

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 9th September 2024

Re: Application ref: PL/24/1025

Address: 99 HARTLAND ROAD, READING, RG2 8AF

Description: Two storey side extension, single storey rear extension and renovation of existing dwelling to create an accessible house

The application site is a detached, derelict dwelling located adjacent to John Madjeski Academy dwelling in a residential area of South Reading. The proposals include a two storey side extension and a single storey extension.

The Bat Survey report (Hampshire County Council Ecology Team, July 2024) has been undertaken to the appropriate standard and details results from a bat roost assessment of the building and a single dusk emergence survey. Weather conditions for the July 2023 emergence survey included heavy rain towards the latter part of the survey, however, for the reasons stated in the report, it is considered that the findings of the report are accurate and that the house is unlikely to host roosting bats. As such, there are no objections to the application on ecological grounds.

The report states that a disused bird nest was located at the rear of the house. There is therefore a small risk that birds may nest in the building and an informative should be included on the decision notice, wording provided below:

“All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The outbuildings may be used by nesting birds and any works to these buildings should take place outside the bird nesting season (March - August inclusive). If this is not practicable, they should first be checked for bird nests. If bird nests are found works that could disturb it must stop until any young have fledged the nest and the nest is no longer in use.”