

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250840
Address:	41 Heathermount Drive, Crowthorne, Wokingham, RG45 6HJ.		
Proposal:	Householder application for the proposed single storey front and side extension and raising of the roof to facilitate insulation. Along with changes to the exterior cladding and rear balcony.		
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 (John Wenman Ecological Consultancy, Ref R2944_PRA_a, May 2025) and reviewed the plans and elevations.

I note the proposals description and application form fail to make reference to the fact that works which affect cladding have already commenced. I am satisfied with the PRA conclusions. Provided informative I17 is included in the decision notice, there are no ecological objections to the development as proposed.

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:		Signed:	
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