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Our Ref: 221401

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6 March 2023

Your contact is: Mr Matt Burns, Planning

Dear Alex,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221401

Application type: Approval of Conditions

Address: Land At, Hosier Street, Reading, RG1 7JL

Proposal: Application for approval of details reserved by condition 21 (Hard and Soft Landscaping) of planning permission ref. 210540

I refer to your Approval of Conditions application as described above.

Condition 21 (Hard and Soft Landscaping)

Condition 21 states:

21. No development hereby permitted shall be occupied or its use first commenced until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted tree pit and tree planter specifications, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment and maintenance of planting covering a period of 5 years.
Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with 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: 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 has been submitted:

- Reading Market Quarter - Soft Landscape Management & Maintenance Plan ref. P20-0271_04B (February 2023)

Received by the Local Planning Authority on 6th March 2023

- Drawing no. P20-0271_02 Rev C (03/02/2023) - Landscape Masterplan (sheet 1 of 2)
- Drawing no. P20-0271_02 Rev C (03/02/2023) - Landscape Masterplan - First Floor (sheet 2 of 2)
- Drawing no. P20-0271_03 Rev C (03/02/2023) - Detailed Hard and Soft Landscape Proposals

Received by the Local Planning Authority on 9th February 2023

Although the above submission has been reviewed, the condition requires the details to be submitted prior to first occupation or use of the development. The development is already in use and therefore it is not possible to formally discharge this condition.

However, I can confirm that had these details been received at the relevant time they would have been considered acceptable.

Subject to the development being operated fully in accordance with the submitted landscaping details set out above it is not considered that there would be any outstanding planning matters in relation to this condition, nor matters of enforcement. Please note this requires the approved landscaping works to be completed prior to the end of the 2023 autumn/winter planting season.

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.

Yours sincerely

Matt Burns

Matt Burns
Principal Planner

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://www.gov.uk/appeal-planning-decision>