

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 31 October 2024

Re: Planning application ref: PL/24/1329

Address: Reading Gateway Premier Inn, Gateway Proctor End South, Reading, RG2 0GG.

Description: External alterations to the existing hotel and Sui Generis (Drinking Establishment with expanded food provision) building to provide additional hotel bedrooms, reconfigured ancillary hotel restaurant and all associated works

The application site comprises a relatively new hotel in South Reading. The proposals include internal reconfigurations to create additional hotel rooms. The hotel is located on Green Link.

The proposals are predominantly internal, with minor alterations to the exterior frontage of the building which are unlikely to affect protected species.

Furthermore, the site comprises entirely built form with no on-site habitats and would therefore not be subject to mandatory BNG. However, the site is located on a Green Link as per Policy EN12 which reads:

b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

[...]

** Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

As such, should the application be approved, it would be recommended that a condition be set to ensure that some enhancements for wildlife are provided (such as bird and bat boxes and wildlife friendly planting). Example wording below:

Condition: Prior to commencement of works, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the development and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 186 of the NPPF