

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250891
Address:	132 Norreys Avenue, Wokingham, RG40 1UQ.		
Proposal:	Full planning application for the proposed erection of a part first floor part two storey side/rear extension to form 1 no. three bedroom terraced dwelling with associated parking.		
Type of Development:	Minor Dwellings (1-9)		
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

There are no ecological objections subject to inclusion of informatives I17 and I19. However, paragraph 187 of the NPPF, states that planning decisions should contribute to and enhance the natural and local environment by “d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs. If the application is approved a hard and soft landscaping scheme could be secured by condition to ensure ecological permeability and maintenance of wildlife corridors.

Conditions & Reasons (if required)

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.

Informative: This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The

applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Date:	7/5/25	Signed:	T Cuss
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