

Memo

To: Marcelina Rejwerska

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 1 September 2025

Re: Application ref: PL/25/1131

Address: 108 ELM PARK ROAD, READING, RG30 2TJ

Description: Application for Approval of Details Reserved by Conditions 3 (Schedule of materials), 4 - (Energy), 6 - CMS (Construction Method Statement), 11 - (Landscaping and) 12 (Habitat Enhancement scheme) of application PL/23/1556

The application is for the discharge of Conditions 3 (Schedule of materials), 4 - (Energy), 6 - CMS (Construction Method Statement), 11 - (Landscaping and) 12 (Habitat Enhancement scheme) of application PL/23/1556 [*Proposed rear dormer and single storey rear extension and subdivision of plot to create 1 new 2-bedroom dwelling (C3)*]

Condition 12 reads:

No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017

Condition 11 reads:

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in

the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The applicant has provided a plan entitled “Landscape & Ecology as Proposed 1:1100 @ A3” (Colony Architects, 8/25) presumably to address the discharge of both the ecology and landscape related condition.

The plan is marked up with the location of one bat box and one bird box on the new building. No other information is provided – there are no details showing elevation or what type of bird and bat box will be installed on the site. For the record, these should be integrated into the building itself because if they are not, over time they will fall off or be removed and will not provide sustainable long term habitats for birds and bats.

The habitat enhancement plan therefore needs to be updated to show the specifications, locations and elevations of the bat and bird boxes. The plan also shows something marked as “M” on the fence at the rear of the property – I am assuming this is a hedgehog although the key does not include it. If it is a hedgehog hole, it needs to be included in the key and should also be marked as such on the ground to prevent the accidental blocking. The plan should also be updated to include this information, and we would advise that the plan is double checked before being resubmitted as currently it includes a number of typos and the key is not complete or easy to read.

Furthermore, for the landscaping aspect it does not appear that any details of the required “*maintenance programme detailing all operations to be carried out*” have been submitted

Conditions 11 and 12 should not be discharged until further information and updated details are provided. Conditions 3, 4 and 6 are not related to ecology, and there are no objections to these conditions being discharged.