

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250196
Address:	6 Venus Close, Wokingham, Wokingham, RG41 3GG.		
Proposal:	Householder application for the the proposed erection of two storey side extension replacing existing side elevation.		
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

The development proposed will have no impact the Woosehill Meadows Local Wildlife Site which borders the site to the south. The house supports habitat suitable for breeding birds and hedgehogs and commuting and foraging bats. Contrary the WBC Local Validation List there is no Arboricultural Impact Assessment or tree survey submitted in support of the application.

Provided nesting bird, Arboricultural Method Statement and retention of existing trees and shrubs conditions imposed and informative I17 is included in the decision notice there are no ecological objections.

Conditions & Reasons (if required)

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.

Informative The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a

development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Condition: No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect hedgehogs from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include:

- a) creation of sloping escape ramps for hedgehogs, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

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

Or

Informative Construction-type activities with the potential to adversely affect biodiversity

The following activities could impact on biodiversity on and/or off site, and ought therefore to be reviewed as part of the risk assessment of potentially damaging construction activities.

a) Site clearance:

- removal or pruning/cutting of trees, shrubs and ground vegetation (e.g. during bird breeding season);
- removal of soil, rubble and other materials;
- demolition of buildings and structures; and
- removal of rubble and other materials.

b) Site set-up:

- location of site offices, site huts, temporary latrines (including their drainage);
- temporary storage areas and stockpiles for soils, materials, spoils and waste;
- site lighting;
- areas for plant maintenance and for storage of oils, fuels and chemicals;
- establishment of haul roads (e.g. construction of rubble or concrete temporary roads); and
- site fencing (e.g. disruption/severance of animal runs and paths).

c) Groundworks:

- ground investigations, foundations, excavations and piling, temporary earthworks, tunnelling (including the necessary space to operate cranes and large machinery);
- installation of underground services (e.g. pipes, electricity, gas, telecommunications cables, foul and surface water drains); and
- temporary diversion of watercourse, and/or water abstraction and/or

dewatering from and/or discharge to a receiving water body.

d) Assembly areas for components of construction:

- assembly areas for dry trades (e.g. steel works and reinforcements); and
- assembly areas for wet trades (e.g. concrete pours and batching).

e) Construction:

- night time working;
- dust and noise; and
- increase in traffic movements (deliveries, materials, etc.).

Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

Date:	21/03/25	Signed:	T Cuss
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