M E M O R A N D U M

From:	Tina Cuss Ecology Officer		
Service		**App No:**	251376
Address:	14 Russley Green, Wokingham, Wokingham, RG40 3HT.		
Proposal:	Householder application for the proposed first floor side extension over existing garage/car port, conversion of carport, rear in-fill extension and new porch 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 revised Bat and GCN Scoping Survey (Crossman Associates ref L1147.009) submitted on 30 October 2025 and reviewed the plans and elevations.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England in England.

. The desktop study did not include either MAGIC ESPL licences, bat group or TVERC records, or local planning history. The relevance of the statement that "*the MAGIC website informed that there are no statutory sites within 4 km of the site designated for bats"* is still unclear. I am surprised that the Ecologist continues to make no reference to current mitigation guidelines including 2024 CIEEM UK Bat Mitigation Guidelines V1.2,and refers to the 2021 NPPF. While the Bat Scoping Survey has not been completed in accordance with best practice, I am reasonably satisfied the house currently has negligible roosting potential.

According to paragraph 187 of NPPF 2024, development should incorporate features which support priority or threatened species such as swifts, bats and hedgehogs. Provided that the development is implemented in accordance with the

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all enhancements and recommendations made in section 4, including toolbox talks, removal of cladding and roof coverings by hand, RAMS, wildlife-friendly exterior lighting and inclusion of at least one integrated swift brick there are no ecological objections to the development as proposed. I request I17 is also included in the decision notice.

Conditions & Reasons (if required)

Condition: Unless otherwise previously agreed in writing by the council, all works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 of the submitted revised Bat and GCN Scoping Survey (Crossman Associates ref L1147.009, October 2025)
Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, 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:	03/11/25	**Signed:**	T Cuss

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