

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251187
Address:	281-283, Loddon Bridge Road, Reading, RG5 4BE.		
Proposal:	Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.		
Type of Development:	Other Change of Use		
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

If the application is approved I request that conditions I17, and external lighting condition and removal of permitted development rights are included in the decision notice.

Conditions & Reasons (if required)

No External Lighting

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 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: No buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the biodiversity the area and maintain wildlife and amenity. Relevant policy: Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Bats are mobile creatures it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative I17: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice.

Informative I19 This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Date:	23/05/25	Signed:	T Cuss
--------------	----------	----------------	--------