

MEMORANDUM

From:			
Service	WBC Ecology	App No:	242012
	Householder		
Address:	Dell House, The Ridges, Finchampstead, Wokingham, RG40 3TA.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 240512 dated 23/07/2024. Condition 4 relates to a bat licence.		
Type of Development:			
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

In the absence of a detailed mitigation strategy and proposals for supervision of destruction of bat roosts, compensation and replacement roost features I would not currently recommend the condition is discharged. 240512 Condition 4 requires that an approved mitigation strategy be implemented in order to ensure that European protected bats are not adversely affected by the development. I am concerned that Ridgeway Ecology are not aware of, and have therefore not taken into account all of the roost features in Dell House or the Annex and the destruction of the previous roost which were undertaken without variation of EPSM2009-535.

In order to recommend approval of 242012 in line with CP3(d) and CP7 I request a copy of the mitigation strategy proposed to be implemented which should include the mitigation outlined in Bat Emergence Survey (Ref ASW/DGE/066/28/2024, July 2024). I request that Ridgeway Ecology and the Owner are made aware of the EPSL licence history and the bat roosting features which ASW Ecology have failed to record before condition 4 is discharged in order to ensure that the development site can maintain and enhance protected species and the favourable conservation status of all the bat species recorded on the site will be maintained.

C1.4 Scaled Plan/Map of Proposed Mitigation in Relation to Existing Habitat Features

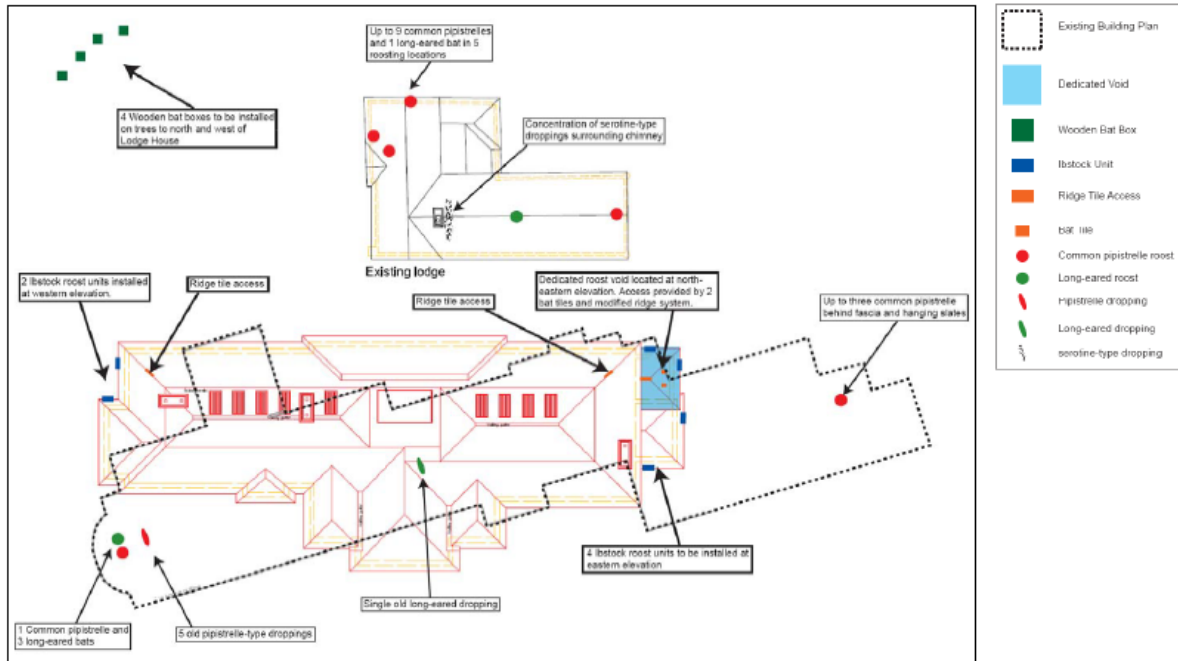


Figure C1.4.1 Location of Proposed Mitigation Works in Relation to Existing Habitat Features



