

From: Tina Cuss <Tina.Cuss@wokingham.gov.uk>
Sent: 28 January 2025 20:20:24 UTC+00:00
To: "Claire Moore" <Claire.Moore@wokingham.gov.uk>
Subject: RE: 243077 47 Marks Road, Wokingham

Hi Claire,

There are bird boxes in your SV photos which could support bats or birds because they are protected while nesting. Its hard to rule out potential roosting features for bats from the photos. We don't accept the Biodiversity Checklist they submitted and the site is identified on our bat habitat suitability map. I think the property is on the lower risk side because of the construction of the roof - no over-hanging eaves and concrete tiles. It might be possible to try and secure a pre-commencement check if we consider the impact to bats of attaching the new roof would be temporary. But if you are refusing, I agree according to the map and our LVL a bat survey should have been required and I'm happy to provide comments on the failure to consider wildlife including breeding birds, bat roosts and foraging and commuting and need to maintain wildlife and secure compensation and enhancement in line with CP1 and CP3.

Couple of comments in green below.

Kind regards,

Tina Cuss

Ecology Officer – Green Infrastructure Team

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From: Claire Moore <Claire.Moore@wokingham.gov.uk>

Sent: 28 January 2025 12:56

To: Tina Cuss <Tina.Cuss@wokingham.gov.uk>

Subject: 243077 47 Marks Road, Wokingham

Hi Tina,

This application is due to be determined on 04/02/25. I only recently picked up that you were not consulted, and a bat survey was not submitted.

The site is within a bat roost area with changes to the main roof proposed.

I am recommending refusal for the proposed massing and overbearing impact to neighbours.

I also want to mention that no bat survey was submitted – therefore insufficient information to determine impact to a protected species. – Yes agreed there isn't sufficient information in the absence of a Daytime Walkover Survey.

Are you able to cast your eyes over the app to see if you agree that a survey should have been submitted with the application? Yes, the application should have been supported by a survey.

Much appreciated.

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place & Growth Wokingham Borough Council

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