

Miss Bhamini Patgiri
Stantec,
The Blade,
Abbey Square,
Reading,
Berkshire,
RG1 3BE

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787
Our Ref: PL/26/0791
Your Ref: PP-14321591

07/07/2026

Your contact is: Nathalie Weekes, Planning

Dear Miss Patgiri

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0791

Application Type: Approval of details reserved by a condition

Location: CROWNE PLAZA READING, RICHFIELD AVENUE, READING, RG1 8BD

Proposal: Application for Approval of Details Reserved by Condition 11 (Biodiversity) of application PL/25/0759

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

As a reminder, Condition 11 states:

13. *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 are hereby approved pursuant to Condition 11 (Biodiversity) of application PL/25/0759 providing that the development is undertaken in accordance with the approved details:

333102256 A3 BP Covering Letter, Stantec, 15 June 2026

1610/b1sb/100626 Stantec- BP - Village Hotel Reading - Cond. 11 Viewpoint associates llp, 10 June 2026

As received 16 June 2026

The letter from Viewpoint Associates llp dated 10 June 2026 includes confirmation from John Wenman Ecological Consultancy that the bat and bird boxes have been integrated into the building as per the approved LEMP. Any biodiversity enhancements installed as approved prior to first occupation should be retained in accordance with the approved details thereafter.

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 by email.

Yours sincerely
Nathalie Weekes
Senior Planning Officer
NW