



3707-DISCON Letter Report-Condition 11
5 Grass Hill, Reading, RG4 7TJ

Letter Report – Biodiversity Enhancement

241360 - Section 73 application to vary condition 2 (approved plans) of planning permission 201233 to allow for changes the approved materials (amended description).

1. Introduction

- 1.1. This report is submitted in order to discharge the final part of planning condition 11 of consent ref 241360.
- 1.2. The development is a self-build project and the land area for both Plots 1 and 2 are now owned by separate entities. As the landowner for Plot 1, the applicant is seeking a discharge in relation to Plot 1 only. Plot 2 is constructed.
- 1.3. This requires a letter report confirming that the enhancements have been installed, including photographs of the enhancements in situ, which should be submitted to and approved in writing by the council prior to occupation of the development.
- 1.4. The condition is set out below:

11. The biodiversity enhancements of the development hereby permitted shall be carried out, in accordance with drawing no. 3707/209 Rev H Proposed Landscaping and Biodiversity Site Plan Received 11 July 2023 and Biodiversity Enhancement Plan V2 received by the local authority on 25 January 2023. The documents provided for the above pre- commencement part of the condition have been considered acceptable to have been part-discharged, the conditions are discharged providing that the works are undertaken in accordance with the approved details. The biodiversity enhancements shall thereafter be installed as per the approved details and a letter report confirming that the enhancements has been installed, including photographs of the enhancements in situ, shall be submitted to and approved in writing by the council prior to occupation of the development.

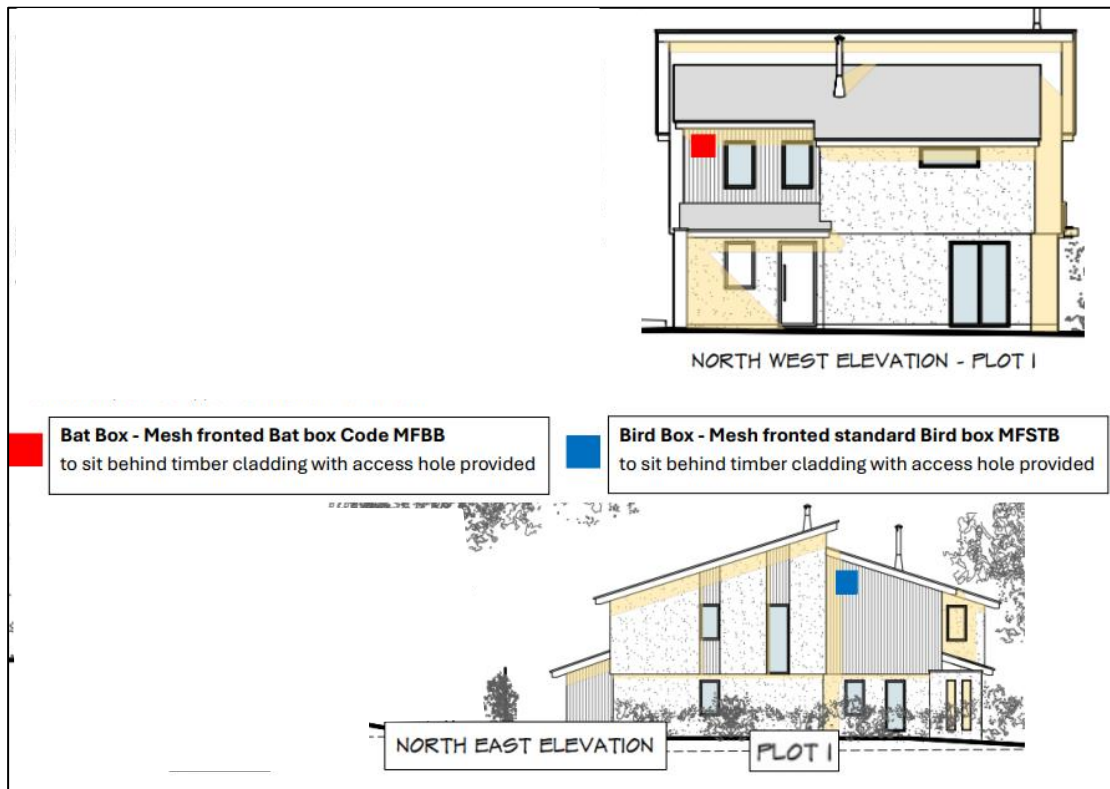
REASON: In the interests of biodiversity, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

2. Analysis

- 2.1. Dealing with the Biodiversity Enhancement Plan V3 first, the condition requires mesh fronted bird and bat boxes to be installed on the north-west and north-east elevations, with access hole provided.



