

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251452
Address:	5 Walden Avenue, Arborfield, Wokingham, RG2 9HR.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extension along with changes to fenestration following demolition of existing rear extension and outbuilding.		
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 Ecological Appraisal (DBW) (Urban Tree Experts, Ref SPH/NP/PEA-25/25.02, 6 March 2025) and Bat Emergence Survey (Elite Ecology, 29 May 2025). I have also reviewed the plans and elevations submitted in support of the application.

I am satisfied that combined the two bat survey support the conclusion that surveyed structure currently neither building supports roosting bats or nesting birds. If the application is implemented in accordance with the recommendations in section 5 of the Bat Emergence Survey and informative I19 is added to the decision notice there are no ecological objections.

In line with good practice I request that the detail of the bat activity survey results made available by Elite Ecology to the LPA.

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:	20/06/25	Signed:	T Cuss
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