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16 December 2020

Your contact
is:

Mrs Nathalie Weekes, Planning

Dear Mr Hallibyl,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201418

Application type: Approval of Conditions

Address: 47 Grove Road, Emmer Green, Reading

Proposal: Discharge of condition 4 (Bat survey) and 7 (Hard and soft landscaping) for planning permission 171905

I refer to your application as described above.

The following documents are hereby approved pursuant to condition no.4:

4. No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: The house hosts two bat roosts which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 2017 (as amended).

Condition 4 Bats

Condition 4 requires a licence from the Statutory Nature Conservation Organisation (Natural England) to be submitted to the Council or for the applicant produce information as evidence that a bat licence is not required to be submitted to and approved by the LPA prior to commencement of the development. The applicant has submitted the following:

P1163-01 Location plan
As received 9 October 2020

Email from Brigitte de Coriolis ecologist dated 2/11/2020 16:39 querying a partial discharge
As received 2 November 2020

20-043 -MS 47 Grove Road Bat non-licence method statement AEWC consultants
20-043 - 47 Grove Road (201418 APC letter from AEWC consultants dated 6 November 2020
As received 6 November 2020

As the condition requires the works to be carried out in accordance with the above mentioned details, the condition is only partially discharged and the development must be carried out in accordance with the details provided only, "Should the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved."

The partial discharge relates to mitigation works as specified under the "Works under Non-Licence Method Statement". As stated in the approved non-licence method statement provided by the applicant, "Any works that will impact any areas of the roof or hanging tiles on the house, or the roof of the garage, must wait until the site has been registered for a Bat Mitigation Class Licence to avoid an offence being committed." and the "Procedure to follow in the event a bat is found on site at unsupervised times" must be followed. A licence from the Statutory Nature Conservation Organisation (Natural England) is required to be submitted to the Council for works as "specified under EPS licence only". The Council ecologist has approved that Condition 4 can be part discharged in order for works as specified to commence.

The above condition shall have been considered to have been part discharged, providing that the works are undertaken in accordance with the approved details.

The following documents are hereby approved pursuant to condition no.7:

7. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

Condition 7 Landscaping

Condition 7 requires both hard and soft landscaping plans to be submitted to and approved by the Council in respect of parts (a) hard surfacing, (b) proposed functional services, (c) planting plans and (d) tree pit specifications. The applicant has submitted the following:

P1163-01 Location plan
As received 9 October 2020

P1163-03K Landscape concept (SKD)
P1163-04K Landscape Concept 2 (SKD)
As received on 15 December 2020 at 20:20

P1163-05G Landscape concept 2

As received on 9 December 2020 at 19:47

Sufficient information has been provided in relation to (a) and is considered acceptable. The tree officer has confirmed that sufficient information has been submitted to discharge (b), (c) and (d) however it should be noted that “P1163-03K Landscape concept(SDK)” and “P1163-04K Landscape concept 2 (SDK)” have been amended by the applicant in a hurry and the same typo made it into the stock size specifications of both: “minimum 8-10cm girth and minimum 8-10cm girth and 3m in height” instead of “minimum 8-10 cm girth and 3 m in height”. As the intended information is conveyed despite this typo, the plan is accepted in this instance.

The above condition shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that Condition 8 of planning permission 171905 specifically requires the implementation of the landscaping as agreed under condition 7 and will not be discharged fully until that landscaping is completed:

8. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

A split decision is therefore issued for the **part-discharge** of condition 4, and for the **discharge** of condition 7.

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.

Yours sincerely

Nathalie Weekes

Mrs Nathalie Weekes
Planning Officer

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