

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242910
Address:	East Court, Jubilee Road, Finchampstead, Wokingham, RG40 3SD.		
Proposal:	Application for submission of details to comply with the following condition of listed building consent 233044 dated 08/02/2024. Condition 4 relates to details of the roof.		
Type of Development:			
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 am happy that construction with sarking boards and sheeps wool has been agreed with the Ecologist who will register the site. The Ecologist will approve the necessary amendment to the Proposed Roofing Plan Rev B which doesn't currently demonstrate that all/sufficient access features will be provided and that according to the bat mitigation strategy access remains for bats via roof and ridge tiles in the areas marked by roost access points. Adequate bat tiles aren't currently shown in these areas, particularly around Loft 1 and 2 to ensure access of void-dwelling bats remains post-works. But I'm happy this will be addressed on site and further bat access in the tower and for lofts 1 and 2 are proposed.

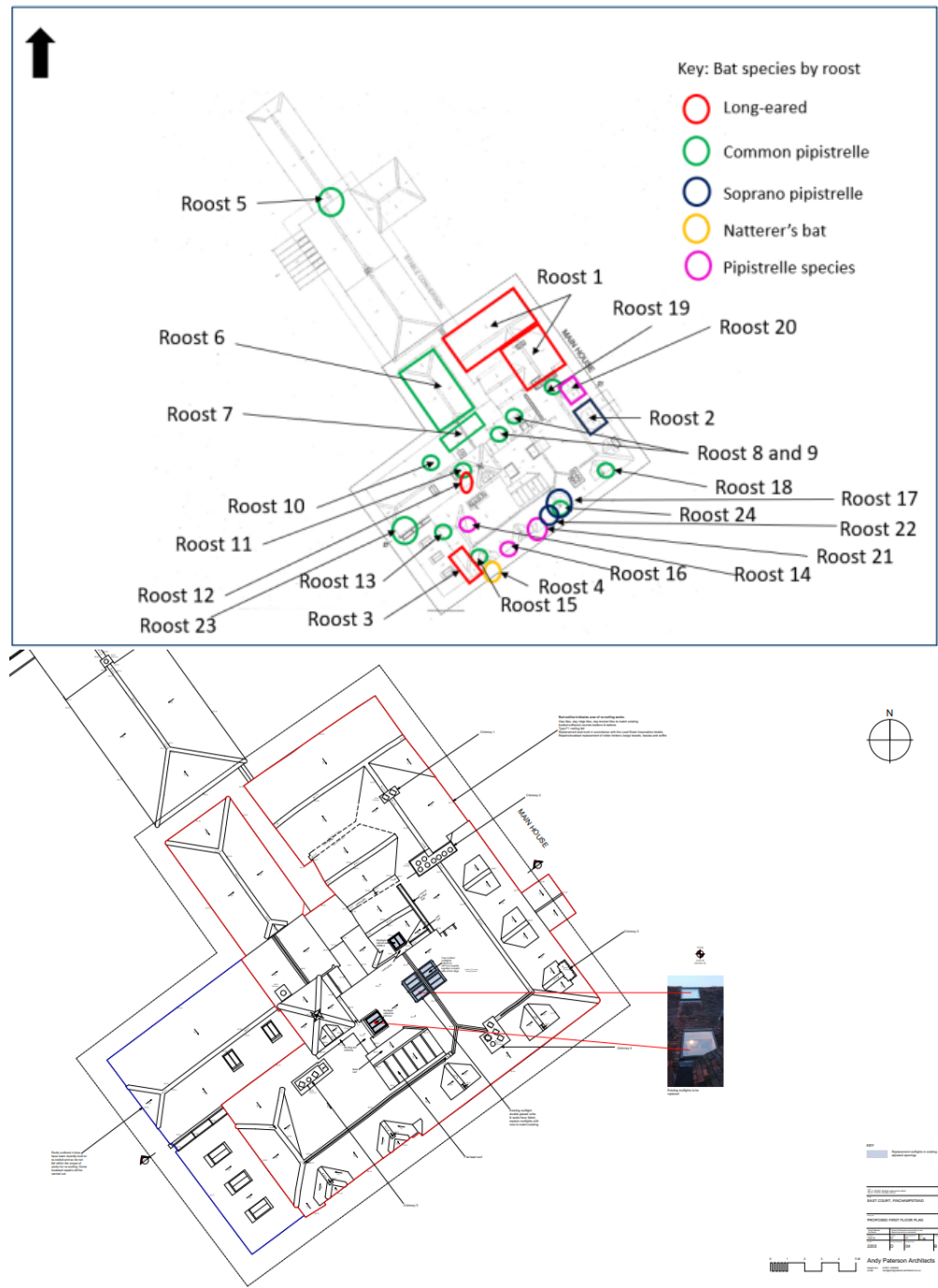
I would again encourage further discussions with Merryl and for the applicant to amend the inappropriate existing floodlighting to ensure that roosts are not obstructed or discouraged from using flyways and commuting routes. I'm happy to support the sensitive repairs and replacement of the roof and the work the applicant, their architect and ecologist are doing to safeguard bats at East Court.

