

10 July 2025

FAO Chief Planning Officer,
Planning Department,
Wokingham Borough Council,
Civic Offices,
Shute End,
RG40 1BN

Dear Sir/Madam,

Re: Cow City, Church Lane, Farley Hill, Wokingham, RG7 1UP

**Discharge of conditions application for application ref. 222307 –
Condition 4 (Bat Licence)**

I am pleased to enclose a discharge of conditions application on behalf of Mrs Brewer Chandler ('the Applicant'). This application seeks to discharge Condition 4 (Bat Licence)

Accompanying this submission are the relevant application form, documents, and information.

CONDITION 4 (Bat Licence)

No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats

is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council

Public Information that can be seen and used by everyone inside and outside the Council prior to commencement of works.

Reason: The house hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

CONDITIONS SUBMISSION

Please see the Natural England Bat Licence and associated correspondence between the Applicant's Ecologist and Natural England submitted alongside this application. This is considered sufficient to discharge this condition.

CONCLUSION

The submitted details are considered to provide the relevant information required to discharge Conditions 4 (Bat Licence).

It is therefore respectfully requested that these conditions be discharged, allowing the development to proceed.

Should you have any further questions, please don't hesitate to let me know.

Yours Faithfully,

Gareth Jones BSc (Hons) MSc MRTPI

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