



Development Control

Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG10 1BN

14 July 2026
Ref. 2547-L01A

Dear Development Control,

62 London Road, Twyford RG10 9EY

We have submitted a planning application regarding the above address and can confirm that a PRA was undertaken on 30th January 2026, by Wenman Ecology, who have provided the enclosed report and concluded that while no evidence was found, there were numerous potential roost features and recommended further surveys to establish the presence or absence of bat roosts.

The first emergency survey was undertaken on Tuesday 16th June 2026 and it was concluded:

"The level of bat activity was moderate with foraging/commuting bat observations at expected emergence times, indicating nearby roosts. We did not however observe any bats emerging from the property on that occasion. We will need to carry out the second survey to be confident of ruling out any roosting bats, in line with the guidance."

The second emergency survey was undertaken on Tuesday 7th July and it was concluded:

"During the two emergence surveys, no bats were observed emerging from the property, therefore a licence will not be required for the works to proceed. We did observe a small group of bats emerging from the large oak tree close to the house, which will require protection from disturbance during the construction works and long-term."

The report is now being prepared and is due to be issued within the next 2 weeks, due to high demand and this busy period. We therefore kindly ask for you to validate the application on the above information, allowing us to issue the report to the planning officer, as soon as it is available.

I trust this information is of assistance to satisfy the validation requirements and if you have any queries, please do not hesitate to contact me.

Yours Sincerely

Lucy Newman
BA (Hons), MArch, DipArch, ARB, RIBA
Director
Holtham Newman Architects Ltd.