

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242823
Address:	13 Ellis Road, Crowthorne, Wokingham RG45 6PS.		
Proposal:	Householder application for the proposed single storey side and rear extensions.		
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 (Pro Vision, Ref 8714 V01, December 2024) and the application form and reviewed the plans and elevations submitted in support of the application.

I am satisfied that the Preliminary Roost Assessment survey method and effort are adequate for the Ecologist to conclude that the building currently has no potential to support roosting bats. The site provides potential habitat for commuting and foraging bats and the lighting proposals and Ecological enhancements detailed in sections 5.2 and 5.5 should be secured by condition.

In order to ensure there is no net loss of biodiversity habitat in line with WBC policies CP3, CP7 and TB23 I request that retention of all existing trees and shrubs is secured by imposing condition CL6. Policy CP3d) states that planning permission will be granted for proposals that maintain or enhance the ability of the site to support fauna and flora including protected species. According to CP7 development will be only permitted mitigation measures can be put in place to prevent damaging impacts or appropriate compensation measures are provided to offset the losses.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 5 of the submitted Preliminary Roost Assessment (Pro Vision, Ref 8714 V01, December 2024) unless otherwise agreed in writing by the council.

Reason: To incorporate enhancements for wildlife and 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: Prior to the commencement of the development a lighting design strategy for light-sensitive biodiversity, designed in accordance with Institution of Lighting Professionals 'Guidance Note 08/18 Bats and Artificial Lighting in the UK' shall be submitted to and approved in writing by the local planning authority. The scheme shall with details of location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals and to incorporate enhancements for wildlife. Relevant policy: NPPF paragraph 187, 193 and 198, WBC Local Plan Core Strategy policies CP1, CP3, CP7 and Managing Development Delivery Local Plan policy TB23.

CL6 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reason: To ensure that biodiversity, protected and priority species are maintained and enhanced and not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	14/01/25	Signed:	T Cuss
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