

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260157
Address:	204 London Road, Wokingham, RG40 1SN.		
Proposal:	Householder application for the proposed development of raising of roof, creating 1no. additional storey and wraparound side and rear 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

Bats are recorded roosting in a property immediately to the north of 204 London Rod and across the borough in similar properties. The property appears to have a number of suitable features for crevice-dwelling bats.

All bat species are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to 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 in England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

Provided informative I17 is included in the decision notice to remind the owner and their contractors that bats are protected as above and destruction of a roost or disturbance or injury to bats would be illegal, there are no objections to the development as proposed.

Conditions & Reasons (if required)

Bats are mobile creatures, and it is possible that protected species may be encountered. 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.

Informative: This permission does not convey or imply any approval or consent required for protected species under The Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Date:		Signed:	
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