



**Planning Department**

Reading Borough Council  
Civic Offices, Bridge Street  
Reading  
RG1 2LU

28 July 2026  
Ref. 2609-L01

Dear Planning

**10 Cintra Avenue, Reading**

We have submitted a planning application regarding the above address and can confirm that a PRA was undertaken on 22<sup>nd</sup> June 2026, by Wenman Ecology, who have provided the enclosed report and concluded that while no evidence was found, there were numerous potential roost features and recommended further surveys to establish the presence or absence of bat roosts.

The first emergency survey was undertaken on Sunday 26<sup>th</sup> July 2026, by Tree Survey and Urban Tree Experts and it was concluded:

*“the night vision images from the survey on Sunday night and can confirm that no bats were seen emerging from or returning to the property to roost during that survey.”*

The second emergency survey is being undertaken on Tuesday 18<sup>th</sup> August 2026, with the report due to be issued within 2 weeks after, due to high demand. We therefore kindly ask for you to validate the application on the above information, allowing us to issue the report to the planning officer, as soon as it is available.

I trust this information is of assistance to satisfy the validation requirements and if you have any queries, please do not hesitate to contact me.

Yours Sincerely

Lucy Newman  
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Director  
Holtham Newman Architects Ltd.