

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252376
Address:	Wargrave Manor, Wargrave Hill, Wargrave, Wokingham, RG10 8JL.		
Proposal:	Householder application for the proposed extension of garden room.		
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 Assessment (Windrush Ecology, Ref W5520, 10 January 2024) and reviewed the plans submitted in support of the application and application 230284.

I am satisfied that the methodology, survey effort and the ecologist's assessment are adequate to conclude that provided the recommendations in section 6 of EcIA ref W5520 are implement the development will not have negative impacts on protected species. Provide the recommendations are secured by condition the development complies with Local Plan policies CP3, CP7 and MDD TB23 and there are no ecological objections.

Conditions & Reasons (if required)

Condition: Unless otherwise agreed in writing by the council Works are to be carried out in full accordance with all the mitigation and enhancement recommendations provided in Section 6 of the submitted Ecological Assessment (Windrush Ecology, Ref W5520, 10 January 2024). 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: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	10/10/25	Signed:	T Cuss
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