered brick building. The building comprises of a pitched roof and flat roof. The pitched roof is dressed with clay tiles. A brick chimney is present. The building is immediately surrounded by roads and built development.



**Photograph 1**



Photograph 2



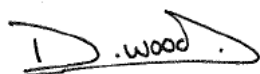
Photograph 3

No evidence of bats (i.e. bats, droppings, urine staining, insect remains) was identified during the survey. The loft space contained moderate levels of rodent droppings. The external features of the buildings are assessed as having negligible potential for crevice-dwelling bats.

Because bats are considered highly unlikely to be present, a precautionary working approach (supervision of tile removal) is not required. Notwithstanding the above, in the unlikely event that a bat is discovered during work, work will stop and the contractor will contact an appropriately qualified ecologist. I trust this information is sufficient to discharge the planning condition.

Should you require any further information, please do not hesitate to contact ACD Environmental Ltd.

Yours Sincerely,



Daniel Wood BSc (Hons) MCIEEM.

Director

Principal Ecologist

ACD Environmental Ltd