
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260328
Address:	18 Newalls Rise, Wargrave, Wokingham, RG10 8AY.		
Proposal:	Householder application for proposed first floor 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

I have read the Preliminary Ecological Appraisal (Urban Tree Experts, Ref SPH/NP/PEA-26/17.02, 3 March 2026) and reviewed the plans and elevations submitted in support of the application.

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. A bat roost is interpreted as "*any structure or place used for shelter or protection*" whether or not bats are present at the time.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that currently has negligible potential to support roosting bats. I note the Ecologist states that if there is a time delay of greater than 12 months between the survey and the commencement of work, then the survey should be repeated as the condition of the building may change and bats may start roosting at the site. Provided that an informative is included in the decision notice and the development is implemented in line with section 7.2 of the PEA DBW, there are no ecological objections to the development at proposed.

Conditions & Reasons (if required)

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:	10/03/26	Signed:	T Cussplacor
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