



Development control

Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG10 1BN

6 November 2024
Ref. 2431-L01B

Dear Development Control,

34 St Partick's Avenue, Charvil RG10 9RA

We have submitted a planning application regarding the above address and can confirm that a PRA was undertaken on Monday 4th November by Wenman Ecology, who have provided the following clarification:

"To summarize our findings, whilst potential external roosting features were identified in the form of lifted lead flashing at the chimney and droppings were found internally, these were at the opposite end of the roof that is to be impacted. The features identified will not be impacted or disturbed by the proposed work. As such, the survey findings demonstrate that the proposals are highly unlikely to result in the damage or destruction of a bat roost or lead to the disturbance of bats occupying roosts. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the works to proceed lawfully. We would recommend a precautionary non-licensed approach which will involve a toolbox talk to the contractors prior to the work commencing and the supervision of the removal of roof tiles. If any evidence of bats is found during the works then the works will have to stop until further surveys are undertaken."

We have been advised that, due to high demand, the final report will be issued within the next 2-3 weeks. We therefore kindly ask for you to validate the application on the above information, allowing us to issue the report to the planning officer, as soon as it is available.

I trust this information is of assistance to satisfy the validation requirements and if you have any queries, please do not hesitate to contact me.

Yours Sincerely

Lucy Newman
BA (Hons), MArch, DipArch, ARB, RIBA
Director
Holtham Newman Architects Ltd.