

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252246
Address:	Flat, 578 Reading Road, Winnersh, Wokingham, RG41 5HA.		
Proposal:	Full application for the proposed change of use of existing building to mixed use Class E and Class C3 along with changes to fenestration.		
Type of Development:	Other Change of Use		
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 reviewed the Planning Design & Access Statement (ET Planning, 13 November 2025) and the plans and elevations submitted in support of the application, protected species records and WBC constraints mapping.

The building is identified on the WBC Bat Habitat Suitability mapping model has supporting features suitable for roosting bats. According to the application form there are no protected or priority species on or adjacent to the development site, however no bat survey has been submitted to rule out or confirm presence of bats or bat roosts. I am concerned that the proposal to replace the metal Crittal windows with uPVC is likely to cause disturbance to the rotten soffits above. I recommend in the absence of further information the application should not be approved.

Bats are fully protected under the WCA 1981, as amended, and The Conservation and Species Regulations 2017 (as amended) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "*any structure or place used for shelter or protection*" whether or not bats are present at the time or not. All wild birds are granted legal protection under the Wildlife and Countryside Act 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.



Conditions & Reasons (if required)

Awaiting further information on detail proposals for replacement of windows, installation of the external stairs and a bat survey.

Date:	18/11/25	Signed:	T Cuss
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