

Letter Report – Bird and Bat Box Installation

220315 - Demolition of existing dwelling and erection of replacement detached dwelling.

179 Kidmore Road, Reading, RG4 7NW

1. Introduction

1.1. This report is submitted in order to discharge planning condition 10 of planning consent ref 220315.

1.2. The condition is set out below:

“Prior to occupation of the development, a single built-in bat box shall be installed in the wall behind the wooden cladding at the southern aspect of the eastern gable wall, and a single wooden bird box shall be mounted to a retained tree in the rear garden under the supervision of a suitably qualified ecologist. A brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.”

2. Analysis

2.1. A single built-in bat box has been installed in the wall behind the wooden cladding at the southern aspect of the eastern gable wall. A photo of the bat box is show below.



Figure 1 – Photo showing bat box installed

- 2.2. The condition also requires that a single wooden bird box shall be mounted to a retained tree in the rear garden.
- 2.3. None of the retained trees in the rear garden were of sufficient sturdiness or height in order to accommodate the bird box.
- 2.4. As such, it has been mounted on a 2m high fence post adjoining an area of thick vegetation. A photo of the bird box is shown below:



Figure 2 – Photo showing bird box installed

2.5. The condition also requires that a simple plan showing the location of the boxes in situ. This is included below:

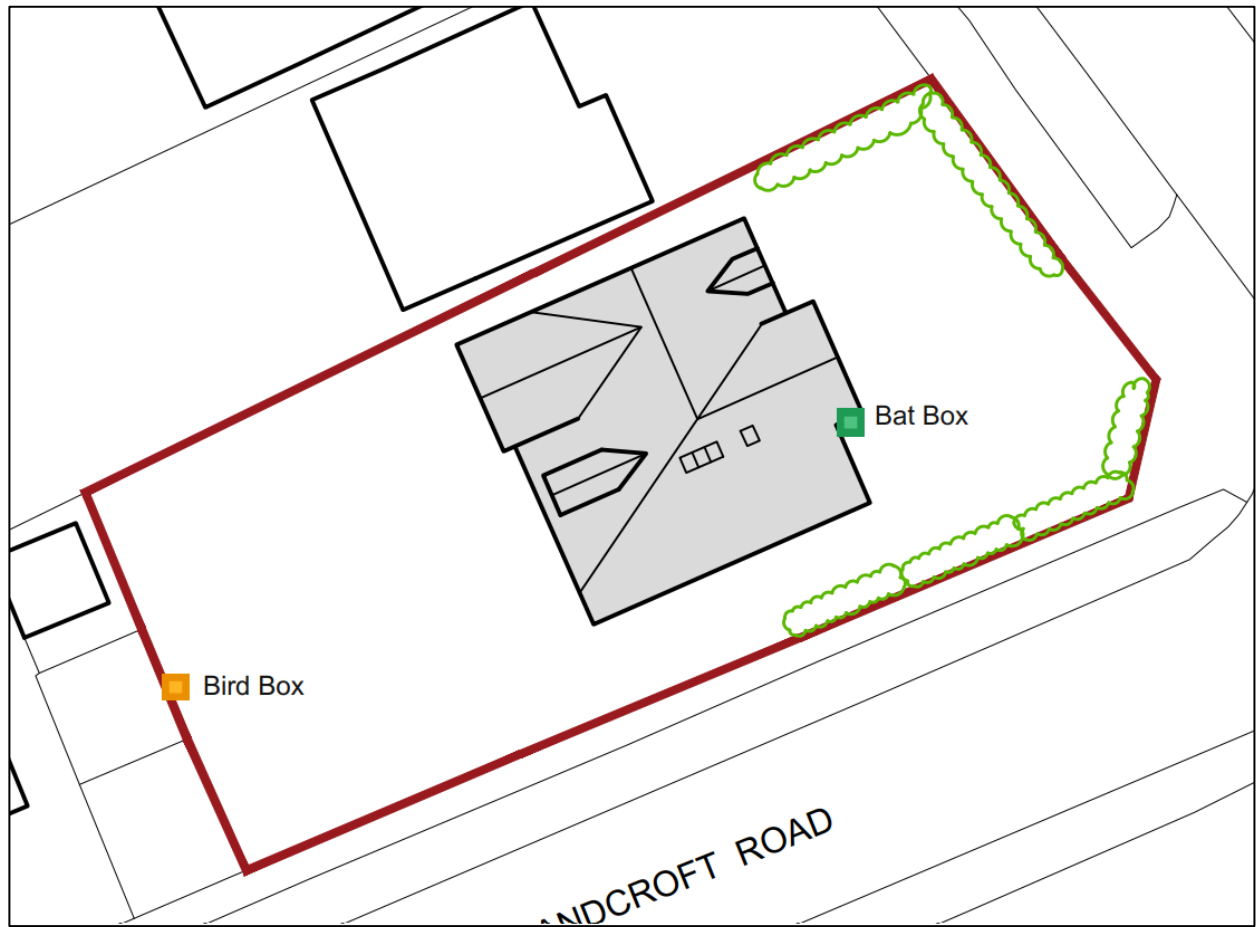


Figure 3 – Plan showing bat and bird box locations

3. Conclusion

- 3.1. A bird and bat box have been installed at the property in locations that comply with the requirements of Condition 10.
- 3.2. A location plan and two images have been provided to indicate the positions of both boxes.
- 3.3. The requirements for Condition 10 have therefore been satisfied and the applicant requests that the condition be discharged.

John Neville
Elegant Build Ltd
15th November 2022