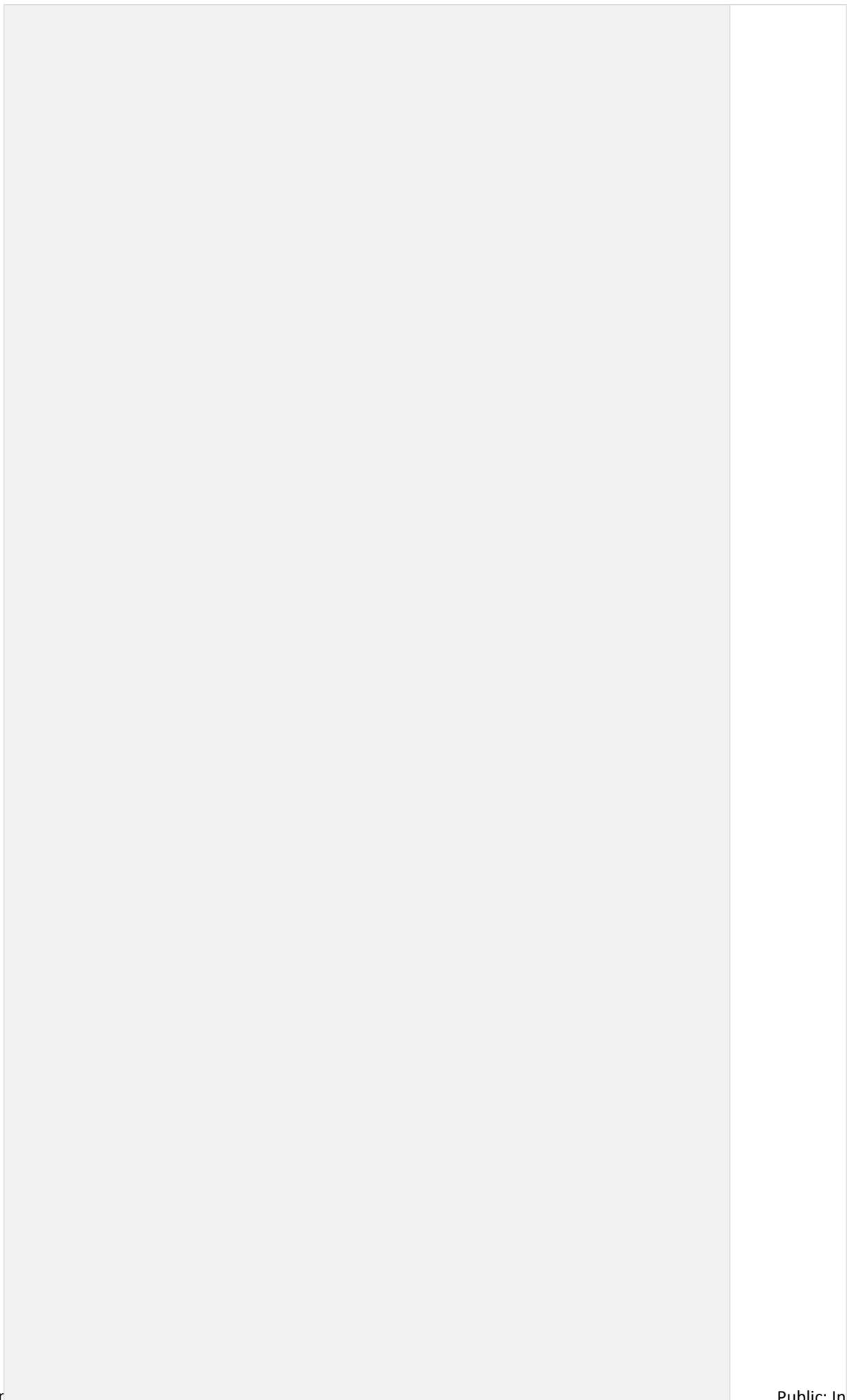


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# MEMORANDUM

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<b>From:</b>	Tina Cuss Ecology Officer		
<b>Service</b>	WBC Ecology	<b>App No:</b>	252239
<b>Address:</b>	Sarandi, Forest Road, Binfield, Wokingham, RG40 5SA.		
<b>Proposal:</b>	Application for non-material amendment to planning consent 241870 to allow change of the commencement trigger of condition 4.		



Type of Development:	
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

All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended) 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. A bat resting place or roost is interpreted as any structure or place used for shelter or protection whether or not bats are present at the time.

Provided the development is undertaken in full accordance with the mitigation and compensation proposals detailed in section 7 of the Bat Emergence Survey and a copy of the European Protected Species Survey is provided prior to commencement of works above the ground level there are no ecological objections to the amendment.

### Conditions & Reasons (if required)

Date:	26/11/25	Signed:	T Cuss
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