

Ref: 81-070-L2-1
31st January 2025

READING BOROUGH COUNCIL

Civic Offices,
Bridge St,
Reading
RG1 2LU

BY Email

**BAT BOX VERIFICATION
GEORGE AND DRAGON, READING**

E3P has prepared a Bat Box Verification Statement, on behalf of Greene King Brewing and Retailing in relation to the George and Dragon pub, Reading, hereafter referred to as 'the site'. Current development proposals include the construction of a drive-thru with associated access roads, car parking and hard and soft landscaping. This letter statement has been produced to discharge condition 13 of planning application 230471 as follows:

The building hereby permitted shall not be first occupied until not less than four bat boxes have been installed, 2 on the approved building and 2 on trees within the site, all under the supervision of a suitably qualified ecologist. A verification report from the ecologist confirming that the boxes have been installed, including a plan showing their location and photographs of the boxes, in situ, shall be submitted to and approved in writing by the Local Planning Authority not later than three months following first occupation. These biodiversity enhancements shall thereafter be retained and maintained as installed for the lifetime of the development.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

Four bat boxes have been installed on site, two on trees and two on the approved building. The location of these is detailed in Appendix I.

Figures 1 and 2 show two Ibstock Enclosed Bat Boxes installed on the eastern and southern aspect of the building, respectively.



Figure 1 **Ibstock Enclosed Bat Box on the Eastern Aspect**



Figure 2 **Ibstock Enclosed Bat Box on the Southern Aspect**



Two bat boxes were installed on mature trees adjacent to the north site boundary. Figures 3 and 4 show two Schwegler 2F Universal Bat Boxes installed on southern aspect of two mature trees.



Figure 3 **2F Shwegeler Bat Box**



Figure 4 **2F Shwegeler Bat Box**



These bat boxes will remain in situ and be maintained for the lifetime of the development.

Yours sincerely,
For and on behalf of E3P Ltd

Phoebe Parry

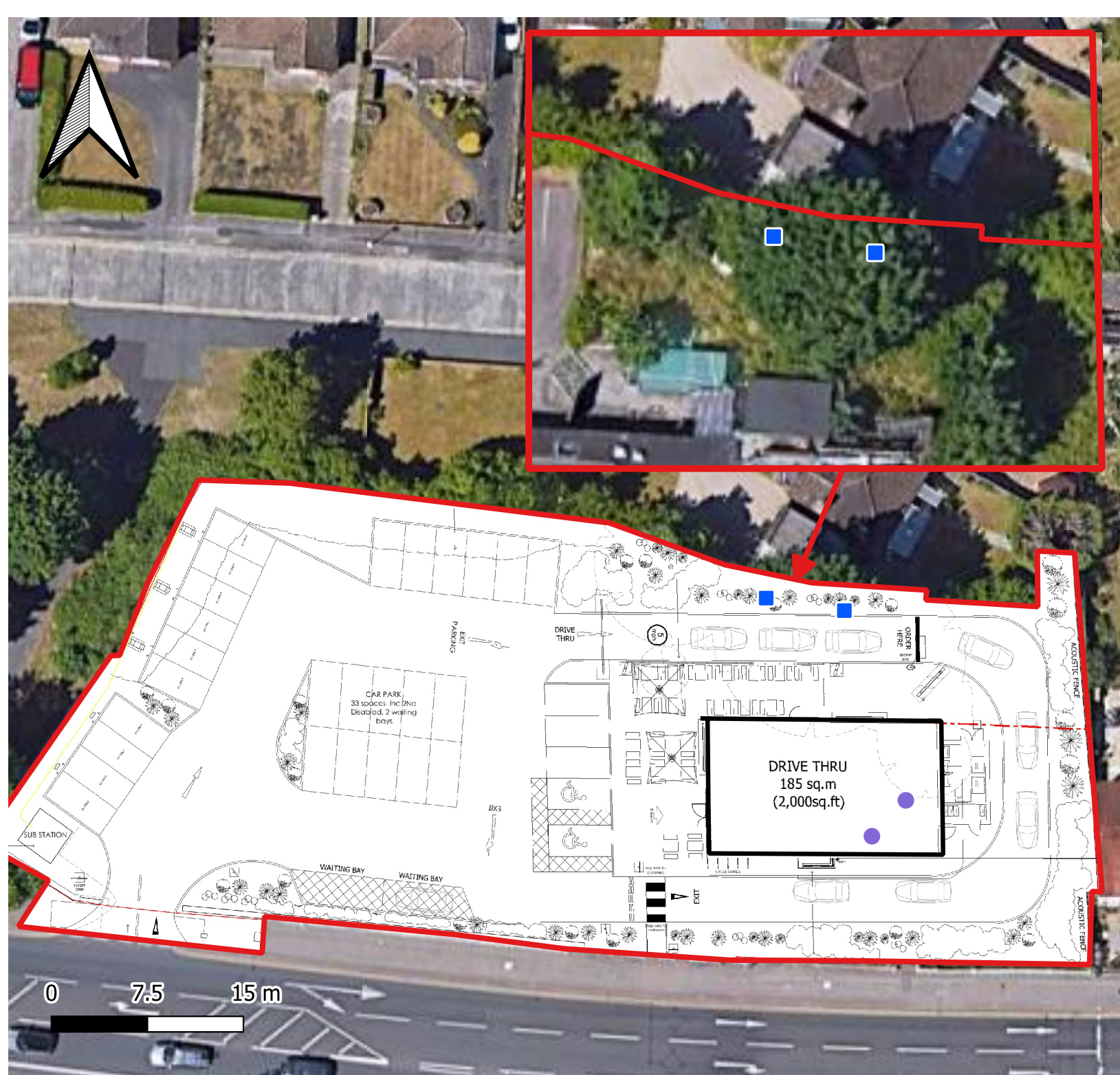
Consultant Ecologist



APPENDIX I

BAT BOX LOCATIONS





Key:

- Site Location
- Ibstock Enclosed Bat Box (x2)
- 2F Schwegler Bat Boxes (x2)

Notes:

Issue: 1	Revision: 1	Date: 31/01/2025	Drawn: PP	Authorised: CK
Client: Greene King Brewing and Retailing Limited			Job No. 81-070	Date: 31/01/2025
			Drawing No. 81-070-010	Scale: 1:650 @A4
Job title: George and Dragon, Reading			Drawing title: Bat Box Locations	