

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th November 2015

ITEM NO. 14

Ward: Park

App No.: 151681/REG3

Address: New Town Primary School, School Terrace, Reading

Proposal: Internal refurbishment and reconfiguration to re-establish the school as a 2FE (420 pupils) to include re-cladding the entrance canopy and relocating the school entrance.

Applicant: Reading Borough Council

Date validated: 25th September 2015

Minor Applications: 8 week target decision date: 20th November 2015.

RECOMMENDATIONS

Grant 151681/REG3 as per the main agenda but include the following conditions:

1. Implementation of landscaping in accordance with approved plan
2. Tree Protection in accordance with approved Arboricultural Impact Assessment
3. Bat Mitigation Strategy to be submitted

1.0 This update relates only to the full planning application (151681/REG3) following comments made by Natural Environment Trees and Ecology.

1.1 Consultations

1.1.1 Natural Environment Trees

1.1.2 The main report advised that the proposals did not directly affect trees on the site and so are acceptable in principle. However, the Tree Protection Plan did not make it clear where the tree protection was proposed due to the complexity of the plan and no soft landscaping details had been submitted.

1.1.3 A soft landscaping plan and a much improved tree protection plan were submitted on the 30th October 2015. Natural Environment Trees are satisfied with this additional information and recommend two conditions listed above.

1.1.4 Ecology

1.1.5 The Reading Borough Council Ecologist advised that bat roosts exist in the school buildings and a plan was required showing the location of the bat roosts and confirmation as to whether any of the works are within the vicinity of these roosts.

1.1.6 The applicant advised that they do not know the actual locations of the bat roosts but confirmed that there are no plans to carry out works on the roof. However, some works close to the internal roof area such as the removal and relocation of the stairs may impact on the bat roosts but the level of detail required to ascertain the impact is not available at this stage of the development. The Reading Borough Council Ecologist is satisfied that this matter can be dealt with by way of a condition and the requirement for a bat mitigation strategy to be submitted has been added.

Case Officer: Claire Ringwood.