

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 27 July 2026

Re: Planning application ref: PL/26/o868

Address: 16 JEFFERSON CLOSE, EMMER GREEN, READING, RG4 8US

Description: Erection of new Detached Garage

The application site is an area of grassland where the occupants of the neighbouring house intend to erect a detached garage with access from the existing drive.

The proposed location lies adjacent to an area of priority habitat woodland- however the proposal is considered unlikely to have any significant ecological impacts. The proposed garage will be confined to an area of amenity grassland outside the woodland and the existing boundary fence retained. No works to the trees/woodland are proposed and subject to the works being confined to the area of the development site with no impacts on adjacent woodland habitat or trees, there would be no ecological objection to the proposals.

However, it would appear that approximately 15metres of laurel hedging will be removed. While laurel is of very limited ecological value, it can provide opportunities for nesting birds. As such, the standard bird nesting condition should be included on the decision notice, wording provided below. Furthermore, replacement planting with native and wildlife friendly species should be incorporated in the development.

In addition, given the site's proximity to woodland, a condition should be put in place to ensure no external lighting is installed without prior approval from the LPA to avoid light spill into the adjacent woodland.

Subject to the following conditions, there would be no ecological objections to this application.

Conditions:

Condition 1: No new exterior lighting is to be installed without the prior written permission of the local planning authority.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 191 of the NPPF and EN12 of the Local Plan

Condition 2: All trees, hedges and shrubs or similar vegetation where birds may nest which are to March to August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to

clearance and advise whether nesting birds are present. If active nests are recorded no works that may disturb active nests shall proceed until the nest(s) are no longer in use

Reason: To ensure that wildlife is not adversely affected by the proposed development