

MEMORANDUM

From:			
Service	WBC Ecology	App No:	250747
Address:	46 Ellis Road, Crowthorne, Wokingham, RG45 6PU.		
Proposal:	Householder application for the proposed loft conversion into habitable accommodation, including the erection of 5 no. front and rear facing dormers and the raising of the roof. Plus, changes to fenestration.		
Type of Development:	Other Householder		
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 have read the Preliminary bat roost assessment (Chase Ecological Consultancy, Ref CE4814, 7 April 2025) and reviewed the plans and elevations and local planning history. I am satisfied that the PBRA internal and external inspections are adequate for the Ecologist to conclude that the building currently has no suitable features of potential value to bats.

I advise that the development is implemented in accordance with appendix 4 of the PBRA report and that informative I17 is included in the decision notice.

Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and 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:	22/4/25	Signed:	T Cuss
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