

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250757
Address:	222 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Householder application for the proposed erection of a two storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory.		
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 Bat & Badger Scoping Survey Issue One (Crossman Associates, Ref S1222.001, 25 March 2025) and reviewed the plans and elevation submitted in support of the application.

If the mitigation and enhancement measures recommended in section 4 of the Scoping Survey report are implemented there are no ecological objections to the development as proposed. I also request informative I17 is included in the decision notice.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 of the submitted Bat & Badger Scoping Survey Issue One (Crossman Associates, Ref S1222.001, 25 March 2025) unless otherwise agreed in writing by the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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:	2/4/25	Signed:	T Cuss
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