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Our Ref: 211257

Your Ref: PP-09689071-v1

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9 January 2024

Your contact is: Mrs Alison Amoah, Planning

Dear Chris,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211257

Application type: Approval of Conditions

Address: 68 Shinfield Road Reading, RG2 7DA

Proposal: Discharge of conditions 3 (CMS) and 15 (bat licence) of planning permission 191962/FUL (amended)

Thank you for your application for discharge of conditions 3 and 15 of planning permission 191962.

Condition 3 - Construction Method Statement

- Construction Method Statement ref: 18014_9.11 21.07.26, prepared by Weston & Co Architects received 2nd August 2021
- Drawing no: 18014-PL-20, dated 27/7/21 - Proposed Construction Method Plan, received 2nd August 2021

The works are now complete and with respect to the Construction Method Statement this was submitted at the correct time and is, therefore, formally discharged.

Condition 15 - Bat Licence

This condition required a licence to be obtained from Natural England and submitted to the Council prior to works to the roof.

A Licence Return Form Bat Mitigation Class Licence Return was received on 11th October 2023, after the works to the roof had been completed. The information required by the condition should have been an email from Natural England that the site was registered under the bat mitigation class licence, but Ecology has confirmed that the information submitted does demonstrate that the scheme

was registered and is, therefore, sufficient. However, as this information was not submitted at the correct time this condition is not formally discharged, but no enforcement action will be taken.

You are reminded that the details for conditions 11 - hard and soft landscaping and 12 - Arboricultural Method Statement and Tree Protection Plan, will still need to be submitted and as with condition 15 it would not be possible to formally discharge these as the works have been completed and these were pre-commencement conditions.

Please could the relevant detail be submitted as soon as possible to avoid the need for action to be taken by the Council. In such a submission, matters as set out in the memo from the Tree Officer of 21st November 2021 would need to be addressed, or confirmation of what landscape scheme has been implemented along with the submission of an Arboricultural Method Statement accompanied by proof of arboricultural supervision in compliance with it and an up-to-date survey. The Council would then take a view as to how to proceed. If acceptable then this information would be agreed, but not formally discharged.

Please note that the proposed landscaping as originally reviewed under this application for conditions 11 and 12, and now withdrawn from this discharge of condition application, was not acceptable, so the planting has been undertaken at the applicant's own risk.

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,

A. Amoah

Mrs Alison Amoah
Principal Planning Officer