

Memo

To: Jonathan Markwell

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 30 July 2024

Re: Application ref: PL/24/0828

Address: Norman Place, Reading

Description: Request for a Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the demolition of the Covea Insurance building and the construction of up to 300 build-to-rent residential dwellings within buildings up to 11 storeys with commercial use on the ground floor; approximately 30 car parking spaces; access from Norman Place; and associated infrastructure.

This application is for an Environmental Impact Assessment (EIA) Screening opinion for the demolition of the Covea Insurance building and the construction of an 11 storey building comprising 300 build to rent residential flats with parking and infrastructure.

The proposed scheme occupies approximately 0.54 ha. of land, comprising offices, car parking and other hardstanding garages with scattered trees located adjacent to the River Thames to the north and approximately 200m from Reading Railway Station to the south.

The application is accompanied by an Environmental Impact Assessment Screening Report (Stantec, July 2024) which sets out on pages 20 and 21, why from an ecology perspective, the development does not constitute an Environmental Impact Assessment development, as set out in The EIA Regulations.

Our advice is that this assessment is correct. that the development does not breach the threshold for schedule 2 developments, and that it is not an EIA development.

However, and for the avoidance of any doubt, any planning application must include an Ecological Impact Assessment (EcIA) prepared in accordance with CIEEM guidelines. This assessment should that sets out what impact the development will have on the ecology of the site and include a biodiversity net gain (BNG) calculation demonstrating how the proposals will achieve a net gain for biodiversity in line with the NPPF and local policy EN12.