2.2. The below extract shows the consented positions of the bat and bird boxes for Plot 1 only.



2.3. The below pictures show the bird and bat boxes in situ on the north-west and north-east elevations of Plot 1, as per the consented plan.

2.4. The specifications for the bird and bat boxes used are shown at Appendix B.



Figure 2 – Photos showing bird box installed

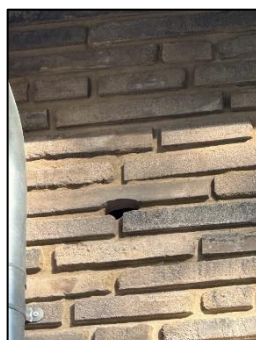


Figure 3 – Photo showing bat box installed



2.5. Now turning to the 3707/285 Rev A Proposed Landscaping and Biodiversity Site Plan, the consented plan for both plots, which is included at Appendix A, was required to show the following:

- Showing existing and extended wildlife habitat
- proposed areas for piling grass cuttings to provide refuge for grass snakes
- 2x Hibernaculas (Figure 4.) to be loosely filled logs, dead wood and small amounts of soil. Capped with geotextile membrane and 100mm layer of turf, with gaps left to allow reptile access
- all boundary fences to include mammal gaps every 10m or as appropriate.

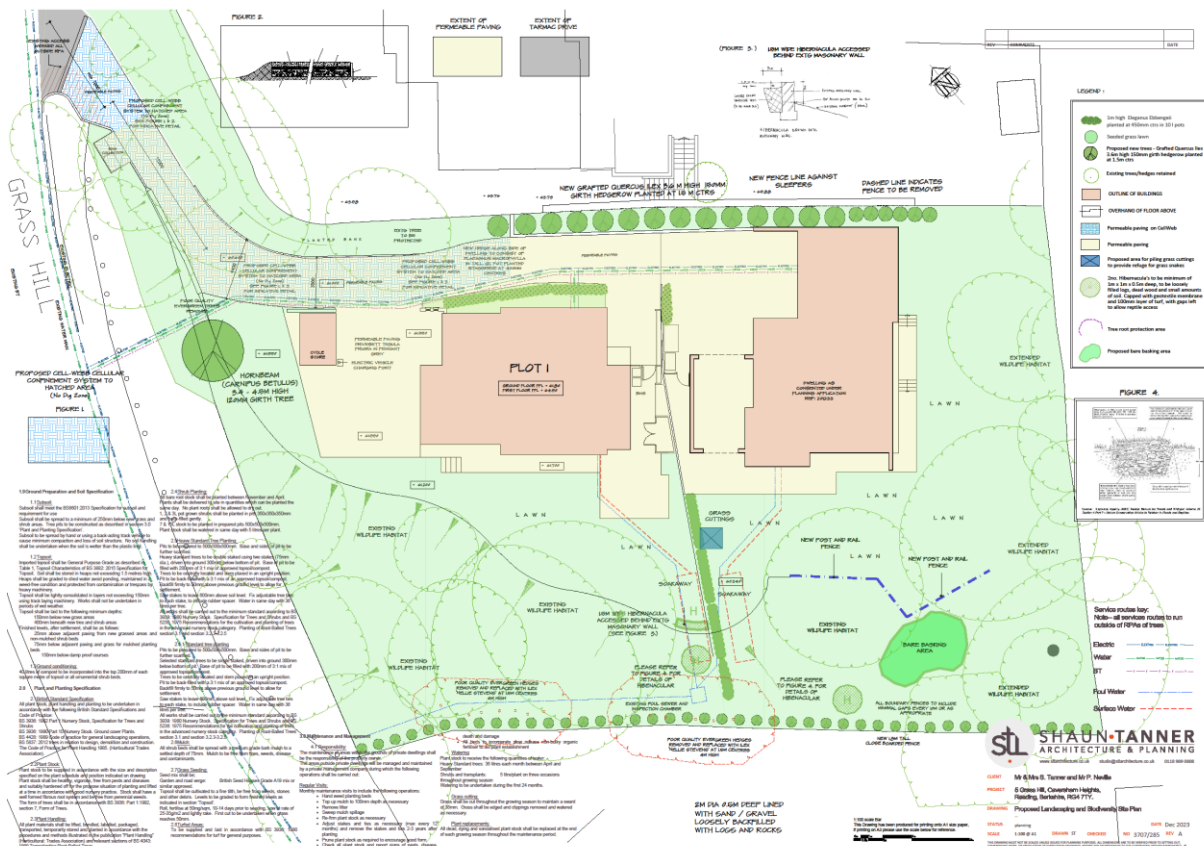
2.6. As this discharge application only relates to Plot 1, the below photos show the biodiversity enhancements as required within the Plot 1 area of land. This includes 2 x hibernacula that are shown to the rear garden of Plot 1.

