

Date: 20 August 2025
Application: 251827



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Full Planning Approval Consultation

Application Number: 251827

Applicant: Bernard Gallagher

Site Address: University Of Reading Library, Shinfield Road, Reading, RG6 6EB

Parish: Earley

Grid Reference: Easting - 473510, Northing - 171769

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251827. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NatureSpace District Licensing Officer		
Service	WBC Ecology Newts	App No:	251827
Address:	University Of Reading Library, Shinfield Road, Reading, RG6 6EB.		
Proposal:	Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.		
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

I am satisfied that the proposed development is unlikely to impact great crested newts and/or their habitat. The applicant has supplied a Great Crested Newt Statement (Ecological Planning and Research, dated 10 July 2025) which details working methods to avoid any potential impacts on great crested newts. If you are minded to approve the application, compliance with the GCN Statement could be secured via condition.

Conditions & Reasons (if required)

Condition

Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the details within the supporting document: Great Crested Newt Statement (Ecological Planning and Research, dated 10 July 2025).

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Date:	02/09/2025	Signed:	NatureSpace
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