

Memo

To: Claire Ringwood

From: Myriam El Harouchy (RBC Ecology Consultations)

CC:

Date: 05 February 2021

Re: Planning application ref: 201880

Address: 40-48 Mount Pleasant Reading RG1 2TD

Description: Demolition of existing car repair garages and erection of 6 family dwellings and associated landscaping, waste and bicycle storage.

The application site comprises several detached garages and hardstanding. The proposals are for the demolition of the buildings and the erection of 6 dwellings with associated ancillary space and landscaping.

The proposed development is in a predominantly urban location and is unlikely to affect protected species. This part of Reading however supports a population of swifts whose numbers have declined in recent years in part to a lack of nesting sites which are found in buildings.

As such, in accordance with paragraph 175 of the NPPF, which states that "*opportunities to incorporate biodiversity in and around developments should be encouraged*" (if you are minded to recommend approval of the scheme) it is recommended that the applicant be asked to modify their drawings to show six swift bricks in appropriate locations (this could be secured via a planning condition but it would be preferable to have these details shown on the approved plans).

A condition should also be set to so that full details of the landscaping scheme are submitted to and approved in writing by the council.