

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 21 April 2026

Re: Planning application ref: PL/26/0475

Address: 23 CHURCH END LANE, TILEHURST, READING, RG30 4XA

Description: Application for approval of details reserved by conditions 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of application PL/25/0273

The application is for the discharge of conditions 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of application PL/25/0273[Construction of single storey 2 bed dwelling with parking and amenity space]

Conditions 1, 2, 3, 6, 9, 10, 11, 12, 13, 14, 15, 16 and 17 are not directly related to ecology and therefore there are no objections to these conditions being discharged.

Condition 4 reads:

Prior to the commencement of the development, details of biodiversity enhancements, to include one integrated bird and one bat box, tile or brick (or universal nest bricks) built into the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. A brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council, prior to occupation of the dwelling

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 185 and 186 of the NPPF, and to protect and enhance biodiversity in accordance with policy EN12 of the Reading Borough Local Plan 2019.

The applicant has submitted a report providing details of a bat box and a bird box to be installed within the new property. These details seem acceptable – however the text reads:“... allowing it to be mortared into the wall or surface-mounted if required” and as such it is not clear whether these will be installed into the walls as required. Please can the applicant confirm that these boxes will only be integrated into the building and not surface mounted.

One hedgehog hole is shown on the northern fence for hedgehog access. This seems a very small number - is there any reason why other holes are not provided? – for example there may be scope for holes on the eastern boundary fencing although it is not clear from the plans whether this fence is new or an existing fence.

The condition requires native and wildlife friendly landscaping, however the planting shown in the landscaping plan do not appear to be native to the UK.

The condition should not be discharged until the issues above have been addressed

Condition 7 reads:

Prior to first occupation of the dwelling 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, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and shall 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 first occupation of the dwelling 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

In addition to our comments for condition 4 regarding the need for native and wildlife friendly landscaping, the submitted landscaping plan refers to “Proposed mixed hedge planting”.

However, there do not seem to be any details of this planting and the document will need to be updated to show this.

Condition 8 reads:

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

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.

Please refer to comments for Condition 4 – the plans needs to be updated to show the fencing type marked clearly, whether existing or proposed/new. Once these are shown clearly, there would be no objections to the discharge of this condition.