

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260967
Address:	Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 253011 dated 04/03/2026. Condition 5 relates to tree protection, 6 to landscaping and 7 to a bat licence.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ 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

Condition 5 Tree Protection

Further to my previous comments I am satisfied that according to Landscape Plan P25-18-S-290 the off-site Acaicia T3 is retained, and T4 and T6 are proposed to be removed. In accordance with Bat Emergence Survey (4 Acre Ecology, December 2025) section 4.17, all hedgerow, shrub and ivy removal and tree works must only be undertaken following completion the toolbox talk and relevant inspections by the supervising ecologist.

Condition 6 Landscaping

I am satisfied that P25-18-S-290 Rev A proposes T3 is retained. According to Condition 6 any trees or plants which, within a period of 5 years from the of the occupation the extension which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Condition 7 Bat Licence

According to the Agent's email that the Owner has agreed to provide bat access slates to allow access into the roof space for Brown long-eared bats and that either side of the new roof will be installed with either a 1F bitumen felt lining, or a breathable membrane (such as BatSafe) that has passed a Natural England high propensity test. I am satisfied the information submitted fulfils the requirements of condition 7 which may be discharged.

Summary

I recommend P25-18-S-290 Rev A be approved, and conditions 5 and 6 can be discharged.

Conditions & Reasons (if required)

Condition: Site set-up, vegetation clearance and tree felling must be undertaken in full accordance with Bat Emergence Survey (4 Acre Ecology, December 2025) section 4.17.

Condition: Should the owner require to extension of the deadline of licence return or variation to the EPSL, then a copy of confirmation of the variation of Bat Mitigation Class Licence 13108A must be provided to the LPA on receipt from Natural England.

Reason: To ensure that 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:	11/06/26	Signed:	T Cuss
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