

Reading Borough Council
Planning Department
Civic Offices
19 Bridge Street
Reading
RG1 2LU

2 July 2026

Dear Sir/Madam,

RE: Abbey Gardens, Abbey Street, Reading, RG1 3BA | Approval of details reserved by Condition 6 and 7 attached to planning ref. PL/26/0091

On behalf of our client, McGrath Group (“the Applicant”), please find enclosed detail to discharge conditions 6 and 7 (External Lighting Scheme and Details of Biodiversity Enhancements) pursuant to application ref. PL/26/0091 which states:

“6) Prior to commencement of the development (excluding any demolition and site preparation works) a report detailing the internal (from windows facing the river) and external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A) A layout plan with beam orientation*
- B) A schedule of equipment*
- C) Measures to avoid glare*
- D) An isolux contour map*

The internal lighting (from windows facing the river Kennet) shall thereafter be implemented in accordance with the approved details prior to the first occupation of the relevant building for residential purposes and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on nature light on nature conservation, in accordance with paragraph 198 of the NPPF (2024) and Policies EN12 and EN16 of the Reading Borough Local Plan 2019.

7) Prior to commencement of the development (excluding any demolition and site preparation works), details of biodiversity enhancements, to include 1a) bird and bat boxes, or 1b) bird and bat bricks or tiles built into the walls of the building, and 2) proposals for native and wildlife friendly landscaping, shall be submitted and approved in writing by the Local Planning Authority. All bird and bat boxes should be installed in accordance with British Standard BS 42021:2022, and the submitted details shall include specification, location, installation details and monitoring and maintenance arrangements in line with BS: 42021:2022.

B) Prior to the first occupation of any part of the building for residential use, a brief letter report shall be submitted and approved in writing by the Local Planning Authority, confirming that the approved biodiversity enhancements have been installed. The report will include photographs of the features in situ and a simple plan showing their location. Thereafter the biodiversity enhancements shall be permanently retained and maintained in accordance with the approved details.

Reason: To secure the delivery of sustainable long-term biodiversity enhancements on site. This accords with Paragraph 193 of the NPPF, Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

To discharge this condition, the following information has been submitted:

- a) Application Form signed and dated;
- b) Construction Environmental Management Plan and Ecological Enhancement Plan dated 2 July 2026;
- c) Wildlife Sensitive Lighting Strategy dated 5 June 2026;
- d) Exterior Lighting Survey and Design Calculation Report dated 5 June 2026.

Part B of condition 7 will be discharged once the biodiversity enhancements have been installed.

The application has been submitted via the Planning Portal with reference PP-**15056385** and the requisite fee has been paid upon submission.

I trust you have all the information necessary to discharge this planning condition, but please do contact me if you have any queries.

Yours faithfully,

Sian Thomas
Principal Planner