

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology Householder	App No:	242280
Address:	10 Tinwell Close, Earley, Wokingham, RG6 3BJ.		
Proposal:	Householder application for the proposed front porch extension with a two storey front/side extension in addition to a single storey rear/side extension following a garage conversion to facilitate a office.		
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 Bat Roost Assessment (GS Ecology, Ref ECO3592 , 16 August 2024) and Emergence Survey Report Bats (Chase Ecological Consultancy, Ref CE4001, 28 August 2024). I have also reviewed the plans and elevations submitted in support of the application.

All species of bats receive special protection under UK law. It is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations) to deliberately or recklessly destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England .

I am satisfied that the inspection and activity bat survey methodology and effort are adequate for Ecologist Garry Smith to conclude bats are not currently using the building. I support the recommendation that mitigation set out in Emergence Survey Report Appendix 1 must be implemented during development to prevent disturbance as populations of bats were observed to be using the site and surrounding habitats for commuting or feeding. I request that informative I17 is included in the decision notice

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Appendix 1 of the submitted Emergence Survey Report Bat (Chase Ecological Consultancy, Ref CE4001, 28 August 2024) unless otherwise agreed in writing by 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.

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:	31/10/24	Signed:	T Cuss
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