

MEMORANDUM

From:	Tina Cuss Ecology Officer	To (Case Officer):	Rowan Reynolds
Service	WBC Ecology	App No:	252948
Address:	Marron Remise, Kentons Lane, Wargrave, RG10 8PD.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Application to vary condition 2 of planning consent 250567 for the proposed erection of 1 No. self-build dwelling with associated parking and landscaping following the demolition of the existing dwelling. Change of use of land to residential. Condition 2 refers to drawing numbers and the variation is to update the plan.		
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

Provided that conditions 4, 5, 6 and 7 are retained there are no ecological objections to varying condition 2.

Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	9/2/26	Signed:	T Cuss
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