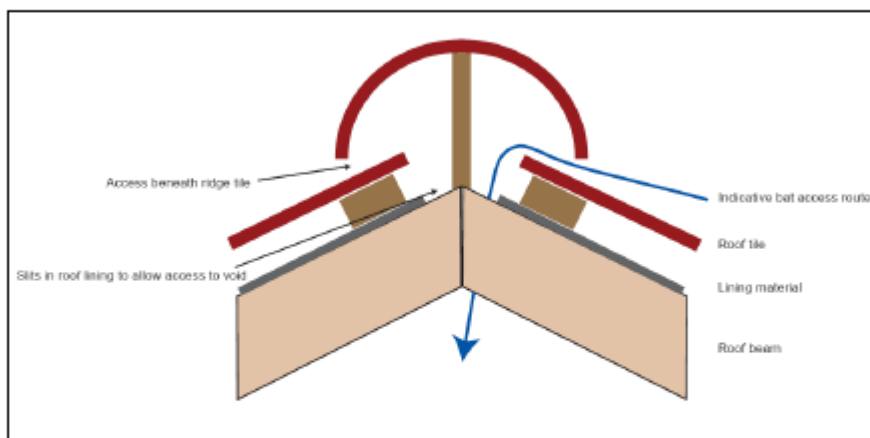


Figure C1.3.2 Cross-Section of Modified Dry Ridge System to be Installed at New Place

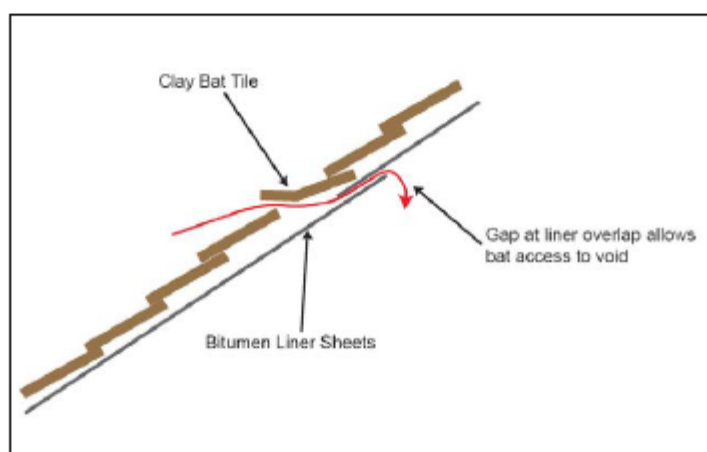


Figure C1.3.3 Cross-Section of Bat Tile Access to be Installed at New Place

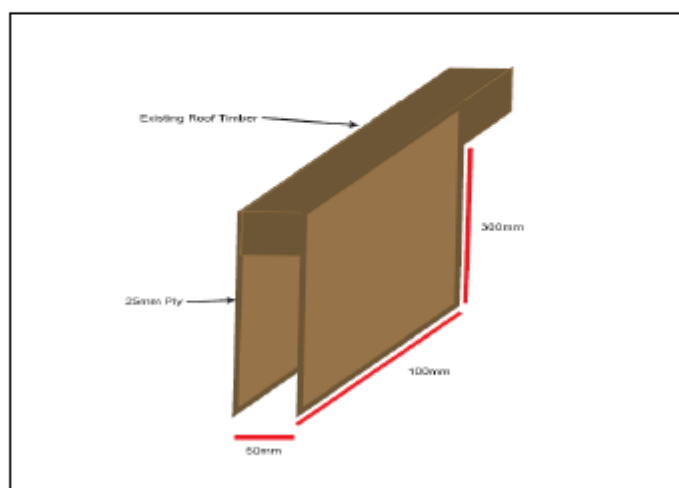


Figure C1.3.4 Wooden Batten Crevice Feature to be Installed at New Place

Conditions & Reasons (if required)

Date:	8-8-24	Signed:	T Cuss
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