

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250311
Address:	216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.		
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 Ecological Survey Report (Urban Tree Experts, Ref SPH/ESR-25/08.06, 16 June 2025) and Preliminary Ecological Appraisal DBW (Urban Tree Experts, Ref SPH/NP/PEA-25/21.01v2, 19 February 2025). I have also reviewed the plans and elevations submitted in support of the application.

Under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) it is an offence to kill or injure a bat or interfere with any roosting or resting site. 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 Preliminary Ecological Appraisal (DBW) recorded a small section of raised roof tiles on the main roof, lifted lead flashing around the chimney stack, roof vent and gaps in the soffit/wall plate on the western elevation provide crevice like features suitable for bats to roost and may also provide access into the loft. One emergence survey was undertaken to establish the presence or absence of roosting bats and inform appropriate mitigation for the proposed works.

DBW Section 4.1 Table 1 fails to identify that the nearest Bat Conservation Mitigation Licence granted in connection with permission 230611. Bat Survey ECO3252b recorded high bat activity across the site immediately the southwest

boundary of 216B Nine Mile Ride. I must disagree with the conclusions in Section 4 of the Ecological Survey Report that the surrounding area is an urban area, or that the area doesn't provide good habitat for bats in which to forage. The roosting potential in neighbouring buildings may be higher. I am satisfied that the survey effort is adequate for the Ecologist to conclude that bats are not currently roosting in 216b Nine Mile Ride.

I note that validity of the Ecological Survey Report ceases after one year from the survey, or if the site conditions change due to unspecified works that affect the site whichever is the sooner. I am concerned that the Ecologist makes no reference to CIEEM UK Bat Mitigation Guidelines 2023 and only refers to Bat Workers Manual – Mitchell-Jones & McLeish 2004 and no biodiversity enhancements or bat-sensitive lighting has been recommended.

Summary

Provided I17 is included in the decision notice and the development is implemented in accordance with paragraph 7.2 of the Preliminary Ecological Appraisal there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

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:	30/06/25	Signed:	T Cuss
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