

15 June 2026

Our Ref: 333102256

Planning Services
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

SUBMITTED VIA PLANNING PORTAL (REF: PP- 14321591)

Dear Sir/Madam

**DISCHARGE OF CONDITION APPLICATION WITH RESPECT TO VILLAGE HOTEL, CAVERSHAM BRIDGE, RICHFIELD AVENUE, READING RG1 8BD
SUBMITTED ON BEHALF OF VUR VILLAGE TRADING NO.1 LTD.**

We have been instructed by VUR Village Trading No.1 Ltd. to submit an application to Reading Borough Council (RBC) to discharge condition 11 attached to the planning permission reference PL/25/0759 granted on 1 August 2025 relating to Village Hotel, Caversham Bridge, Richfield Avenue, Reading, RG1 8BD (formerly known as the Crowne Plaza Hotel).

Planning permission (ref: PL/25/0759) was granted for:

Full planning application for a single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to fitness suite Health & Wellness Club and replacement of canopy over to main entrance and associated landscaping and parking.

This application seeks to discharge condition 11 attached to planning permission (ref: PL/25/0759).

Condition 11

Condition 11 states:

The development hereby permitted shall not be first occupied until the proposed and agreed biodiversity enhancements, which include a minimum of one integrated bird box and one integrated bat box have been installed and a letter to be provided by a suitably qualified ecologist with photos of the facilities in situ for approval by the Local Planning Authority.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

The following documents have been submitted with this application:

- Completed application form
- Letter from Viewpoint Associates LLP (the Applicants ecologist) confirms the integrated bird and bat boxes are installed.

Office Address:
Stantec UK Limited
The Blade
Abbey Square
Reading
RG1 3BE

Registered Office:
Stantec UK Ltd
Stantec House
Kelburn Court
Birchwood
Warrington WA3 6UT
Registered in England No. 01188070

Conclusion

We trust that you have sufficient information to register the above application as being validly made and thus determine it accordingly.

The application fee £400.00 (including service charge) has been paid directly via Planning Portal.

If you require any additional information or have any queries, please do not hesitate to contact me at Bhamini.patgiri@stantec.com

Yours faithfully

Bhamini Patgiri

BHAMINI PATGIRI
Planner
Stantec UK Ltd