
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252362
Address:	161 Church Road, Earley, Wokingham, RG6 1HQ.		
Proposal:	Householder application for the proposed addition of roof lights plus canopy to the rear elevation. (Retrospective)		
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 Emergence Survey Report – Bats (Chase Ecological Consultancy, Ref CE4410-01 and reviewed the submitted application form, plans and elevations.

The Emergence Survey Report states that it “*should be read in conjunction with the Preliminary Roost Assessment for bats completed on the 25th November 2023, document reference: CE4410*”. In order to assess whether the survey effort and desktop assessment were adequate, the PRA report must be submitted.

I would be happy to provide comments once the PRA report and bat-sensitive external lighting plans than comply with ILP/BCT best practice [Bats and Artificial Lighting at Night Guidance Note GN 08 / 23](#) have been submitted.

Conditions & Reasons (if required)

Awaiting submission of the Preliminary Roost Assessment and lighting proposals.

Date:	20/11/25	Signed:	T Cuss
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