

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250463
Address:	10 Andrews Road, Earley, Wokingham, RG6 7PJ.		
Proposal:	Householder application for the proposed erection of single storey side extension following part demolition of the existing side extension, addition of rear decking with associated fencing, changes to fenestration and widening of the dropped kerb.		
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 (Arbtech, May 2025) and reviewed the plans and elevations submitted with the application.

I agree with the ecologist's conclusion that the house has negligible bat roost potential. Provided that the development is implemented in accordance with all the recommendations on page 5 and 6, there are no ecological objections. I request that 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 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:	19/05/25	Signed:	T Cuss
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