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**Interim Executive Director for Economic
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Our Ref: 230946
Your Ref: 35486

Direct ☎: 0118 9372461
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1 August 2023

Your contact is: Julie Williams, Planning

Dear Kiri,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230946

Application type: Approval of Conditions

Address: Richfield Driving Range Ltd Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by condition 39 (Biodiversity Enhancements) of Application 212061

I refer to your application as described above. Condition 39 requires that:

No development above foundation level shall commence until full details of biodiversity enhancements, to include locations and elevations of twelve integrated bird and twelve integrated bat boxes, tiles or bricks on and around the new buildings have been submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Pursuant to this condition you have submitted a "Biodiversity Enhancement Scheme dated June 2023 produced by Delta-Simons Ltd. Project number 21-1172/89826.550972.

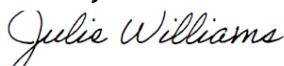
The Council's consultant ecologist has considered the information provided and has commented that while it would have been preferable to have enhancements incorporated into the main building the reasons for not doing so have been explained. The alternatives for habitat boxes on posts and trees around the new buildings have been designed to appropriate standards and the submitted Biodiversity Enhancement Scheme complies with the first part of the requirements of the condition.

Subject to the now approved Biodiversity Enhancement Scheme being followed with new habitats installed as described condition 39 will be met. While a time for carry out this work is not included in the condition it is recommended that this happens before occupation of the school and that thereafter the habitats are monitored and maintained.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely



Julie Williams
Planning & Building Control Manager