

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250932
Address:	179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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 request informatives I17 and I19 are included in the decision notice.

Design & Access Statement

179 Loddon Bridge Road

JMREDMAN
ARCHITECTURE



Photographs of the existing dwelling

Conditions & Reasons (if required)

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

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.

Date:	22/0/425	Signed:	T Cuss
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