

From: Claire Moore [REDACTED]
Sent: 04 December 2025 14:17
To: Gordon Davies [REDACTED]
Subject: Application 252634 44 Proctors Road

Dear Mr Davies,

Thank you for taking the time to meet me yesterday.

I have spoken with the council's ecologist. They maintain that the advice that has been supplied must be followed and an emergence survey carried out.

They commented:

"The last survey of 42 Proctors Rd was undertaken in 2014. By the applicant's own admission, no 44 is not in the same condition as no 42 was 11 years ago and has holes and gaps which can be used by bats for access, including into cavity walls. Unlike at no44 no potential roosting features were found and so the ecologist did not recommend further surveys were necessary

The emergence survey the Owner states they undertook between 18 and 20 September was outside the survey window (May to August) carried out between 20.00 and 21.30. Dusk was at 19.44 on 18 September and emergence activity surveys need to start 15min before dusk as crevice-dwelling Common pipistrelle emerge early. There is no information to suggest they had night vision aids, bat detectors or recording equipment or where they were standing to visually observe emergence or re-entry, foraging or commuting activity. Because one emergence survey (not the required two) was not completed by a competent ecologist outside the optimal survey window after typical Pipistrelle bat emergence times, the owner's survey does not provide any/enough evidence to rule out the presence of roosting bats".

The ecologist concludes that as an emergence survey cannot be submitted until the next window, the application would be refused on a lack of ecological information.

If necessary, the ecologist is willing to discuss your ecologist's (Leigh-Ann Barran) recommendations with you. Bats are protected by law and thus take a priority within planning. Permission cannot be granted for works without the full knowledge that bats would not be impacted by the works and this can only be determined with an emergence survey. An emergence survey cannot be added as a condition and would need to be provided prior to determination. The time period between when the emergence surveys can be completed is too long for the application to remain open. Therefore, you will need to withdraw the application, or the application will likely be recommended for refusal on insufficient information.

Please consider and let me know how you wish to proceed.

Kind regards,

[REDACTED]

Planning Officer (Specialist) (Development Management) Place & Growth Wokingham Borough Council

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