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Emma Gee
Interim Executive Director Economic
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Civic Offices, Bridge Street,
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Our Ref: 230548

Your Ref: PP-12108852-v1

Direct:

e-mail: david.brett@reading.gov.uk

03/07/2023

Your contact is: David Brett, Planning

Dear Mr Powell,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230548

Application type: Approval of Conditions

Address: 4 Kidmore Road Caversham Reading RG4 7LU

Proposal: Application for approval of details reserved by condition 5 (Landscaping) of application 220898

I refer to your application as described above.

Condition 5: Soft and Hard Landscaping

The condition reads as follows: Within 6 months of this permission, a scheme of hard and soft landscaping shall be 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 (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

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 submitted documents are **approved** pursuant to Condition 5:

- Soft & Hard Landscaping with Planting & Implementation Programme - 396/ARB/02 CON 04

Received on 30/06/2023

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/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

David Brett

David Brett
Senior Planning Officer