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5 July 2023

Your contact is: Beatrice Malama, Planning

Dear Mr. Coltman,

## TOWN AND COUNTRY PLANNING ACT 1990

**Application Reference:** 230224

**Application type:** Approval of Conditions

**Address:** 20 Shinfield Road Reading RG2 7BW

**Proposal:** Application for approval of details reserved by conditions 3, 8,13,15,16 of application 201879

I refer to your application as described above.

### Condition 3

As a reminder condition 3 states as follows:

*No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved.*

**REASON:** *These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019*

## Condition 8

As a reminder condition 8 states as follows:

***PRE-COMMENCEMENT:*** No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
  - b) Location on site for storage of plant and materials used in constructing the development;
  - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
  - d) Identification of any footpath closures or road closures needed during construction;
  - e) Required wheel washing facilities on site;
  - f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
  - h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
  - i) Provisions to be made for the control of noise coming from the site during demolition and construction;
  - j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

***REASON:*** These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

## Condition 13

As a reminder condition 13 states as follows:

***PRE-COMMENCEMENT:*** No development shall commence until details of biodiversity enhancements, to include bird and bat tiles and bricks built into the new building, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and retained thereafter.

***REASON:*** To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF and in accordance with EN12 of the Reading Borough Local Plan.

## Condition 15

As a reminder condition 15 states as follows:

***PRE-COMMENCEMENT:*** 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. Proposed finished ground and floor levels or contours, means of enclosure and boundary fencing, specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level), car parking layouts, other vehicle and pedestrian access and circulation areas;*
- b. Permeable hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- c. Soft landscaping details shall include plans showing areas of retained vegetation, planting plan, written specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants and trees, noting species (to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change), planting sizes and proposed numbers/densities where appropriate, and implementation timetables;*
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*
- e. Routes and details of proposed and existing functional services above and below ground (ensuring they do not conflict with new or existing planting) including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;*
- f. Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings; and*
- g. Details of sustainable drainage and irrigation systems such as rain gardens, and temporary pools and swales.*

*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 and retained thereafter.*

*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 and to ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with paragraphs 174 and 175 of the NPPF and in accordance with EN12 of the Reading Borough Local Plan.*

## Condition 16

As a reminder condition 16 states as follows:

***PRE-COMMENCEMENT:*** No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

***REASON:*** *In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.*

The following information was submitted:

- Drawing No. TDS 495 / SR 1001 Rev A - proposed materials (Bird and bat boxes and tiles) dated 20 February 2023, received on 3 April 2023
- Drawing No. TDS 495 / SR 1002 – proposed fencing with access for wildlife dated 3 April 2023, received on 3 April 2023
- CTMP-TDS 495 SR 1000 Rev A – Construction Transport Management Plan for 20 Shinfield Road, Reading, dated 20 February 2023- received on 20 June 2023
- Drawing No. 0844 1.2 Rev B - Hard Landscape Plan received 20 June 2023
- Drawing No. 0844 1.1 Rev A - Planting Plan received 22 June 2023
- Landscape Implementation Schedule dated 16 June 2023, received 20 June 2023
- 20 Shinfield Road, Reading: Maintenance Schedule, received on 22 February 2023
- SK900 Services overlay dated 23 May 2023, received on 23 May 2023
- Arboricultural Impact Assessment Method Statement & Tree Protection Plan Ref: TH 2758 E, dated 16 June 2023, received 20 June 2023
- Application form dated 21 February 2023, received on 22 February 2023

The details were reviewed by the Case Officer, Transport Development Control Officer, the Assistant Natural Environment Officer, RBC Ecologist, and the Principal Environmental Health Officer. The information provided, as described above, is sufficient to fulfil the requirements of Conditions 3, 8, 13, 15 and 16 of planning permission 201879. As such, the above documents are hereby **approved** pursuant to conditions 3, 8, 13, 15 and 16.

The above conditions shall have been considered to have been discharged, once the development has been undertaken in accordance with the approved details.

In agreeing the details, the applicant is reminded of condition fifteen's requirement for replacements should any planting fail.

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 faithfully

*SDV*

*PP*

Beatrice Malama  
Planning Officer