

# Memo

**To:** Marcelina Rejwerska

**From:** Cathy Holwill (RBC Ecology Consultations)

**CC:**

**Date:** 5 August 2024

**Re:** Application ref: PL/24/0946

Address: 122 KIDMORE ROAD, CAVERSHAM, READING, RG4 7NB

Description: Application for Approval of Details Reserved by Condition 6 (Habitat Enhancement Scheme) of Application 240149

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The application is for the discharge of Condition 6 (Habitat Enhancement Scheme) of Application 240149[Demolition of existing dwelling and erection of replacement dwelling (part-retrospective) (amended description)]

Condition 6 reads:

*No development shall commence on site 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.*

The applicant has submitted a letter from John Wenman Ecological Consultancy which includes plans showing the location, elevations and specifications of two integrated bird and bat boxes on the new building as well as the addition of a small fruit tree within the rear garden. These are acceptable approach to secure biodiversity enhancements and no net loss of biodiversity net gain on the site and as such the condition can be discharged from an ecological point of view.