

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243234
Address:	39 Heathermount Drive, Crowthorne, Wokingham, RG45 6HJ.		
Proposal:	Householder application for proposed new roof and retrofit of existing property, part garage conversion and internal alterations to existing dwelling.		
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 Report (Hampshire Ecological Services, December 2024) and reviewed the plans and elevations submitted in support of the application.

I agree that the survey effort and methodology are adequate for the Preliminary Roost Assessment (PRA) Report to conclude that currently the property has negligible potential for bats. I support the recommendations for mitigation and enhancement set out in section 5.6 which may be secured by planning condition.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 5.6 of the submitted Preliminary Roost Assessment Report (Hampshire Ecological Services, December 2024).

Reason: To maintain wildlife and incorporate biodiversity enhancements in and around the development. Relevant policy: NPPF Section 15 Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	16/01/25	Signed:	T Cuss
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