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Our Ref: PL/26/1003
Your Ref:
PP-15113930

24/08/2026

BY EMAIL ONLY

Your contact is: Sian Hickey, Planning

Dear Mark Sumner

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/1003

Application Type: Approval of details reserved by a condition

Location: 43 CHURCH ROAD, CAVERSHAM, READING, RG4 7AG

Proposal: Application for Approval of Details Reserved by Condition 9 (Bat Survey) of application PL/25/1017

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

As a reminder, condition 9 states:

No work shall commence until:

- 1) Two bat dusk emergence surveys of the house have been undertaken and the results of the surveys have been submitted to and approved in writing by the Local Planning Authority [the surveys shall be carried out between May and the end of August by suitably qualified ecologists], and;
- 2) Should the surveys show that a bat roost is present no works are to commence until a licence for development works affecting bats has been obtained from Natural England (or the site has been registered under a bat mitigation class licence) and a copy of the licence has been submitted to the Local Planning Authority; OR
- 3) Should the applicant or their agent conclude that works can be carried out in such a way that bats, if present, will not be affected by the proposals, then a non-licensed method statement, produced by a licensed bat ecologist, is to be submitted to and approved in writing by the council

REASON: To ensure bats, a protected species, are not affected as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

The following information was submitted:

- Bat Emergence and Re-Entry Survey, Arbtech, report date 07/07/2026, received 27th July 2026

The details have been reviewed by the case officer and the Ecology Officer. Please note the following comments:

The above report details the results of two bat emergence surveys undertaken on the 08/06/2026 and 28/06/2026. No bats were seen to emerge from the building during the surveys, and the report concludes that the house is unlikely to host roosting bats. As such as such, there are no objections to this application on ecological grounds.

The information provided is sufficient to fulfil the requirements of Condition 9 of planning application PL/25/1017. Therefore, the above document is hereby approved pursuant to condition 9.

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 via email address or the telephone number as above.

Yours sincerely

S. Hickey

Sian Hickey
Planning Officer