

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252145
Address:	Castlemans Cottage, Bath Road, Hare Hatch, Wokingham, RG10 9UT.		
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.		
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

Condition 3 requires that the applicant submit a closing-out report that demonstrate that the ecological supervision, mitigation and enhancement measures have been implemented to the satisfaction of the Applicant's Ecologist. The email from the Engineer Stuart Ellis does not demonstrate that an Ecologist was present and supervised the works. It is not clear who prepared the Bat Close-out Report and attended the completion check conducted on 24 August 2025. The Close-out Report provides no direct evidence that the Ecologist attended site, gave a toolbox talk or supervised the works, nor that a licenced qualified Ecologist is satisfied with the works and that the alternative roosting features have been installed correctly.

The Preliminary Roost Assessment V002 and condition 3 secured that holes needed to be cut in the felt on the underside of at least three of the six bat access points, to allow access into the loft. The holes need to be at least 75mm long x 30mm wide immediately adjacent to a rafter or wall. In addition:

- A gap to be created at the base of the chimney flashing;
- One bat access point under the ridge tiles will be created (20mm x 100mm);
- A crevice-dwelling maternity bat box will be installed in the loft space of B1.

I am not fully satisfied by the photos in the Bat Close-Out Report that the works have been carried out in full accordance with PRA Section 4.2.2. It is not clear if some of

the dimensions of the access gaps created are smaller than specified in Section 4.2.2. No alternative ecologist-approved method statement has been provided to the LPA. I also note that no information is provided on the timbers or timber treatments which have been used in construction.

I welcome the inclusion of the additional boxes in the rear garden which I am satisfied have been appropriately installed. I will be happy to recommend discharge of the condition once evidence is provided of ecological supervision and that project ecologist has either authored, or has provided written or email confirmation they are fully satisfied with Closing-out Report.

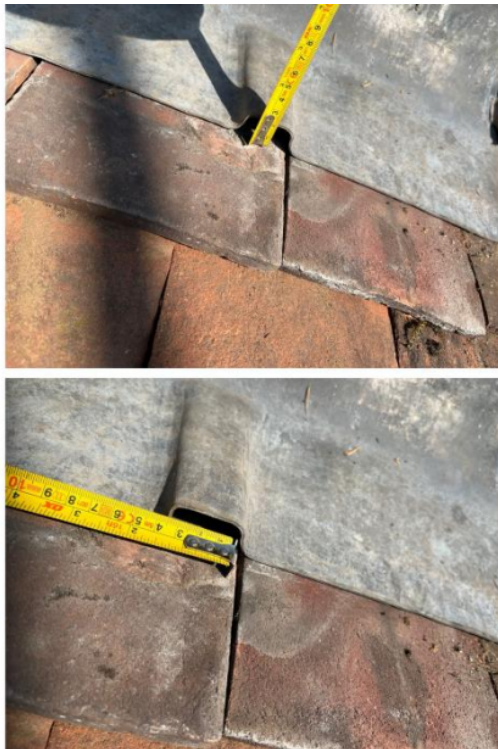


Figure 7 - Dimensions of Flashing Gap

Conditions & Reasons (if required)			
Date:	10/9/25	Signed:	T Cuss