

# Memo

**To:** Anthony Scholes

**From:** Cathy Holwill (RBC Ecology Consultations)

**CC:**

**Date:** 10 June 2026

**Re:** Application ref: PL/26/0670

Address: 67 SOUTHCOTE LANE, READING, RG30 3AQ

Description: Application for Approval of Details Reserved by Conditions 12, 15, 16 and 18 of application PL/22/0734

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The application is for discharge of conditions 12, 15, 16 and 18 of application PL/22/0734 [The erection of a single detached dwelling]

Conditions 15 and 18 are unrelated to ecology and as such there would be no objections to these conditions being discharged from an ecological point of view.

Condition 12 reads:

*Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.*

*Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building or in accordance with a timetable agreed in writing with the Local Planning Authority prior to first occupation. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.*

*REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.*

The applicant has submitted a landscaping plan (Colony Architects). Four plant species are shown along with the locations of these species. Mammal gaps are discussed below as part of Condition 16.

However the plan does not satisfy the requirements of the condition which reads “, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.”

Furthermore, no details are provided for the establishment and treatment of the lawn

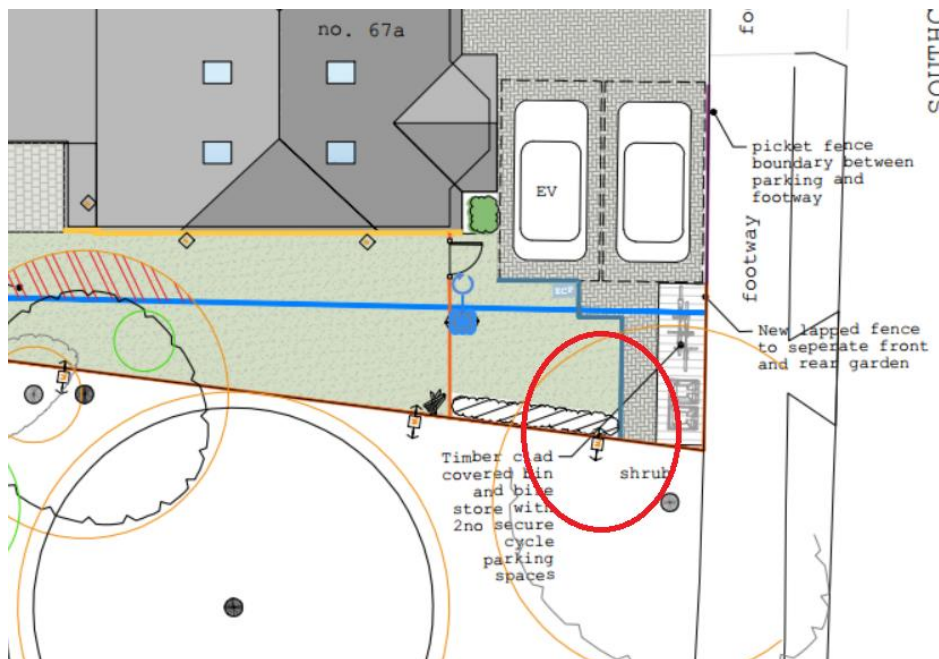
As such the condition should not be discharged until an updated document is provided that includes all the information required by the condition.

Condition 16 reads:

*Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall including the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.*

*REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.*

The applicant has submitted a plan (CON16 Boundary Treatments -Colony Architects). This shows a number of hedgehog holes across the site. However this plan does not agree with the approved ecology enhancement submitted for planning application PL/25/0121, which shows a hedgehog hole in the eastern edge of the site closest to the road:



Nb The plan also shows significantly more hardstanding than in the previous plans

The condition should not be discharged as it does not match previously approved plans.