

Mr John Goodall
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Emma Gee
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Our Ref: PL/24/0733
Your Ref:

Direct: ☎
2/08/2024

Your contact is: Gary Miles, Planning

Dear Mr Cyrus Goodall

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0733

Application Type: Approval of details reserved by a condition

Location: 7 School Lane, Emmer Green, Reading, RG4 8LL

Proposal: Approval of details reserved by condition 10 (Bat Survey) of planning permission ref. 170316

I refer to your Approval of Conditions application as described above.

1. Condition 10

Condition 10 states: Prior to the commencement of any demolition work hereby permitted to the existing house at, Pond Cottage no. 7 School Lane Emmer Green Reading RG4 8LL, a dusk emergence or dawn re-entry survey to establish the presence or otherwise of bats shall be carried out in relation to and the results along with details of proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Any necessary bat mitigation measures identified shall be carried in strict accordance with the approved details.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with policy CS36.

The following information was submitted:

Updated Building Inspection & Bat Emergence Survey (John Wenman Ecological Consultancy) dated November 2023

Received by the Local Planning Authority on 5th June 2024.

The details have been reviewed by the case officer and the Ecology Officer. Please note the following comments:

The applicant has submitted a bat survey report (John Wenman Ecological Consultancy, November 2023). This includes an updated bat roost assessment of the building and the results from two bat emergence surveys carried out on the 27th June and 13th July 2023. No evidence of bats was found in the building, and no bats were observed emerging from it during the two surveys. The report concludes that it is unlikely the building hosts roosting bats. Therefore, since the proposals are unlikely to affect bats or other protected species, there are no ecological objections and no mitigation measures required.

The information provided is sufficient to fulfil the requirements of Condition 10 of planning permission 170316. Therefore, the above documents are hereby approved pursuant to condition 10.

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 via email address or the direct line as above.

Yours sincerely

Gary Miles
EH