

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 7 June 2023

Re: Planning Application ref: 230490

Address: 3 Cwmcarn Emmer Green Reading RG4 8LE

Description: Proposed 2 storey rear extension, Single storey rear and a front porch extension.

The application site comprises a detached house where it is proposed to extend the house by adding a two storey rear extension and single storey rear extension. The site is surrounded by habitat of high suitability for use by foraging and commuting bats including large connected gardens with trees and the rear of the garden backs onto broadleaved woodland connecting Furz plat Local Wildlife Site to Hemdean Bottom.

The Bat Survey report (Collington Winter Environmental Ltd, June 2023) has been undertaken to an appropriate standard and provides details of a single emergence bat survey carried out at the beginning of June 2023. The report concludes that the building is not currently being used by roosting bats and as such there are no bat related objections to the application. However, the site lies close to a badger sett. There is a possibility that the site will be used by foraging badgers and a condition should be set to ensure that these are not harmed during construction. Wording is given below.

Condition : Foundations shall either not be left open overnight or an escape ramp in the form of a scaffold plank shall be placed at a shallow angle to allow any trapped badgers to exit the excavation.

Reason: To prevent the incidental trapping of badgers during construction work. Relevant policy: Paragraph 179 of the NPPF