

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250702
Address:	19 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP.		
Proposal:	Full application for the proposed erection of new church building (Use Class F1), construction of front wall and gates along with associated landscaping and car parking following demolition of existing buildings.		
Type of Development:	Minor All other developments		
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 (Dr Jonty Denton, January 2025) and reviewed the plans and elevations submitted in support of the application.

Bats are fully protected under the Wildlife and Countryside Act 1981 (as amended) and also receive additional protection via The Conservation of Species and Habitats Regulations (2017) (as amended) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as *"any structure or place used for shelter or protection whether or not bats are present at the time or not"*.

The PRA inspection surveys of the outbuildings at 19 Grovelands Lane fails to include any internal or external inspection of the brick-built bungalow with wooden barge boards and soffits and clay tile roof. The building has numerous potential roosting features for bats and is located in an area where bats have been recorded in similar properties. The search of MAGIC bat mitigation licence records did not include a comprehensive desk top search of planning history or bat group or TVERC species records. The Ecologist has therefore failed to consider records of roosts in the immediate vicinity including at 20 and 14 Grovelands Road.

The application must not be favourably determined until a bat survey of the building

proposed to be demolished has been considered by the LPA and mitigation measures can be secured. I am happy to provide comments when a revised Preliminary Roost Assessment and any subsequent surveys recommended by the Ecologist have been submitted.

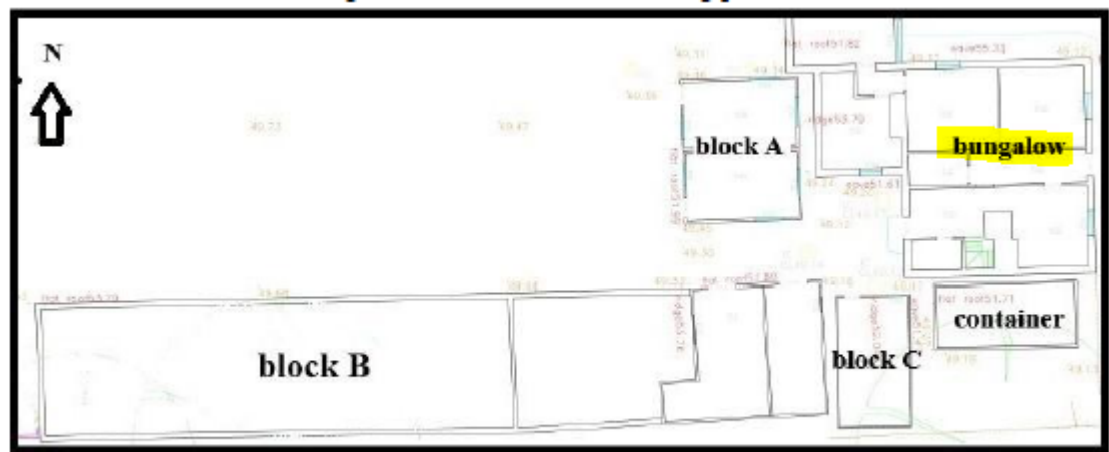


Figure 2. Building layout



Conditions & Reasons (if required)

Awaiting a PRA of the bungalow building and bat mitigation strategy.

Date:	21/05/25	Signed:	T Cuss
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