

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 12 February 2025

Re: Application ref: PL/25/0121

Address: 67 SOUTHCOTE LANE, READING, RG30 3AQ

Description: Application for Approval of Details Reserved by Conditions 4 (Construction Method Statement), 11 (SAPs Calculation), and 13 (Ecology Plan) of application 220734

The application is for the discharge of Conditions 4 (Construction Method Statement), 11 (SAPs Calculation), and 13 (Ecology Plan) of application 220734 [*The erection of a single detached dwelling*]

Condition 13 relates to ecology and reads:

Prior to the commencement of the development, details of biodiversity enhancements, to include integral swift and bat boxes, tiles or bricks on the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), together with a timetable for their provision shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed in accordance with the approved details and timetable and retained as such at all times thereafter..

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF and Policy EN12 of the Reading Local Plan 2019.

The applicant has submitted an Ecology Site Plan (Colony Architects, Jan 2025). This includes the locations of seven hedgehog holes, two bat boxes and one bird box as well as areas of mixed native hedging.

The specifications of the bat and bird boxes shown are Schwegler 2F and Schwegler No 17b respectively. Both of these models are designed to be fixed onto a building, and they are not integrated bat boxes as required by the condition. The condition should not be discharged until a revised plan is submitted showing the specifications, locations and elevations of integrated bat and bird boxes.

Additionally, the current plan specifies that the bat boxes should be positioned with a south eastern orientation which has not been followed. These will need to be repositioned, as an inappropriate positioning of the bat boxes will mean these features are not used.

Furthermore, the plan should be updated to show how the hedgehog holes will be labelled as such to prevent accidental blocking.

Conditions 4 and 11 are unrelated to ecology and there are no ecological objections to these conditions being discharged.