

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242714
Address:	Brook House, High Street, Sonning, Wokingham, RG4 6UP.		
Proposal:	Application for Listed Building consent for the proposed replacement of the existing tiled roof.		
Type of Development:	Other Listed Building alteration or extension		
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 Ecological Survey Report (Urban Tree Experts, Ref SPH/ESR-24/26.08, 5 September 2024) and the Preliminary Ecological Appraisal (Urban Tree Experts, Ref SPH/NP/PEA-24/25.06, 18 July 2024) reviewed the submitted plans and elevations.

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 deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England in England. 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 submitted bat surveys, the property has suitable roosting features for crevice-swelling bats. I am satisfied that the survey methodology and effort are adequate for the ecologist to conclude that as no bats were observed emerging from or returning to roost that currently bats do not and have not roosted in the main loft of Brook House. No European protected species licence is needed for the development works proposed to be legally undertaken. I agree with the Ecologist that bats may be present during development and an ecological watching brief must be conditioned to any planning consent.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 5 of the submitted Ecological Survey Report (Urban Tree Experts, Ref SPH/ESR-24/26.08, 5 September 2024) unless otherwise agreed in writing by the council. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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

Date:	5/11/24	Signed:	T Cuss
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