

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261506
Address:	27 Moor Copse Close, Earley, Wokingham, RG6 7NA.		
Proposal:	Householder application for the proposed erection of single storey front/side/rear extensions and two storey side/rear extension, following demolition of existing garage/outbuildings, plus alterations to fenestration, roof alterations/loft accommodation, reconfiguration of parking to provide 3 no. parking spaces and associated external alterations		
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 (Arbtech, 10 July 2026).

The survey concluded that B1 is considered to have low suitability for roosting bats, and further bats surveys are required to determine their presence/likely absence on site for B1. At least one emergence survey must be completed during the active bat season (May – August) to confirm the presence/likely absence of bats roosting in or on the building. Further surveys can not be secured by planning condition and the application must not be approved unless a bat survey ruling out presence and impact to bats or securing mitigation in accordance with policy have been provided.

Conditions & Reasons (if required)

Awaiting bat emergence survey recommended in the PRA.

Date:	28/08/26	Signed:	T Cuss
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