

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250682
Address:	7 Old Mill Court, Twyford, Wokingham, RG10 9AF.		
Proposal:	Householder application for the proposed loft conversion into habitable accommodation, with installation of a roof light, dormer window and removal of chimney.		
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 and reviewed the plans and elevations submitted in support of the application.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations 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.

The Preliminary Bat Roost Assessment (PBRA) was not unable to rule out or confirm evidence of any roosting bats within the roof coverings and accessible gaps on the front and back have potential to provide resting places for crevice-dwelling bat species. I agree with the ecologists conclusion that the property should be considered at having low bat roost potential and at least one emergence survey is needed to rule out or confirm activity from bats. This survey should be carried out between May to August in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition. Government Circular 06/05: states that: "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the

planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

Conditions & Reasons (if required)

Awaiting emergence survey and bat mitigation and enhancement strategy.

Date:	25/03/25	Signed:	T Cuss
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