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# MEMORANDUM

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| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                                     | <b>App No:</b> | 260804 |
| <b>Address:</b>             | 8 Murdoch Road, Wokingham, RG40 2DE.                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single-storey replacement side extension, front porch extension, first-floor side extension above, and alterations to fenestration, following demolition of the existing side extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                               |                |        |
| <b>Site Visit Made:</b>     | 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

The application is not supported by a bat survey. The applicant should be aware that bats are recorded roosting opposite in 7 Murdoch Road.

All species and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and under the Wildlife and Countryside Act 1981. This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant protected species licence from Natural England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

Evidence of bats may be encountered prior on site. I request WBC informatives I17 and I19 are appended to any consent.

## Conditions & Reasons (if required)

**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.

**Informative:** This permission does not convey or imply any approval or consent (as amended). required under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact a licensed Ecologist with regard to any evidence of protected species that may be found on the site.

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| <b>Date:</b> | 14/04/26 | <b>Signed:</b> | T Cuss |
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