Figure 4 – Photos showing 2 x hibernacula installation



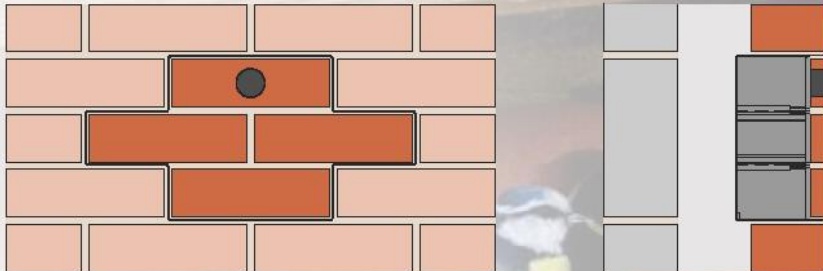
- 3.1. A bird and bat box have been installed at Plot 1 in accordance with the consented Biodiversity Enhancement Plan V3.
- 3.2. Mesh fronted boxes have been installed to sit behind the brickwork with access holes provided.
- 3.3. The enhancements set out in the Proposed Landscaping and Biodiversity Site Plan 3707/285 Rev A have been implemented and the photos above confirm they have been installed.
- 3.4. The requirements for Condition 11 have therefore been satisfied and the applicant requests that the condition be discharged in relation to Plot 1.

Appendix A - 3707/285 Rev A Proposed Landscaping and Biodiversity Site Plan



Appendix B – Bird and Bat Box Specifications

STB (brick fronted), MFSTB (mesh fronted).



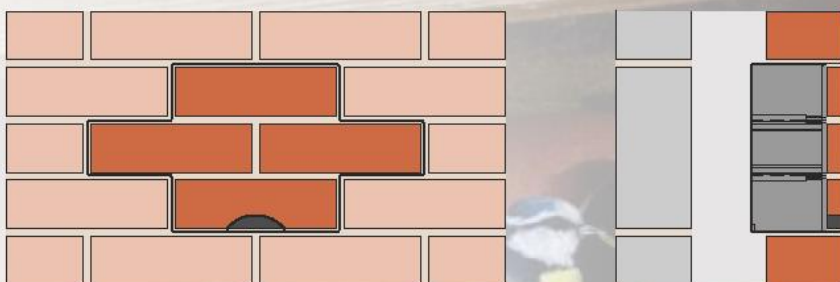
- Standard Bird Box for House Sparrows fitted with brick slips in stretcher bond (other bonds available), maintenance free, 36mm aperture.
- Available with stainless steel mesh fronted larve for render, stonework etc.
- Dimensions/weight 440L x 227H x 125D,
- Weight with brick slips fitted 3.5kg Mesh fronted 900g
- Main body 100% recycled polypropylene, real brick slips bonded to removable front with exterior grade tile adhesive (data available). Retaining screws stainless steel. Two drainage holes located in base.

STB/MFSTB
sparrow, blue tit & great tit box.

Bird Brick Houses Ltd.01323 488732 www.birdbrickhouses.co.uk



STBAT (brick fronted), MFBB (mesh fronted).



- Bat Box fitted with stretcher bond brick slips (other bonds available), suitable for most of UK's bat species, houses up to 50 Pipistrelles. Maintenance free.
- Available with stainless steel mesh fronted larve for render, stonework etc.
- Dimensions/weight 440L x 227H x 125D,
- Weight with brick slips fitted 5kg Mesh fronted 2.3kg
- Main body 100% recycled polypropylene, real brick slips bonded to removable front with exterior grade tile adhesive (data available). Sawn timber internal baffle board. Retaining screws stainless steel. Two drainage holes located in base.

STBAT/MFBB
bat box.

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