

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250910
Address:	West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Householder application for for proposed conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop.		
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 Ecological Survey Report (Arbtech Ref: SPH/ESR-24/30 16 September 2024) and the Preliminary Ecological Appraisal Ecological Survey Report (Arbtech Ref: SPH/PEA-24/06 14 June 2024). I have also reviewed the plans and elevations submitted in support of the application.

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant licence from Natural 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.

The external inspections identified a small number of gaps within the verges on the property and within the roof of the shed which could provide potential roosting opportunities or access into the buildings for bats. In addition, a small number of bat droppings were recorded externally on the gable end of the house and on the shed window. DNA analysis confirmed the droppings to be those of the Common pipistrelle bat. I am satisfied that survey effort and methodology of the three emergence surveys were adequate for the Ecologist to conclude that there is a small

confirmed Soprano pipistrelle roost on the southwest gable end of the house and the and the southwest roof of the shed.

In the absence of mitigation, demolition of the shed and the development proposed result in the destruction of the day roost for a low number of soprano pipistrelle bats. I am satisfied if a European Protected Species Licence is be obtained from Natural England before and works commence, and mitigation is implemented in line with the method statement provided, that the favourable conservation status of bats can be maintained.

Provided provision to the LPA of confirmation of the site registration and a copy of the EPSL, and implementation in accordance with the Method Statement for Planning given in section 5 are secured by condition, there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

No works shall commence until a European Protected Species Licence or Bat Mitigation Class Licence has been obtained from Natural England and email demonstrating that the site has been registered have been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that individuals and the population of protected species Soprano Pipistrelle bat, a material consideration, are not adversely affected by the development.

Condition: Unless otherwise previously agreed in writing by the council all works are to be carried out in full accordance with the mitigation avoidance measures and biodiversity enhancements given in of the submitted Ecological Survey Report (Arbtech Ref: SPH/ESR-24/30 16 September 2024).

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.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	24/06/25	Signed:	T Cuss
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