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Our Ref: PL/25/1126
Your Ref:
PP-14240586
Direct: ☎
07/10/2025

Your contact is: Huimin Chen, Planning

Dear Mr Sonny Kheti,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1126

Application Type: Approval of details reserved by a condition

Location: 50 OAKLEY ROAD, CAVERSHAM, READING, RG4 7RN

Proposal: Application for Approval of Details Reserved by Conditions 5 (Biodiversity enhancements) and 6 (Hard and soft landscaping) of application PL/24/0456

I refer to your Approval of Conditions application as described above and response as follows:

Condition 5 (Biodiversity enhancements)

Three bird boxes (west-facing), three bat boxes (east-facing), two bee bricks (south-facing), and two hedgehog holes within the rear garden fences have been installed. The applicant has submitted photographic evidence to demonstrate their installation, as listed below:

- 20251007_121852_resized
- 20251007_123904_resized
- 20251007_121503_resized
- 20251007_122118_resized
- 20251007_125123
- 20251007_123647_resized
- 20251007_121901_resized
- 20251007_121841_resized
- 20251007_122102_resized

Received on 07/10/2025.

It is noted that the two bee bricks have not been installed in the exact locations shown on the approved drawing titled Ecology – Ecology Measures under permission ref: PL/24/0456. Additionally, the bird and bat boxes installed are not integrated into the structure and differ in type from those originally proposed and approved.

However, the number and general distribution of the bird boxes, bat boxes, bee bricks, and hedgehog holes are consistent with the approved Ecology Measures and associated drawing under permission PL/24/0456. On this basis, the biodiversity enhancements are considered acceptable, and Condition 5 is hereby discharged. On this basis, the biodiversity enhancement measures are considered acceptable, and

Condition 5 is hereby discharged.

Condition 6 (Hard and soft landscaping)

The landscaping details, as shown on the following:

layoutPlanSK5223d27f-d7bb-42f6-b0ce-653b14ce87abV5 (Landscape Plan), received on 6th October 2025;

Are approved pursuant to Condition 6. You are reminded that landscaping should be carried out in accordance with the approved details.

The above condition, where a submission is required and has been provided, shall be considered to have been discharged, providing that the developments is undertaken in accordance with the approved details.

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

H. Chen

Planning Officer