

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242477
Address:	4 Farriers Close, Woodley, Wokingham, RG5 3DD.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and a garage conversion following alterations and changes to existing fenestration on the existing conservatory.		
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 Bat Roost Assessment (GS Ecology, Ref ECO3656, 21 October 2024) and reviewed the plans and elevations submitted in support of the application.

I am satisfied that the survey effort and methodology of the Daytime Bat Walkover and Preliminary Roost Assessment are adequate to support the conclusion of the Ecologist that the property has negligible bat roost potential. There are no ecological objections to the development as proposed.

The owner and their contractors should be made aware that a bat roosts have previously been recorded at 6 Farrier Close. I request that informative I17 is therefore included in the decision notice.

Conditions & Reasons (if required)

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:	25/11/24	Signed:	T Cuss
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