

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	251897
Address:	35 Unit 13 Falcon Business Park, Ivanhoe Road, Finchampstead, Wokingham, RG40 4QQ.		
Proposal:	Full application for change of use from B2 to E(d).		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/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

Great Crested Newts

This site is within a red risk zone for great crested newts according to our district licence model. NatureSpace should have been consulted on this development. I won't comment further on this.

Protected species and habitats

Considering other protected species and habitats, I have no concerns.

Biodiversity Net Gain

No biodiversity net gain assessment has been submitted alongside this application, and the application form is claiming a de minimis exemption. I concur that change of use and internal modifications do appear to meet the de minimis exemption and request no further information for assessing the biodiversity baseline.

Conditions & Reasons (if required)

Date:	10/09/25	Signed:	Louise Aparo
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