

# MEMORANDUM

|                             |                                                                                                                       |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                          |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                           | <b>App No:</b> | 250196 |
| <b>Address:</b>             | 6 Venus Close, Wokingham, Wokingham, RG41 3GG.                                                                        |                |        |
| <b>Proposal:</b>            | Householder application for the the proposed erection of two storey side extension replacing existing side elevation. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                     |                |        |
| <b>Site Visit Made:</b>     | 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

The development proposed will have no impact the Woosehill Meadows Local Wildlife Site which boards the site to the south. The house supports habitat suitable for breeding birds and hedgehogs and commuting and foraging bats. Contrary the WBC Local Validation List there is no Arboricultural Impact Assessment or tree survey submitted in support of the application.

Provided nesting bird, Arboricultural Method Statement and retention of existing trees and shrubs conditions imposed and informative I17 is included in the decision notice there are no ecological objections.

## Conditions & Reasons (if required)

**Condition:** No removal of hedgerows, trees or shrub, *ivy and other climbing plants* shall take place between 15 February and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

**Reason** To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23

**Condition:** No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect hedgehogs from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include:

- a) creation of sloping escape ramps for hedgehogs, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

**Reason** To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23

**Condition:** No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

**Reason** To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

**Reason:** To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the

site which are of biodiversity or value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03, TB21 and TB23

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.

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| <b>Date:</b> | 3/2/25 | <b>Signed:</b> | T Cuss |
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