



Mr Stuart Bartlett
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Frances Martin
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Our Ref: 200878

Your Ref: PP-08828488

Direct ☎: 01189374150

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Your contact is: Tom Hughes, Planning

Dear Mr Stuart Bartlett,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200878

Application type: Approval of Conditions

Address: 64 Prospect Street Caversham Reading RG4 8JN

Proposal: Discharge of Condition 4 (Habitat Enhancement) of Planning Permission 191866/FUL

I refer to your application as described above. Condition 4 of Planning Permission 191866/FUL stated: *'No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.'*

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'.*

Pursuant to this Condition, a Habitat Enhancement Scheme by Aspect Ecology ref: 5850 HES dv1/SF/RL/DS, dated 25/03/20 has been supplied. The Habitat Enhancement Scheme includes the provision of wildlife friendly planting and bird, bat and invertebrate boxes.

It is confirmed that the proposed Habitat Enhancement Scheme is acceptable. Full compliance with this Condition will occur when the Habitat Enhancement Scheme has been implemented in full and maintained as such. The submitted Habitat Enhancement Scheme is hereby approved pursuant to Condition 4 of Planning Permission 191866/FUL.

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

Tom Hughes