

HABITAT ENHANCEMENT SCHEME

10 Gun Street, Reading, RG1 2JR

May 2026 | FN22-024C | VERSION 2 | KH



Client Name & Address	PDR Ltd, 9 Gun Street, Reading, RG1 2JR
Site Location	10 Gun Street, Reading, RG1 2JR
Project Name	Gun Street
Project Code	FN22-024C

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Version	3.0	

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1. INTRODUCTION

1.1 BACKGROUND TO COMMISSION

Future Nature Wildlife Trust Consultancy (WTC) was commissioned by PDR Ltd. on 14 May 2025 to assist with the discharge of ecology related planning conditions for a consented development (ref: PL/23/0107) at 10 Gun Street, Reading (henceforth, 'the site').

1.2 SITE LOCATION & DESCRIPTION

The site is located at 10 Gun Street, Reading, RG1 2JR and is centred on ordnance survey grid reference SU 71478 73272. The site currently comprises a former office building that is now in a state of disrepair. The wider area surrounding the site consists of the urban landscape of the town of Reading.

1.3 PROJECT DESCRIPTION

The site has received planning permission (ref: PL/23/0107) for a partial change of use from offices (Class E) to provide an expansion to existing entertainment venue (Sui Generis Use) at 9 Gun Street (Purple Turtle) with erection of rear extensions and internal alterations, and a detached 3-storey ancillary building to rear boundary with yard over Holy Brook.

Condition 14 of the planning application decision notice states:

"No development shall commence on site (barring demolition) until details of a habitat enhancement scheme, to include bat and bird boxes and tiles, has been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme".

1.4 REPORT OBJECTIVES

This report sets out the details of the Habitat Enhancement Scheme for the site, as required to meet condition 14 of the planning application decision notice. The Habitat Enhancement Scheme is presented as a series of method statements outlining the scope and timing of required works to meet condition 14 of the planning application decision notice.

2. SCHEDULE OF WORKS

The table below sets out the schedule of works (optimal timings) for this habitat enhancement scheme. The bat and bird boxes will be installed following the completion of construction measures, to minimise any disturbance to such features (additional mitigation bat boxes required during licensed works/precautionary working method statement are to be confirmed separately). The green roof will be installed during the general construction phase.

Task	Month											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Construction of biodiverse green roof												
Seeding of biodiverse green roof												
Removal of undesirable species from green roof (if required)												
Erection of bat and bird boxes (end of construction phase)												
Monitoring (green roof)												
Monitoring (bat and bird boxes)												
Cleaning of bird boxes (if required)												
Possible												
Optimal												
Avoid												

3. HABITAT ENHANCEMENT SCHEME

The following method statements set out the scope and timing of required works to meet condition 14 of the planning application decision notice.

3.1 METHOD STATEMENT 1: CREATION & MANAGEMENT OF BIODIVERSE GREEN ROOF

Scope of works	Creation and management of biodiverse green roof
Timing	Construction: Any Seeding: March – May or September – November Removal of unsuitable species: September – February
Details	Construction The biodiverse green roof will cover the whole of the roof of the building other than the area indicated for the roof terrace on the site plans. Please note an appropriately qualified structural engineer should be consulted regarding the construction of the green roof to ensure it will be structurally sound. Substrates will include a mixture of materials such as crushed bricks and other lightweight aggregates such as limestone or concrete and sand, to create a low-nutrient, free-draining range of microhabitats and niches for flora and fauna. Ideally substrates will be sourced from a specialist green roof company and local to the site area, but not site won unless screened for contaminants prior to installation. Soil and organic material will be kept to below 20% of the roof's total growing medium, in accordance with the Green Roof Organisation Code of Good Practice¹. The depth of substrates will vary from 80mm to 150mm across the roof, with at least 50% at 150mm, to create varied roof topography including natural undulations and microhabitats. Some depressions which may hold water or small pools following rainfall will be included. Additionally, deadwood piles and bug hotels will be considered to provide additional habitat for a range of invertebrate species. Seeding Given that the site is located within a dense urban area, and there are limited natural seed sources within the locality, the biodiverse green roof will be seeded with an appropriate seed mix or plug-planted with suitable species in either spring (March – May), or autumn (September –

¹ The Green Roof Organisation, *The GRO Green Roof Code: Green Roof Code of Best Practice Incorporating Blue Roofs and BioSolar Applications* (2021).

