

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 4 November 2025

Re: Planning application ref: PL/25/1519

Address: GROVE HOUSE, LEIGHTON PARK SCHOOL, SHINFIELD ROAD, READING

Description: Application for Discharge of condition 2 Site Registration Form - WML-CL21 and Bat Mitigation Class Licence - Annexes B, C, and D of permission PL/25/0039

The application is for the discharge of Condition 2 Site Registration Form - WML-CL21 and Bat Mitigation Class Licence - Annexes B, C, and D of permission PL/25/0039 [*Application to determine if prior approval is required for a proposed: Demolition of Buildings. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B. For the demolition of a disused boarding house building at Field House, Pepper Lane, Reading RG2 7DG*]

Condition 2 reads:

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 Regulation

The applicant has submitted a copy of an email confirmation (from Natural England) that the site has been registered under Natural England's bat mitigation class licence WML-CL21 and as such condition 2 has been complied with.