

MEMORANDUM

From:	Tina Cuss Ecology Officer	To (Case Officer):	Andrew Chugg
Service	WBC Ecology	App No:	250641
Address:	Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (part retrospective)		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ **Recommend approval with condition(s) & reason(s) stated below;**
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below;**
- ☐ Negotiate the amendments **stated below;** or
- ☐ Request further information before determination as **stated below.**

Comments On Proposal

I have read the Bat Scoping Survey (Crossman Associates, Ref L1147.001, 31 January 2023) and reviewed the revised plans and elevations submitted in support of the application.

All bat species are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England in England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

The scoping survey external inspection recorded a few broken roof tiles which the Ecologist however assessed as not providing access to the interior of the building. Contrary to the evaluation of paragraph 3.9 the revised plans will result in the removal of the outbuildings and the loss of any potential roosting features.

I agree with the proposal that all works must proceed under a precautionary approach. Tiles, roofs, soffits and masonry must be removed as proposed in paragraph 4.5. I request an external lighting condition is imposed. Provided the development is implemented in accordance with all the precautionary measures and the sparrow nest boxes are fitted below the eaves as recommended in 4.9 the development will comply with planning policy and there are no ecological objections.

Conditions & Reasons (if required)

Condition: Works are to be carried out in strict and full accordance with the recommendations and biodiversity enhancements given in Section 4.5 to 4.9 and Appendix III of the submitted Bat Scoping Survey (Crossman Associates, Ref L1147.001, 31 January 2023). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 Paragraph 187, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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 CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	24/11/25	Signed:	T Cuss
--------------	----------	----------------	--------