	November). The species chosen will be: drought tolerant, easy to establish, appropriate to the locality, suitable for the shallow free-draining substrate, able to persist in the harsh roof environment, able to seed easily and low growing (generally up to 60cm). For examples of a suitable seed mix see BauderGREEN Flora Seed Mixes². Following seeding a suitable watering regime through the first Summer season and/or in times of drought will be implemented to ensure successful establishment. Further information on creating green roofs for invertebrates is provided in Buglife's Best Practice Guide³. Management - Removal of unsuitable species Biodiverse roofs typically require little management once established. However, some management may be required if unsuitable species (such as <i>buddleia</i>) colonise the roof. The roof should be checked ideally twice per year for undesirable species and these removed as needed. Species should be removed outside of the nesting bird season during the period September – February to avoid potential impacts on nesting birds.
Sign-off	The site manager or appointed management company will be responsible for ensuring that the green roof has been created and for arranging annual checks and any removal of suitable species which may be required.

² Bauder, "BauderGREEN Flora Seed Mixes Green and Blue Roofs," <https://www.bauder.co.uk/products/green-flora-seed-mix>.

³ Buglife, *Creating Green Roofs for Invertebrates: Best Practice Guide* (n.d.), https://cdn.buglife.org.uk/2019/07/Creating-Green-Roofs-for-Invertebrates_Best-practice-guidance.pdf.

3.2 METHOD STATEMENT 2: ERECTION OF BAT AND BIRD BOXES

Scope of works	Erection of bat and bird boxes
Timing	Any, ideally over winter to enable use during the spring
Details	<i>Bat Boxes</i> A total of six new bat roosting features will be provided at the site. These will include two crevice type boxes, comprising Low Profile Woodstone Boxes (supplied by the https://www.nhbs.com/), or a similar alternative by any supplier. These will be fixed to the south facing wall, specifically the 'stucco render' section above the window. Alternative integrated bat boxes (i.e. Ibstock Enclosed Bat Box 'C' or similar) can also be considered at this location, should this be preferable from heritage perspective. Four bat access tiles will also be included within the pitched roof section on the rear elevation. The optimal locations for these features has been illustrated on Figure 3.1 below. These locations are in close proximity to previously recorded roosting activity, and are at an appropriate south facing orientation. <i>Bird Boxes</i> Two new bird boxes will be provided, to be installed on the eastern elevation of the brewery building. These will comprise (house) sparrow terraces, to benefit a declining urban bird species (a red list bird of conservation concern⁴). The optimal locations for these features has been illustrated on Figure 3.2 below. These locations are at an appropriate height and orientation to provide the greatest likelihood of uptake by house sparrows, considering the proposed use of the site. <i>Note that a risk assessment should be undertaken by a qualified person when erecting bat and bird boxes to ensure that there is no risk of them falling and injuring someone.</i>
Sign-off	The site manager or appointed management company will be responsible for ensuring and signing off that bat and bird boxes have been erected on site in suitable locations.

⁴ A.J. Stanbury et al., "The Status of Our Bird Populations: The Fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and Second IUCN Red List Assessment of Extinction Risk for Great Britain," *British Birds*, 2021.

3.3 METHOD STATEMENT 3: MONITORING AND MAINTENANCE

Scope of works	Monitoring and maintenance
Timing	Optimally from April to July; in years 1-5, then every 5 subsequent years
Details	Monitoring should be undertaken in May to July each year during years 1 to 5, and then every 5 years thereafter, to ensure that habitat and faunal enhancements detailed in this report have established successfully and whether any remedial actions are necessary. The site manager or appointed member of staff / consultant will check that bat and bird boxes have been installed in appropriate locations and remain free from damage or obstruction, and no other issues are present which may limit their use. Should the boxes show signs of damage or be missing, they will require replacement. Cleaning of the bird boxes is not generally necessary for the features selected, though can be undertaken outside of the main nesting bird season. Bat boxes do not require cleaning. A suitably qualified contractor will also check that the biodiverse green roof has successfully established and whether any issues are present. A suitably qualified ecologist will be contacted for advice should any remedial actions be required <i>Once installed, the bat boxes cannot be moved without consulting a suitably licensed ecologist, and the bird boxes cannot be moved whilst in use.</i>
Sign off	The site manager or appointed management company will be responsible for arranging the monitoring visit and signing off that the visit has taken place and any remedial actions, if required, have been implemented.

