

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242438
Address:	23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ.		
Proposal:	Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.		
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 Bat Roost Assessment (Chase Ecological Consultancy, Ref CE4523, 18 April 2024) and reviewed the plans and elevations submitted in support of the application.

I am satisfied that the survey effort and methodology of the daytime survey are adequate to support the conclusion that there are currently no potential roost features and no evidence of roosting bats. There are suitable habitats commonly used by bats for feeding and commuting. Provided the development is implemented in accordance with precautionary methods and mitigation set out in appendix 4 as recommended in paragraph 6.6 there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Appendix 4 of the submitted Preliminary Bat Roost Assessment (Chase Ecological Consultancy, Ref CE4523, 18 April 2024).

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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:	16/10/24	Signed:	T Cuss
--------------	----------	----------------	--------