M E M O R A N D U M

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	**App No:**	250590
Address:	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN.		
Proposal:	Householder application for proposed part single, part two story front extension, part single, part two storey rear extension. Along with changes to fenestration and demolition of the existing conservatory. (Part-retrospective).		
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/PEA-24/08.02, 19 February 2024) and reviewed the plans and elevation 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.

According to the 2024 Preliminary Ecological Appraisal the buildings suitability to support roosting bats was assessed and no potential roost features were identified during the preliminary inspection. I am satisfied that the survey effort and methodology are adequate for the Ecologist to have concluded that the building has negligible potential to support roosting bats. There are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggested that protected species were not using the application site, bats are mobile creatures, and it is

Public: Information that can be seen and used by everyone inside and outside the Council.

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:	15/04/25	**Signed:**	T Cuss

Public: Information that can be seen and used by everyone inside and outside the Council.