Planning

Memo

To: Huimin Chen

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 9 July 2026

Re: Planning application ref: PL/26/0806

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. As such Condition 5 can be discharged from an ecological point of view.