

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250371
Address:	61 Oaklands Drive, Wokingham, RG41 2SB.		
Proposal:	Householder application for the proposed erection of a single storey front extension to create porch, partial conversion of garage to create habitable accommodation, two storey rear extension plus changes to fenestration.		
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 Biodiversity Survey letter (Arcadia 10/02/2025) and Bat Survey Report (Indigo Surveys Ref 251155, 06/03/2025) submitted in support of the application. If informative I17 is included in the decision notice, there are no ecological objections.

Conditions & Reasons (if required)

Bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

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:	1/4/2025	Signed:	T Cuss
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