

Memo

To: Matthew Burns
From: Giles Sutton (RBC Ecology Consultations)
CC:
Date: 03 July 2019
Re: 190549 - Shillingford House, 78 Oxford Road, Reading, RG1 7LJ

The application site comprises a retail and residential large building located within an urban area. It is proposed to demolish the existing building and to erect a new building.

The applicant has submitted a 2-sided document titled "BAT ASSESSMENT", which states that a bat survey will not be required. The document has been prepared by an architect, with no description of the methodology, no photos, and the report has not been produced in accordance with the Bat Conservation Trust's Bat Survey Guidelines. However, in this case, considering the location and the good condition of the building (as per Google StreetView), it is unlikely that the proposals will adversely affect bats, and therefore a bat survey will not be required.

As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecology grounds.