

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261033
Address:	80 Arbor Lane, Winnersh, Wokingham, RG41 5JD.		
Proposal:	Householder application for the proposed erection of single storey rear extension and two storey proch extension.		
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 Preliminary Roost Assessment (Arbtech, July 2026) and reviewed the submitted plans and elevations.

All bats are fully protected by The Wildlife and Countryside Act 1981 (as amended) and by The Conservation and Species Regulations 2017 (as amended). In summary the legislation combined makes it an illegal offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate' or to affect significantly the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

Provided that the existing is amended and any new external lighting is designed in full accordance with section 3.3 and WBC informative I17 is included in the decision notice, 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 I recommend the following informative should be appended to any 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:	07/09/26	Signed:	T Cuss
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