

M E M O R A N D U M

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250101
Address:	Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping.		
Type of Development:	Minor All other developments		
Site Visit Made:	No		
Summary Of Recommendations			
<input type="checkbox"/> No comment <input type="checkbox"/> No objection <input checked="" type="checkbox"/> No objection subject to conditions (and reasons) stated below <input type="checkbox"/> Request further information before determination as stated below <input type="checkbox"/> Objection due to the reason(s) stated below			
Comments On Proposal			
<p>I have read the Ecological Assessment (GS Ecology ref ECO3655, 14 January 2025) and Biodiversity Net Gain Calculation (GS Ecology ref ECO3655b, 14 January 2025). I have also reviewed the revised Statutory Biodiversity Metric and plans, elevations and statements submitted in support of the application.</p> <p>I am satisfied that the Ecological Assessment and BNG Calculation methodologies and survey effort are adequate for the Ecologist to conclude that there are no 'Priority Habitats' or related constraints and only amenity grassland and hardstanding will be impacted. It is highly unlikely that the proposals will have any adverse effects on protected species. I support the recommended for native and wildlife-friendly new planting or ecological enhancements such as bird boxes and bat bricks. The development should be implemented in line with section 3 of the BS5837 Arboricultural Report Method Statement.</p> <p>The development will result in the loss of 0.007 ha of amenity grassland. By planting a 'small' tree it is possible to achieve a 26% net gain on site. Subject to including a Biodiversity Gain Condition in the informatives there are no objections to the development proposed.</p>			
Date:	25/02/25	Signed:	T Cuss