

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251619
Address:	7 Rowan Close, Wokingham, RG41 4BH.		
Proposal:	Householder application for the proposed erection of a two-storey side extension.		
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 Roost Assessment (ACP, Ref 32032, 25 July 2025) and Emergence Survey (ACP, Ref 32032B, August 2025) 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 in 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.

Further to my previous comments a report for an emergence survey carried out on 29 July 2025 has been submitted. I am satisfied that the survey methodology and effort are adequate for the ecologist to conclude that bats are not currently roosting in the property and no further surveys are currently needed. Provided the development is implemented in full accordance with the precautionary methods of work set out in section 4 of the Emergence Survey there are no ecological objections to the development as proposed. I request WBC 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 request 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:	22/09/25	Signed:	T Cuss
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