

Memo

To: Marcelina Rejwerska

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 31 October 2024

Re: Planning application ref: PL/24/1358

Address: 2 MASON STREET, READING, RG1 7PD

Description: Application to discharge Condition 4, Condition 5 and Condition 8 of Application PL/23/0988 (230988)

The application is for the discharge of Condition 4, Condition 5 and Condition 8 of Application PL/23/0988 [*Proposed roof alterations, part two part single storey extensions and conversion of the existing building to 3 x flats. Resubmission of Planning Permission 190533*]

Only Condition 5 is related to ecology

Condition 5 reads:

No further 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 covering letter (Creative Design and Structure, October 2024) stating that “*up to 2no. box can be integrated in the fabric of the building (Appendix A)*”. This statement needs to be changed to state what will be done, not what can be done.

Furthermore, the plan in Appendix B shows the boxes at the gable end which does not match the plans shown in Appendix A. The condition should not be discharged until the document has been updated to address the above comments.