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Our Ref: PL/25/0700
Your Ref:
PP-14012616
Direct: ☎
30/05/2025

Your contact is: Sian Hickey, Planning

Dear MR AND MRS BHUPINDER AND TAJINDER PUREWAL

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0700

Application Type: Approval of details reserved by a condition

Location: 147 UPPER WOODCOTE ROAD, CAVERSHAM, READING, RG4 7JR

Proposal: Application for Approval of Details Reserved by Condition 5 (Confirmation that license has been applied for) of application PL/23/0726

I refer to your Approval of Conditions application as described above.

As a reminder, condition 5 states:

No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works. **REASON:** The building hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the 2017 Habitat Regulations and in accordance with Policy EN12 of the Reading Borough Local Plan 2019

The applicant has submitted a copy of an email confirmation from Natural England that the site has been registered under bat mitigation class licence WML-CL21, received 12th May 2025.

The details have been reviewed by the Planning Officer and the Ecologist, there are no objections to this application on ecological grounds. The information provided is sufficient to fulfil the requirements of Condition 5 of planning permission PL/23/0726. As such, the above document is hereby approved pursuant to condition 5.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

S. Hickey

Sian Hickey
Planning Officer