

By email only

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23 July 2026
Our reference: ECO3668c

Email: [REDACTED]

Dear Maria [REDACTED]

Re: Discharge of planning condition 6 of planning application number 242712: Little Gables, Sindlesham Road, Arborfield, Arborfield Cross, Reading, RG2 9JH.

- 1.1 GS Ecology were appointed as the Ecological Clerks of Work (ECoW) to supervise the roofing works at Little Gables, Sindlesham Road, Arborfield, Arborfield Cross, Reading RG2 9JH. The works were carried out as a precautionary measure to ensure that no bats were harmed during works, and, to comply with planning condition 6 (see below).
- 1.2 This letter report summarises the works that have been undertaken and should be sent to Wokingham Borough Council to discharge planning condition 6.

2.0 Background

- 2.1 Planning permission was granted on 21 November 2025 by the Wokingham Borough Council for:

“Householder application for the proposed erection of a single front extension to form a porch, a single storey front/side extension and two first floor rear extensions, plus changes to fenestration.”

- 2.2 The planning application reference number is 242712.
- 2.3 To inform the application a bat survey was undertaken by GS Ecology. The survey comprised a daytime inspection, carried out on 15 November 2025, followed by three dusk emergence and carried out between May and July 2025.
- 2.4 During the dusk emergence surveys, a single common pipistrelle bat emerged under from roof tiles on the front (south eastern) elevation of the house. The front elevation of the house is not affected by the development, however as the location of the roost may be transient, it was recommended that the works were carried out under a non-licensed method statement.
- 2.5 Condition 6 of the decision notice states:

“6. Works are to be carried out in full accordance with the Non-Licensed Method Statement given in section 4.6 of the submitted Bat Survey (GS Ecology, Ref ECO3668b, 26 August 2025). Within one month of substantial completion a short closing-out report demonstrating that

the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."

2.6 The Non-Licensed Method Statement reads:

"(1) If works have not begun before May 2027 (i.e., two bat active seasons after the last survey was undertaken) an updated bat survey is to be carried out.

(2) A Schwegler 2f bat boxes (see [2f-schwegler-bat-box](#) or a bat box constructed in accordance with Bat Conservation Trust guidelines) will be installed by the Ecological Clerk of Works (ECoW) on a suitable tree nearby prior to the commencement of works. This will be used to receive any bats captured during the works but will remain in place, and therefore be available to bats after the works. This will ensure that there is no net loss of roosting sites for bats.

(3) Prior to the commencement of works a "tool box talk" will be given to contractors by a licensed bat ecologist. The talk will: explain that the building hosts a bat roost; explain the relevant legislation relating to bats; detail the measures that will be used to protect bats; agree good working practices; and explain what should be done if bats are found during works.

(4) Prior to the start of works to the roof or loft a licensed bat ecologist will check the loft for bats and or signs of bats. In the event that bats are found, an assessment will be made, and any requisite licence will be obtained.

(5) All tiles, roof lining, soffits and bargeboards are to be removed carefully by hand, under the direct supervision of a licensed bat ecologist (acting as the ECoW). In the event that bats are found, works will stop, an assessment will be made, and any requisite licence will be obtained.

(6) New roof lining is to be bitumen 1F type roofing felt, or a breathable membrane that has passed a snagging propensity test, as other breathable membranes have been found to kill bats.

(7) Care will be taken to ensure that any new exterior lighting does not illuminate large parts of the site, and, if new security lighting is installed it will be directional low lux and/or triggered by motion detection devices located below (human) head height."

3.0 Works undertaken

- 3.1 On 18 May 2026, I attended the site to act as ECoW and to directly supervise the roof works. I am an experienced bat surveyor, an associate member of the Chartered Institute of Ecology and Environmental Management and hold a Natural England WML A34 Level 2 bat survey licence.
- 3.2 Prior to the commencement of works a Schwegler 2F bat box was installed on a tree in the rear garden.

- 3.3 A pre-commencement inspection of the loft space and the roof was carried out. No bats or signs of bats were found.
- 3.4 Prior to the commencement of works, the contractors were given a “tool box talk” which included: background legislation in relation to bats; the most likely areas to expect bats; and, details of what to do if bats were discovered.
- 3.5 The tiles and roof lining from the single-storey roof and rear elevation of the main roof were removed by hand. No bats or signs of bats were found during the works.
- 3.6 The contractors were then left to carry out the remainder of the works. The contractor has provided us with photos showing that a TLX BatSafe membrane had been used to line the new roof.
- 3.7 Photos are provided in Appendix 1.
- 3.8 As per Planning Condition 6 there this letter should be submitted to the Local Planning Authority to discharge the planning condition.
- 3.9 Please feel free to call or email if you need any further information.
- 3.10 Yours sincerely,



Ryan Davies ACIEEM
Senior Ecologist
GS Ecology LTD

Appendix 1 – Photos

Photos 1 and 2 – Tiles from the single-storey roof and rear elevation of main roof removed



Photos 3 and 4 – Pre-commencement check of loft



Photo 5 – A Schwegler 2f bat box installed on a tree in the rear garden, and Photo 6 – TLX BatSafe roof membrane

