

# **Ecology Statement**

**Application Site: Three Fives Fish & Chips,**

**555 Oxford Road,**

**Reading,**

**RG30 1HL**

## **No Feature of Ecology on the Site.**

This Ecology Statement supports the planning application for the change of use and modest extensions at 555 Oxford Road, Reading. It has been prepared in accordance with the requirements of the Reading Borough Local Plan (Adopted November 2019) and the guidance in the National Planning Policy Framework (NPPF) regarding biodiversity and protected species.

The purpose of this statement is to demonstrate that the proposal has considered potential ecological impacts and will not result in harm to protected species or habitats.

## **Site Context**

The site comprises a Victorian end-of-terrace building with small front and rear garden areas. The surrounding area is urban in character, with a mix of residential and commercial properties. There are no designated ecological sites or protected habitats within the immediate vicinity of the site.

## **Potential for Protected Species**

Given the nature of the existing building, there is a limited potential for protected species, including:

There has been no history of wildlife on this site as far as we know.

- **Bats:** The roof and loft spaces may provide potential roosting opportunities, although the building appears structurally intact with no obvious signs of roosting.
- **Nesting birds:** The existing building and gardens may support common nesting birds.
- **Other species:** There are no ponds, watercourses, or woodland immediately adjacent that would support species such as great crested newts or reptiles.

## **Preliminary Ecological Appraisal**

A Preliminary Ecological Appraisal (Phase 1) is recommended as a precaution. This survey will:

- Confirm the absence or presence of protected species within the building and gardens
- Identify any mitigation measures required to avoid impacts during construction
- Provide a clear assessment for the planning authority

If the appraisal identifies low or negligible ecological risks, no further surveys will be required.

### **Proposed Measures and Mitigation**

In line with best practice and planning policy, the proposal incorporates the following measures:

- Works will be carried out outside the bird nesting season, where possible, to avoid disturbance
- Any suitable features for bats identified in the roof or eaves will be retained, or mitigation will be installed if removal is unavoidable
- The gardens provide opportunities for biodiversity enhancements, such as planting native shrubs or providing bird and bat boxes, in line with Policy CC4 – Biodiversity of the Local Plan

### **Conclusion**

Based on the existing site conditions, the proposal is unlikely to have any significant adverse ecological impacts. A Preliminary Ecological Appraisal is recommended to confirm the presence or absence of protected species.

With appropriate precautions and minor mitigation measures, the development:

- Will comply with Reading Borough Local Plan policies relating to biodiversity (CC4) and sustainable design (CC2)
- Will not result in the loss of protected species or habitats
- Supports opportunities to enhance local biodiversity where possible

This Ecology Statement demonstrates that the proposed development is environmentally responsible and meets the requirements of planning policy regarding ecological considerations.

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