

Our Ref: TCG 6716-5
Your Ref:

20th May 2019

Reading Borough Council
Planning Department
Civic Offices
Bridge Street
Reading, RG1 2LU

For the attention of: Anthony Scholes

Sent by e-mail only: Anthony.scholes@reading.gov.uk

Dear Anthony

RE: APPLICATION No. 182037 – REPLACEMENT DWELLING AT 5 ST PETER'S AVENUE,
CAVERSHAM, READING, RG4 7DD

Following on from our recent e-mails regarding the above, I am pleased to enclose the report arising from the recent Bat Emergence Survey undertaken by John Wenman Ecology. The report confirms that bats were not found to be present in the building and therefore no additional surveys or licences are required to undertake the demolition. The report contains recommendations regarding mis-placed slates and verges of the roof being soft stripped by hand prior to commencing with the mechanical demolition, and this will be duly observed.

Also, in order to avoid the requirement for pre-commencement conditions, please find enclosed the following information:

- **Hard and Soft Landscaping** – Please find attached drawing number 6716:18:008 indicating details of the drive and paving surface treatments along with a planting scheme for the site. The drawing also confirms the ongoing maintenance requirements for the soft landscaping.
- **Arboricultural** – Please find enclosed proposed site set up plan drawing number 6716:18:009 indicating tree protection fencing along with an area of cell web surface treatment to the drive in order to prevent the compaction of soil within the root protection area from the effects of construction traffic.
- **Demolition Method Statement** – The site set up plan drawing number 6716:18:009 contains notes regarding the demolition and site clearance both in terms of observing the recommendations of the bat survey, appropriate noise and dust control during the demolition, and appropriate recycling of the material arising from demolition.

Continued . . .



Unit 20 Pipers Industrial Estate
Pipers Lane
Thatcham
Berkshire
RG19 4NA

Phone:
0118 9884477

E-mail:
mail@bdssurveyors.co.uk

Web:
www.bdssurveyors.co.uk

- **Materials** – Proposed external materials are as follows:

Walls:	Monocouche render Colour – Antique White Cedral woodgrain lapped weatherboarding Colour - Grey	 
Roof:	Natural Slate	

- **Construction Phase Site Plan** – Attached drawing 6716:18:009 confirms the proposed site set up arrangement.

The remaining matters arising in previous correspondence were informative conditions relating to hours of work, no site bonfires etc and these will be duly accepted and observed.

I trust this meets with your approval and look forward to hearing from you at your earliest convenience. To re-cap, the purpose of submitting the attached detailed information at this stage is to avoid the requirement for pre-commencement conditions, and thereby obtain a consent that we can implement without delay. I trust the attached is sufficient to achieve this, but should you require any further information please contact me to enable it to be provided rather than progressing the application to a conclusion with pre-commencement conditions attached to the consent.

Yours sincerely



Tony Grover

Encs