

Memo

To: Huimin Chen

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 3 July 2026

Re: Planning application ref: PL/26/o8o6

Address: 22 WELLSWOOD GARDENS, READING, RG1 5BF

Description: Application for Approval of Details Reserved by Condition 5 (CEMP) of application PL/26/0247

The application is for the discharge of Condition 5 (CEMP) of application PL/26/0247 [Erection of a two-storey side and rear extension with single-storey element, full-height front portico, roof alterations, internal reconfiguration, formation of a subterranean lower ground floor and associated fenestration alterations]

Condition 5 reads:

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To minimise impacts on biodiversity in accordance with Chapter 15 of the NPPF.

The applicant has submitted a document (Cherryfield Ecology, June 2026) which appears to be mostly acceptable and if implemented it will ensure that any impact on wildlife is minimal, however in a number of places throughout the document it refers to what “**should**” be done and not what “**will**” be done. This should be changed so that it is clearly set out what will be done.