

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250560
Address:	84 Easthampstead Road, Wokingham, RG40 2HL.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 232361 dated 08/12/2023. Condition 3 relates to a bat licence, condition 4 (and 5) to tree protection, condition 7 to bin storage and condition 10 to materials.		
Type of Development:			
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 email from Natural England dated 5 February 2025 confirming that the site has been registered for a Bat Conservation Mitigation Licence. I recommend that condition 3 can be discharged.

I have also reviewed the Revised materials colour elevations (Design Work Studios, Ref 2301_8003 -DDA , and Ref 2301_8003 -DDA February 2025. I am concerned that the elevations fail to show whether bat tubes or boxes will be erected on the house and that the wall lighting is not up and down lights which could cause light pollution including obstruction and negative impacts on commuting and foraging bats and birds. In order to recommend that condition 10 is discharged further details demonstrating that external lighting will not negatively impact notable and protected species and the location of the bat boxes should be submitted.

Conditions & Reasons (if required)

Date:	15/04/25	Signed:	T Cuss
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