

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 4 February 2025

Re: Application ref: PL/24/1534

Address: PETER MOSS SERVICES, 20 NORCOT ROAD, TILEHURST, READING, RG30 6BU

Description: Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying) accessed via Lemart Close, with carparking, and waste storage.

The application site comprises an area of hardsstanding in Tilehurst currently occupied by a number of garage workshops. The site is situated in a relatively urban and proposals are for the demolition of the workshops and replacement.

Protected Species and Priority Habitats:

The ecology report (arbtech, December 2024) states that the site is not considered to be suitable for bats, badgers or other protected species. Nonetheless, there is a very small chance that there the buildings (B2) on site could be used by nesting birds. As such precautions to ensure no birds are harmed during construction works should be put in place – wording provided beneath

Biodiversity Enhancements:

The application is not subject to mandatory Biodiversity Net gain as there are no on site habitats.

However, in line with local policy EN12 and in accordance with paragraph 186 of the NPPF, which states that “*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*” a condition should be set to ensure that enhancements for wildlife are provided within the new development (including the blue line boundary). Wording is given below.

Conditions:

Condition: Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

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

Condition: All works are to be carried out outside of the bird-nesting season (March – August inclusive) or if this is not practicable, a suitably qualified ecologist will survey the building prior

within 48 hours of the commencement of works and advise whether nesting birds are present. If active nests are recorded, works that may disturb any disturb active nest shall not proceed until the nest is no longer occupied.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with and wildlife legislation