Planning

Memo

To: David Brett

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 19 April 2023

Re: Application ref: 220113

Address: 101 Oxford Road Reading RG1 7UD

Description: Removal of office carparking from site to allow the construction of one new dwelling in grounds of listed building and alterations to boundary wall.

The application site comprises an area of hardstanding/parking within the curtilage of 101 Oxford Road where it is proposed to erect a detached dwelling.

The proposals are unlikely to affect protected species or priority habitats and as such there are no ecological objections to the application.

However, in accordance with paragraph 180 of the NPPF, which states that "*opportunities to incorporate biodiversity in and around developments should be encouraged*" a condition should be set to ensure that enhancements for wildlife are provided within the development. This part of Reading supports a population of swifts whose numbers have declined in recent years in part due to a lack of nesting sites which are found in buildings and the development represents an opportunity for habitat enhancement to also benefit bats and insects. Wording for this condition is given below.

Conditions:

Condition: Prior to the occupation of the development, details of biodiversity enhancements, to include integral swift and bat boxes, tiles or bricks and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. A short letter report stating that the boxes, tiles or bricks have been installed correctly and as per the approved plan is to be submitted to the Council prior to the occupation of the dwellings.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 180 of the NPPF.