Figure 3.1. Location of Bat Enhancement Features

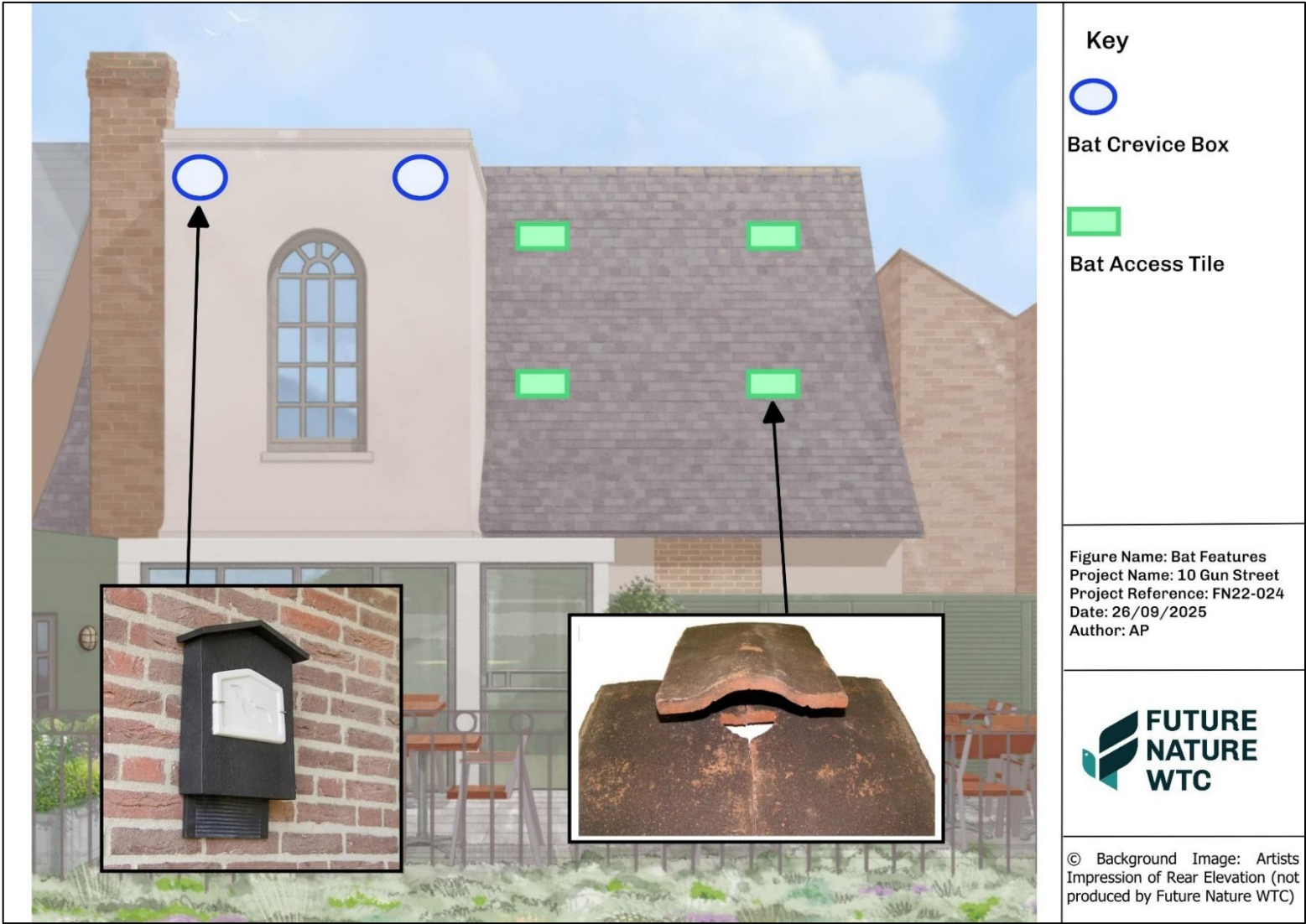


Figure 3.2. Bird Enhancement Features

