

MEMORANDUM

From:	Tina Cuss Ecology Officer	To (Case Officer):	Joanna Carter
Service	WBC Ecology	App No:	252145
Address:	Castlemans Cottage, Bath Road, Hare Hatch, Wokingham, RG10 9UT.		
Type of Development:			
Proposal:	Application for submission of details to comply with the following conditions of Listed Building consent 251022 dated 17/07/2025. Condition 3 relates to submission of a bat closing-out report and condition 4 to an updated Method Statement.		
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 reviewed the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2980_PRA_a, November 2025). I note the Ecologist's acknowledgement that the applicant did not engage a licensed ecologist to supervise the roof stripping works and the timing was not as secured by condition 4. I am pleased that JWEC's ecologist is satisfied that the bat roost mitigation has been incorporated into the replacement roof to provide habitat for crevice-dwelling bats as approved by the LPA. The roof has been lined with a bitumen Type 1F felt membrane and 6 access tiles have been installed as agreed.

I recommend conditions 3 and 4 can be discharged.

Conditions & Reasons (if required)

Access for bats must be permanently maintained.

Date:	02/12/25	Signed:	T Cuss
--------------	----------	----------------	--------