

Mr Harjeet Suri
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Our Ref: PL/26/0130
Your Ref:
PP-14669665
Direct: ☎
18/06/2026

Your contact is: Ethne Humphreys, Planning

Dear Mr Suri,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0130

Application Type: Approval of details reserved by a condition

Location: 85 PELL STREET, READING, RG1 2NP

Proposal: Application for Approval of Details Reserved by Condition 16 - (Biodiversity) of application PL/20/1757

I refer to your Approval of Conditions application as described above.

Condition 16 (Biodiversity)

The details, as shown on the following:

Ecological Enhancements Rev 2 prepared by The Ecology Co-op dated 24th April 2026
Email from agent confirming Manthorpe Swift Bricks dated and received 08:42 25th April 2026.

Are **approved** pursuant to Condition 16.

The full wording of the condition on planning permission 20/1757 is as follows:

*16. *No development shall commence on site until details of biodiversity enhancements, to include a minimum of 4 swift bricks built into the walls of the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved and prior to occupation of the development a letter from a suitably qualified ecologist with photos of the bricks in situ shall be submitted to and approved in writing 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 biodiversity enhancements shall be installed, and photos of the enhancements post installation shall be provided to the Local Planning Authority prior to occupation of the development.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Principal Planner