

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250828
Address:	139 Wilderness Road, Earley, Wokingham, RG6 5RD.		
Proposal:	Householder application for proposed single storey front extension,two storey side and single storey rear infill extension followed by 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**

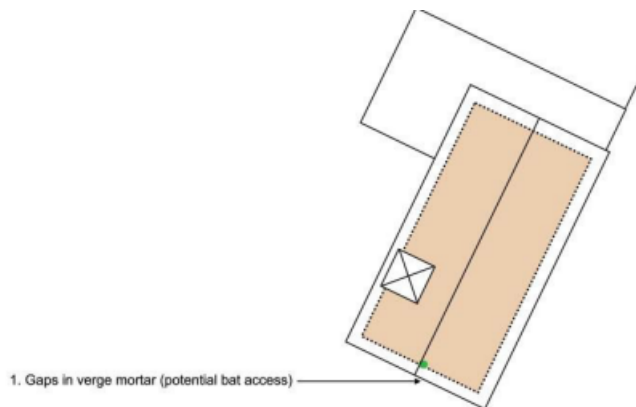
Comments On Proposal

I have read the Preliminary Roost Assessment for bats (John Wenman Ecological Consultancy, ref.: R2960_PRA_a, in May 2025) Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2960_BES_a, September 2025) and Ecology and Trees Checklist. I have also reviewed the plans and elevation submitted in support of the application.

All bat species are legally protected, and it is a criminal 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 from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.



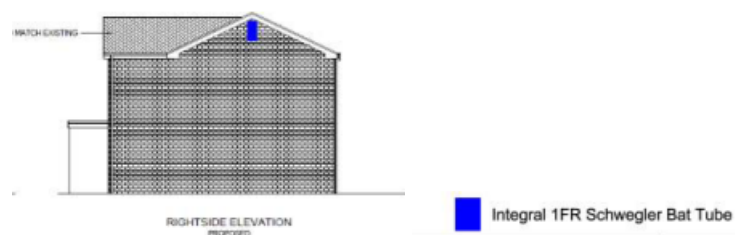
Photograph 5. *Pipistrellus* sp. emergence at 20:36



According to the PRA there are a number of potential bat access points via gaps in the verge mortar at the southern gable end. The access points are likely to lead to a suitable crevice roost location at the apex of the southern gable end within the wall cavity and soffit box. During the internal inspection one small bat dropping resembling those typically deposited by Pipistrelle bats was recorded on fibreglass at the base of the southern gable end.

Dusk emergence surveys were completed on 21 July and 11 August 2025. Four pipistrelle bats were observed emerging from crumbling verge mortar at the apex of the southern gable. Subsequent recordings confirmed that these were likely to be Common pipistrelle. The proposed development works will result in the permanent loss of a confirmed Common pipistrelle day roost. In the absence of mitigation measures the work would cause disturbance, injury and or death of bats.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that a European Protected Species Mitigation Licence will be required to allow the works to proceed lawfully. The mitigation and enhancements will include stripping by hand under ecological supervision and incorporation of an integrated bat box such as the 1FR Schwegler Bat Tube (or suitable equivalent) with an access slot made within the new southern gable. Provided implementation of the development in full accordance with the Mitigation and Compensation Proposals provided in PRA Section 7 and provision of a copy of the site registration for a Bat Class Mitigation Licence and the mitigation measure approved by Natural England are secured by condition, there are no ecological objections to the development as proposed.



Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the given in Section 7 Mitigation and Compensation Proposals of the submitted Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2960_BES_a, September 2025. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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.

Date:	04/11/25	Signed:	T Cuss
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