

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261049
Address:	The Woodclyffe Hall, 56-58 High Street, Wargrave, Wokingham, RG10 8BY.		
Proposal:	Application for submission of details to comply with the following condition of Listed Building consent 231877 dated 27/10/2023. Condition 3 relates to submission of a Method Statement for roof re-tiling.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the revised Method Statement for Roofing (Wokingham Roofing, July 206) and TPA's letter of 29 June 2026 to the WBC Building Conservation Specialist and reviewed the tile sample submission.

The tiles that are proposed and which have been approved under 260935 "*exhibit a larger degree of double camber*" and there may now be potential access points in the future and any membrane which is not bat safe may be inappropriate.

I would be happy to support approval if the breathable membrane is amended to one which has been certified by Natural England to have passed the snagging propensity test (such as [TLX BATSAFE](#) or [SIGA Majcoat 350 Bat Friendly Breather Membrane](#)).

Conditions & Reasons (if required)

Despite ecological surveys being previously undertaken which suggested that protected species were not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informative should be appended to any 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.

Date:	08/07/26	Signed:	T Cuss
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