

Mr M. Saddington
Pellikaan Construction Limited
38 Graemesdyke Avenue
East Sheen
London
SW14 7BJ

December 8, 2021

Dear Mike,

Re: Rivermead Leisure Centre, Reading – Bird and Bat Box Locations

Background Information

Planning consent (201734) for the construction of a new leisure centre issued by Reading Borough Council includes condition 28 requires the inclusion of ten integral bat and bird boxes within the fabric of the building as follows:

28. No development shall commence beyond steel frame installation until details of a scheme to include ten integral bird nesting and bat roosting features built in the walls of the new building have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented as part of the installation of the cladding/ roofing system, in accordance with the approved details. REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Due to the building's design and construction, it is understood that it is not feasible to incorporate boxes within the fabric in a way that make them suitable for use by bats and birds without compromising the integrity of the cladding and insulation panels. Therefore, consent is being sought to vary the condition to permit the installation of tree-mounted boxes. This report sets out recommendations for box types and locations with reference to the Arboricultural Impact Assessment (Drawing 8458-D-AIA; Hayden's Arboricultural Consultants).

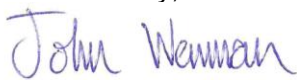
Recommended Box Types and Locations

The following bat and box types are recommended and their suggested locations (with reference to tree numbers in plan (Drawing 8458-D-AIA; Hayden's Arboricultural Consultants) shown in Appendix 1.

Bat boxes – Three General Purpose Bat Boxes; Two Low Profile Woodstone Boxes. Boxes mounted at height of at least 4m facing south east or south west on trees T17 (Poplar); T18 (Poplar); T19 (Poplar); and T21 (Poplar).

Bird boxes -Two Vivara Pro Seville 28mm Boxes; Two Vivara Pro Seville 32mm Boxes; One Vivara Pro Barcelona Open Fronted Box. Four Seville (cavity) boxes mounted at height of 2-4m facing north or east on trees T17, T18, T19 and T21. The Barcelona (open-fronted) box mounted below 2m facing north on T38 (sycamore).

Yours sincerely,



John Wenman MCIEEM
Partner

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