

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243132
Address:	201 Reading Road, Wokingham, RG41 1LJ.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling and detached double garage with associated landscaping and entrance gate, following demolition of the existing dwelling and garage.		
Type of Development:	Minor Dwellings (1-9)		
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 Bat Roost Appraisal (Martin Ecology, 05/12/2024) 'Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement' (Martin Dobson Associates Ref V23, 03/01/2025), Design and Access Statement Rev P2 (Jonathan Connolly Construction Studios, 11/12/ 2024) and Planning Statement (Bell Cornwell, Ref 4271, 20/12/2024). I have also reviewed the plans and elevations submitted in support of the application.

All British bat species are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations') (as amended). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species; and
- Deliberately kill, injure or take any bat.

The external inspection set out in paragraph 3.1.1 states that the house roof concrete interlocking tiles were in good condition and showed no potential roosting

features (PRFs). The tiles were in place the eaves and all mortar at the ridge and lead at the chimney were tightly sealed. The state that the timber slats at the south gable were also well-sealed. The PBRA however includes no details on the condition and any PRFs for crevice dwelling bats in the timber weather boards on the northeast elevation, soffits and barge boards.

The PBRA includes no desktop survey or search of local records. Local planning history was also not considered including a historic record of a Pipistrelle roost in the adjacent property. I therefore request further survey details to justify the Ecologist's conclusion that the house doesn't have any suitable potential roosting features or ingress points and that bats are unlikely to be impacted by the proposals.



Photo 2 North east elevation

I note that the Ecologist has not viewed plans for the replacement dwelling and has failed to propose any enhancements for wildlife and biodiversity. Local Plan Core Strategy policy CP3 d) states that planning permission will be granted for proposals that maintain or enhance the ability of the site to support fauna and flora including protected species. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of...clear and informative plans, elevation and streetscenes. CP7 states development will be only permitted mitigation measures can be put in place to prevent damaging impacts or appropriate compensation measures are provided to offset the losses. In order to ensure there is no net loss of biodiversity habitat landscaping condition should be imposed and installation of at least one integral bat box and a bird box should be secured.

Conditions & Reasons (if required)

Awaiting further external inspection bat survey details to confirm absence or otherwise of bat roosts and mitigation for protected species.

Condition Prior to the occupation of the development, details of biodiversity enhancements, to include bird boxes, tiles or bricks on and around the new buildings, gaps at the bases of fences, native and wildlife friendly landscaping and a timetable for its implementation, shall be submitted to and approved in writing by the council. The biodiversity enhancement scheme shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF.

Condition At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 187, 193 and 198, WBC Local Plan Core Strategy policies CP1, CP3, CP7 and Managing Development Delivery Local Plan policy TB23.

CL6 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reason: To ensure that biodiversity, protected and priority species are maintained and enhanced and not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB23.

CL7

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity biodiversity value on the site. Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03 and TB21.

Date:	14/1/25	Signed:	T Cuss
--------------	---------	----------------	--------