

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250390
Address:	Flat 3, Old Dairy Court, 77 High Street, Wargrave, Wokingham, RG10 8BU.		
Proposal:	Householder application for proposed work to the roof following the demolition of the existing chimney. (Retrospective).		
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 and Bat Emergence and Re-entry Surveys report (Arbtech May 2023) and Planning and Heritage Statement and Design and Access Statement letter (Montagu Evans, Ref PD14170/TM/BD 18 February 2025) and reviewed the plans submitted in support of the application.

Arbtech's Ecologist advised the applicant that the Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys conducted at the adjacent property included an assessment of the chimney. The Ecologist is satisfied that the chimney is unlikely to support an active bat roost. The Applicant does not appear to have submitted the 2024 photographs sent to Arbtech which the Ecologist used to confirm no significant changes to the chimney have occurred that would increase its suitability for bat. The Ecologist considered that the 2023 bat survey was still valid for the 2024 season.

Local Plan policy CP3 states that planning permission will be granted for proposals that d) maintain or enhance the ability of the site to support fauna and flora including protected species. Development proposals will be required to demonstrate how they have responded through the submission of clear and informative plans and elevation. CP7 requires that the applicant demonstrates mitigation measures can be put in place to prevent damaging impacts.

Provided that the applicant provides evidence that at least 1 bat box has been installed on the eaves of 77 or 79 High Street Wargrave to provide compensation roosting habitat for bats, there are no ecological objection to the retrospective application. The bat box/es must have been positioned 3-5m above ground level facing in a south, westerly or easterly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes must be a specification suitable for crevice dwellers such as a Beuamaris bat box, or a similar alternative brand. In line with the Ecologist's recommendation and local plan policy I request including a condition to secure evidence of installation of the bat box recommended in section 4 of the submitted bat survey provided to the current applicant in 2024. Alternatively WBC condition CC3 should secure a bat mitigation and enhancement scheme that must include installation of at least bat box on the building.

Conditions & Reasons (if required)

I request either

Condition: Within two months of the date of this decision a report confirming that the have been installed as recommended in Section of the Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys report (Arbtech May 2023) and include a plan showing their location and photographs of the compensation roost features in situ, is to be submitted to and approved in writing by the Council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals and incorporate biodiversity in and around developments. Relevant policy: the NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."

Or

Condition: Within one month of the date of this decision a scheme for (including a timetable for its implementation) shall have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in accordance with the approved timetable.

Reason: To incorporate biodiversity in and around developments in accordance with Paragraph 187 and 193 of the NPPF and ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."

Date:	27/03/25	Signed:	T Cuss
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