

# Memo

**To:** Huimin Chen

**From:** Cathy Holwill (RBC Ecology Consultations)

**CC:**

**Date:** 27 June 2025

**Re:** Planning application ref: PL/25/0796

Address: 31 GREENFIELDS ROAD, READING, RG2 8SG

Description: Two-storey rear extension including a first-floor addition

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The application site is a house located in a residential area of South Reading. It is proposed to add a large, two storey rear extension.

The bat survey report (Naturebureau, May 2025) has been undertaken to the appropriate standard and includes results from a single emergence survey undertaken in May. No bats were seen emerging from the structure and the report concludes that the house is not currently being used by roosting bats and that the risk of bats being affected by the proposals is minimal.

However, the proposals will destroy a number of roosting features that may be used by roosting bats, and as bats are highly mobile animals that switch roosts regularly, it is possible that bats could be present when works commence. As such, the report recommends that non-licensed precautionary measures should be adopted during construction works. A condition should be set to ensure that the measures outlined in the document are followed. Wording for this condition is given below.

## Hedgehog

The Bat survey noted that the rear garden and shed was being used by hedgehog (a hedgehog was observed foraging around the rear garden shed). Hedgehogs are listed on the Red List for British Mammals. They are also listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and as such are a species of principle importance for the conservation of biodiversity in England (i.e. they are a priority species as per the NPPF).

As such, should permission be granted, it is recommended that the following condition is set:

Condition: Removal of the shed is to be carried out outside of the hedgehog-breeding season and hibernation periods (March – August and November to March inclusive). If this is not practicable, a suitably qualified ecologist will oversee the removal of the shed and advise whether hedgehogs are present. If hedgehogs are found, they must be carefully relocated to a safe, undisturbed area of suitable habitat nearby.

Reason: To ensure that hedgehogs are not adversely affected by the development in accordance with paragraph 187 of the NPPF.

Condition: Works are to be carried out in full accordance with the precautionary measures given in section 4 (Evaluation and recommendations) of the submitted bat survey report [Naturebureau, May 2025, Preliminary Bat Roost Assessment and Emergence Survey, Ref: Eco25-02, Date of Issue 26 May 2025] unless otherwise approved in writing by the Council.

Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals.