

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250052
Address:	300 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NN.		
Proposal:	Householder application for proposed erection of a single storey front extension, followed by a single storey rear extension with 2no. roof lights and 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 reviewed the Phase 1 Bat Survey (Denton, December 2024). In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Habitats and Species Regulations 2017 (as amended). Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat without first having obtained the relevant licence for derogation from the regulations from Natural England. I am satisfied that the bat survey effort is sufficient for the ecologist to conclude that there are currently negligible potential for roosting bats. I request informative I17 is included on the planning permission.			
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:	19/02/25	Signed:	T Cuss

