

By email only

To: James Gibbs
Rose Cottage
Limmerhill Road
Wokingham
RG41 4BU

Tel: 01189 759387
Email: ryan@gsecology.co.uk
Web: www.gsecology.co.uk

Our reference: ECO3749
Date: 29 January 2026

Dear James,

Re: Discharge of planning condition 5 of planning application at Rose Cottage

- 1.1 GS Ecology were appointed as the Ecological Clerks of Work (ECoW) to supervise the roofing works and check the mitigation at Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU. The works were carried out under a license for works affecting bats to ensure that no bats were harmed during works, and, to comply with planning condition 5 (see below).
- 1.2 This letter report summarises the works that have been undertaken and should be sent to Wokingham Borough Council.

2.0 Background

- 2.1 Planning permission was granted on 09 January 2025 by Wokingham Borough Council for the:
“Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing rear extension.”

At Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU.

- 2.2 The planning application reference number is 242601.
- 2.3 To inform the planning application, a bat survey was undertaken by Urban Tree Experts. The survey comprised a preliminary bat roost assessment (Ref: SPH/NP/PEA-24/09.07, report dated 22 July 2024) followed by three dusk emergence surveys, all carried out in 2024 (Ref: SPH/ESR-24/21.09, report dated 07 October 2024).
- 2.4 The survey found that Rose cottage hosted a small common pipistrelle and soprano day roost, both with a maximum count of one bat emerging during any one survey. The roosts were both located under roof tiles at the south western elevation of the building.
- 2.5 Common pipistrelle and soprano pipistrelle bats are common species and widespread across the UK and, since the building hosted a small day roost of each species, the conservation status of the roost was classified as low.
- 2.6 At the time of the report (and the condition), it was believed that the proposals would not affect either roost. The report states that:

“4.8 The works, if undertaken in the bat activity period, will result in an insignificant level of disturbance of a day roost for a low number of soprano pipistrelle and common pipistrelle bats as the roost locations are in an area that is not going to be directly

affected nor altered. Following works there is no reason why continued roosting provision cannot be successfully maintained at the property with appropriate mitigation.

4.9 In line with Natural England's Advice Note: "Guidance on bat disturbance and appropriate licensing approaches" dated July 2024, "Level 1 – No offence likely under the WCA or Hab Regs" an EPSL is not required however, a method statement (to be conditioned as part of the planning consent) has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... "in the exercise of their functions in considering the planning application"[].

5.1.1[] The roof tiles over the southwest (left side) elevation of the property must not be removed or altered in any way during the works aside from any 'tying-in' that is required to facilitate the new extension on the opposite end to where the bat day roosts are located. If the whole roof requires re-siting or removal, then an EPSL from Natural England must be obtained before these works are undertaken."

2.7 Condition 5 of the decision notice reads:

"The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the Method Statement for Planning given in section 5.0 of the submitted ecological survey report [Urban Tree Experts at Rose Cottage, Ref: SPH/ESR-24/21.09, 07 October 2024] unless otherwise approved in writing by the Council. Details of compliance with these measures shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals."

2.8 However, as the proposals did indeed include the re-roofing of the whole house, which would result in the loss of both roosts, the site was registered under a low impact bat mitigation class license (BMCL) from Natural England (RC175 – 11020A).

3.0 Works undertaken

3.1 On 20 June 2025, 01 July, and 23 July 2025, Ryan Davies BSc (hons) ACIEEM (senior ecologist) of GS Ecology Ltd attended the site to act as ECoW and to directly supervise the removal of all the potential bat roost features (e.g. hip tiles, ridge tiles, etc.) under the BMCL RC175 – 11020A. Ryan is an experienced bat surveyor, an associate member of the Chartered Institute of Ecology and Environmental Management and holds a Natural England WML A34 Level 2 bat survey licence.

3.2 No bats were found, caught, or disturbed during the process.

3.3 On 21 November 2025, Ryan visited the site with Matthew Stephenson BSc (Hons) (assistant ecologist) of GS Ecology Ltd to check that the correct bat mitigation had been installed. Two bat tiles were installed in the agreed positions and the roof had been lined with a bat safe membrane.

3.4 Please feel free to call or email if you need any further information.

3.5 Yours sincerely,



Ryan Davies,
Senior Ecologist
GS Ecology LTD

Appendix 1 – Photos of installed bat tiles

