

Isaac Cherrie
BeforeBricks Ltd
86-90 Paul Street
London
EC2A 4NE

Keith Townsend
**Executive Director for Economic
Growth and Neighbourhood Services**

Civic Offices, Bridge Street, Reading, RG1
2LU
☎ 0118 937 3787

Our Ref: 230833

Your Ref: PP-11980805-v1

Direct ☎: 01189373699

e-mail: Marcelina.rejwerska@reading.gov.uk

8 November 2023

Your contact is: Marcie Rejwerska, Planning

Dear Mr. Cherrie,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230833

Application type: Approval of Conditions

Address: 59 Northcourt Avenue Reading RG2 7HE

Proposal: Application for approval of details reserved by condition 6 (Planting Plan) of application 220919

I refer to your application as described above.

As a reminder, Condition 6 states:

No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include,

- a. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- b. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be

replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

Drawing No. 1, 2 Proposed Landscaping Plan, Tree Pit and Planting Stage, Planting Schedule, dated 06/10/2023, received 06/10/2023

Implementation and Maintenance Schedules, dated 31/10/2023, received 31/10/2023

The above details were reviewed by the case officer and the Natural Environment team. A number of amendments were made to make the proposed landscaping acceptable, and the revised proposed planting and maintenance schedule are now considered acceptable and sufficient to fulfil the requirements of Condition 6 on planning permission 220919. As such, this condition is hereby discharged.

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 by email or the direct line as above.

Yours sincerely

Marcie Rejwerska
Senior Planning Officer