

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242859
Address:	2 Riverside, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Householder application for the proposed installation of a pitched roof with rooflights to replace the existing flat roof and canopy, plus changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) stated below
- ☐ Request further information before determination as stated below
- ☐ Objection due to the reason(s) stated below

Comments On Proposal

I have read the Updated Bat Roost Assessment (Swift Ecology, Ref C2507-2, February 2025) and reviewed the plans and elevations submitted in support of the application.

All bat species are fully protected under The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Together these make it illegal to:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

I am satisfied that the survey methodology and effort are adequate for the Ecologist to conclude the building has few potential access points or roosting features and is considered to have 'no/very limited' suitability for hibernating bats and 'negligible' suitability for roosting bats.

Provided that the development is implemented in accordance with the precautionary avoidance measures in the Recommendations section of the Updated Bat Roost Assessment, a no external lighting condition and informatives 17 and 19 are included and are included in the decision notice there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB23.

Informative: This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	07/05/25	Signed:	T Cuss
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