

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	App No:	210826
Address:	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX.		
Proposal:	Full application for the proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) stated below;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) stated below;
- Request further information before determination as stated below.

Comments On Proposal

This application is supported by a Preliminary Roost Assessment Survey report (Arbtech, January 2021) and a Phase II Bar Report (Pro Vision, July 2021). I am of the view that this provides sufficient information for the local planning authority to be able to consider the impact of the proposed development on protected species.

The Pro Vision surveys identified that 'Keepers Cottage', the converted timber framed barn, supports a Soprano Pipistrelle bat roost. On the evidence presented, I am inclined to agree with the interpretation of roost status given by Pro Vision.

The applicant's ecologist advises that a derogation licence from Natural England will be required to lawfully allow the demolition of this building with consequent destruction of the bat roost. I am of the view that a licence is not unlikely to be granted by Natural England. Consequently, as per BS 42020:2013, I recommend that a condition is applied to require the submission of a copy of the licence prior to commencement.

Subject to the derogation licence being secure, I am of the view that there are no ecological reasons to object to this application.

Conditions & Reasons (if required)

Condition: *No works affecting the bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory*

Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works.

Reason: *To ensure that bats, a material consideration, are not adversely affected by the development.*

Date:	9 July 2021	Signed:	D. Fisher
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