

MEMORANDUM

From:	Tina Cuss (Ecology Officer)		
Service	WBC Ecology	App No:	260810
Address:	53 to 55, Crockhamwell Road, Woodley, RG5 3JR.		
Proposal:	Full application for proposed replacement windows at the first floor, including a new covered cycle store and refuse storage area.		
Type of Development:	Minor All other developments		
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 am satisfied that the development meets the biodiversity net gain de minimis exemption criteria.

In the UK all wild birds, their nests and eggs are protected, the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) make it an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.

In line with paragraph 187 of the 2024 NPPF and Local Plan policies CP7 and MDD TB23 it would be best practice to install Swift bricks or nestboxes for birds in buildings.

Provided the Highway trees are retained and protected there are no ecological objections to the development proposed.

Conditions & Reasons (if required)

Informative: This permission does not convey or imply any approval or consent for protected species required under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England or a licensed Ecologist with regard to any protected species that may be found on the site.

Date:	17/07/26	Signed:	T Cuss
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