

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261551
Address:	St Bartholomews Church, Church Lane, Reading, RG2 9JA.		
Proposal:	Application to vary Conditions 2 and 9 of planning permission 230594 dated 17/06/2024 for Full application for the formalisation of existing parking area to provide 24 parking bays in association with St Bartholomew's Church. The variation seeks to amend the approved plans and arboricultural information following the removal of two Poplar trees by the electricity board, including replacement of Proposed Site Layout Rev E with Rev F, replacement Tree Protection Plans and replacement Arboricultural Method Statement.		
Type of Development:	Minor All other developments		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Provided that the tree protection, drainage, landscaping, compensation, submission implementation of protected species mitigation, and approval of enhancements all reimposed there is no ecological objection. The details must be approved prior to site set-up and any clearance or tree works and results of update surveys should be copied to the LPA for information.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the Conclusions and Recommendations and biodiversity enhancements given in pages 7 and 8 of the Ecology Survey letter (AA Environmental Ltd ref 223378/ARB 9 December 2022) and pages 3 and 4 of the Technical Note: Tree Assessment (AA Environmental Ltd, Ref 223378, February 2024). A toolbox talk for reptiles, amphibians and bats should be given by a competent Ecologist prior to any clearance of vegetation, site set-up or commencement of works on site.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Prior to the commencement of development, details of biodiversity enhancements, to include bird and bat boxes on and around the trees which have previously been agreed by the Project Ecologist, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with section 15 of the NPPF 2024. Relevant Policy Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL4: landscaping

To ensure adequate planting in the interests of biodiversity net gain. Relevant policy: Core Strategy policy CP3 and CP7 Managing Development Delivery Local Plan policy TB23

CL5: Retention of Trees

CL7: Protection of Trees

Reason: Tree have bat roost potential and bat roost in nearby buildings may be affected by the proposals. To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of biodiversity value to the area. Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policy and TB21

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	09/07/26	Signed:	T Cuss
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