

Mr J Langford
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Our Ref: 220667/APC
Your Ref:

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Friday 12th August 2022

Your contact is: David Brett, Planning

Dear Mr J Langford,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220667/APPCON

Application type: Approval of Conditions

Address: Norbrook House (Formerly Hilgay), Upper Warren Avenue, Caversham, Reading, RG4 7EB

Proposal: Application for approval of details reserved by conditions 4 (AMS and TPP), 5 (Landscaping), 6 (CMS), 7 (Bat Licence) of planning permission 211136, as granted on 21/10/2021

I refer to the above-mentioned application and the details submitted pursuant to the following conditions:

Condition 4: Arboricultural Method Statement and Tree Protection Plan

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.

The following documents have been received:

- Arboricultural Method Statement - 16502/PRO/Rev 25/07/22
- Tree Retention and Protection Plan - 186502/TRPP/PR

Received on 26/07/2022

The details pursuant to Condition 4 were reviewed by the Council's Natural Environment Officer who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 220667. As such, this condition is hereby discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 5: Landscaping

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;

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.

The following documents have been received pursuant to Condition 5:

- Site Plan Landscaping - 829-02-10-P1
- Soft & Hard Landscaping with Planting & Implementation Programme - 829/ARB/02

Received on 27/06/2022

The details pursuant to Condition 5 were reviewed by the Council's Natural Environment Officer who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 220667. As such, this condition is hereby discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 6: Construction Method Statement

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 unless otherwise agreed in writing by the Local Planning Authority.

The following documents have been received pursuant to Condition 6:

- Construction Method Statement - Revision A
- Existing site plan showing site set up - CMS01 Rev A

Received on 27/06/2022

The details pursuant to Condition 6 were reviewed by the Council's Transport Development Control Officer and Environmental Protection Officer, who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 220667. As such, this condition is hereby discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 7: Bat Licence

Demolition shall not commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required for all or part of the works the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

The following documents have been received pursuant to Condition 7:

- BMCL confirmation of site registration_ Mrs Sarah Foot RC168-6736A
- Licence Return Form - WML-CL21

Received on 06/05/2022

The details pursuant to Condition 7 were reviewed by the Council's Ecology Consultant who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 7 of planning permission 220667. As such, this condition is hereby discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Kind regards,

David Brett

David Brett
Senior Planning Officer