

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242639
Address:	23B Pine Drive, Finchampstead, Wokingham, RG40 3LD.		
Proposal:	Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.		
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 Ecological Appraisal DBW) (Urban Tree Experts, Ref SPH/NP/PEA-24/02.07, 19 July 2024) and reviewed the plans and elevations submitted in support of the application.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation 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.

The desktop study fails to include local planning history and the bat roosts recorded at 19A and 21A Pine Drive. TVERC and local bat group records have not been consulted. However, I am satisfied that the survey methodology and effort are adequate for the Ecologist to conclude that the property doesn't currently have any potential roosting features and can be characterised as having negligible potential for roosting bats. There are no ecological objections to the development as proposed. I must draw the applicant, owner and their contractor's attention to the advice in section 7.2 and request WBC informative I17 is included in the planning decision.

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:	21/10/24	Signed:	T Cuss
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