

Pre-Commencement Information: Proposed Bat Box

Planning number 221644

Updated 15 August 2023

Dear Reading LPA,

I am writing to provide the details requested for full planning application number 221644 pre-commencement condition 4 which stated:

4. [Pre-commencement] Prior to the commencement of works, details of biodiversity enhancements, to include a minimum of one universal nest brick and one bat brick/tile built into the new dwelling and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and prior to occupation of the development a letter report from a suitably qualified ecologist with photos of the bricks in situ shall be submitted to and approved in writing by the council. REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan (2019).

Please find the responses below:

Bat Brick and Nest Brick

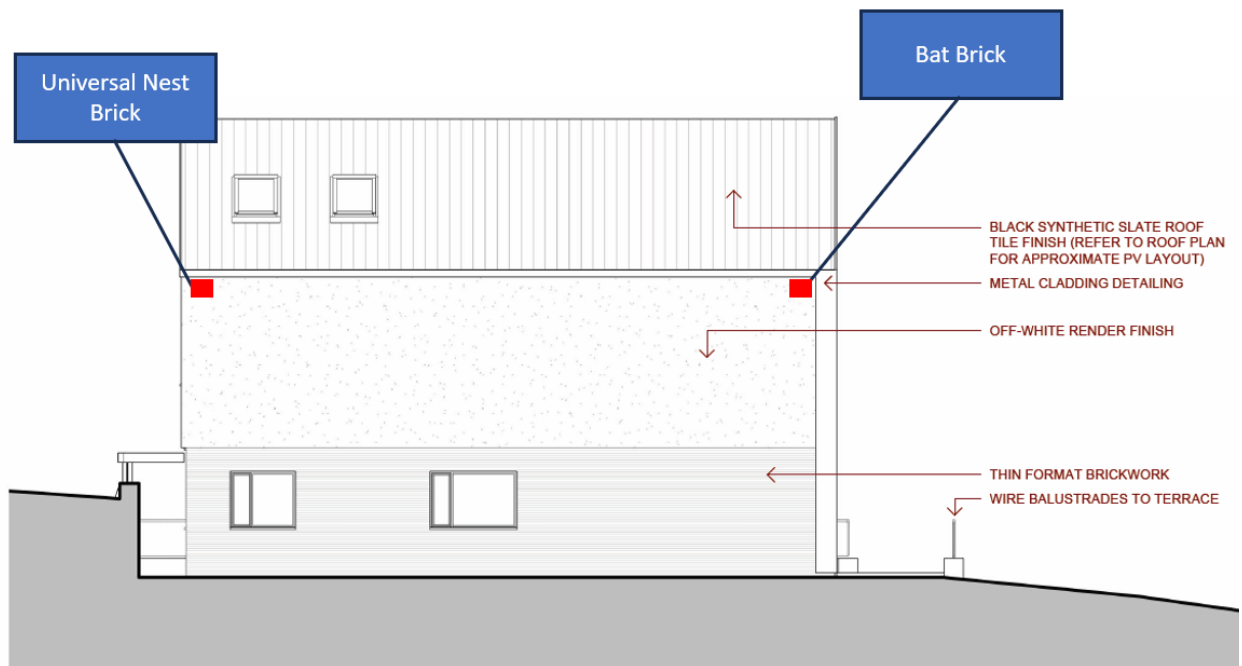
One universal nest brick and also one bat brick shall be installed on the north-west elevation at the top of the second floor, as shown in the diagram below. This elevation was selected as it receives afternoon sunshine, is not likely to be disturbed by the property's occupants and overlooks a planting area which is likely to encourage insects for the bats to eat.

- The **universal nest brick** (also referred to as a swift box) shall be of clay or cast stone construction and mortared into the external leaf of a cavity wall creating a secure, weather resistant and attractive finish while remaining accessible to birds. The following product shall be used: <https://www.ibstock.co.uk/product/swift-box>



- The **bat brick** shall be of a concrete construction, cast into the wall and rendered to match the rest of the wall. The following product shall be used: <https://www.nhbs.com/habibat-bat-box-plain-for-rendering>





2 NORTH-WEST ELEVATION
1 : 100

Landscaping

There are no proposed changes to the boundaries of the property, except as outlined in the soft landscaping plan, which was submitted and approved as part of the original application (also shown below).

The boundary to neighbouring properties (NE and NW) comprises wooden fences with regular gaps underneath and between to allow small mammals to pass through.

The boundary to The Warren (SE & SW) comprises steel railings with approximately 200mm gaps between the railings.

From Approved Soft Landscaping Plan:

Additions to existing soft landscaping