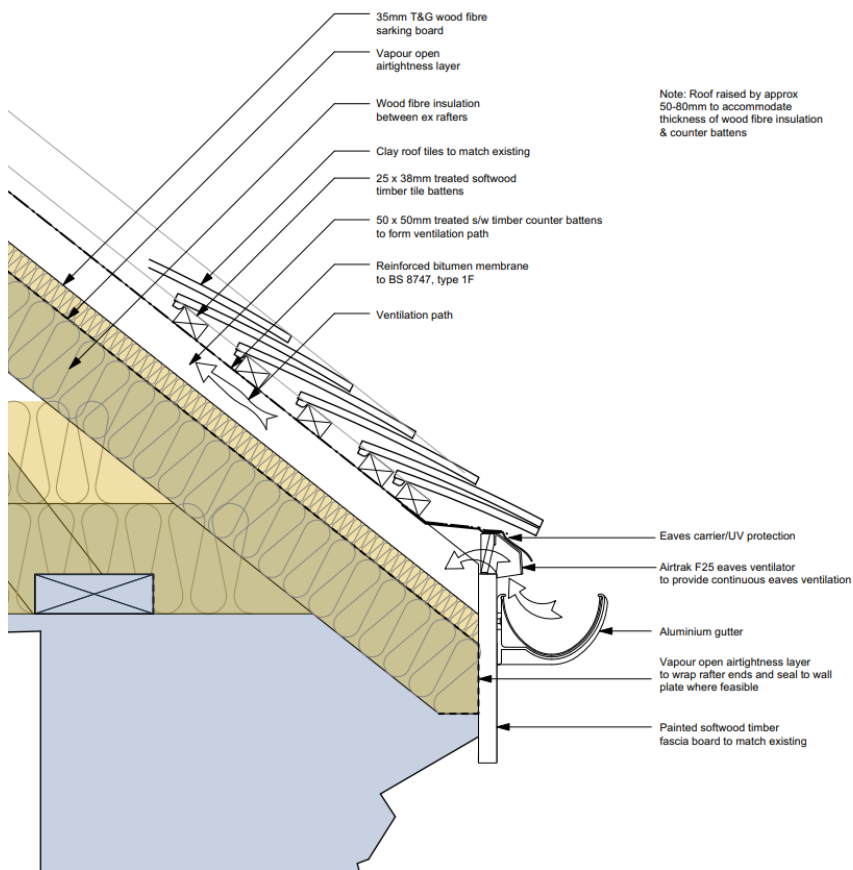
I recommend condition 4 is discharged.

Conditions & Reasons (if required)

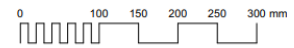
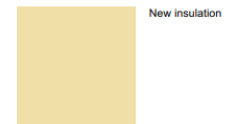
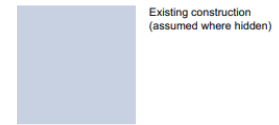
Date:	06/02/25	Signed:	T Cuss
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Figure 4: Approximate locations of roosts





KEY



Scale bar 1:5

job title
**EAST COURT, FINCHAMPSTEAD
REROOFING WORKS**

drawing title
EAVES - PROPOSED