

Space Office Limited
104 Westfield Road
Caversham
Reading
RG4 8HJ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 230111

Your Ref: PP-11889364-v1

Direct ☎:

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

Thursday 4th May 2023

Your contact is: David Brett, Planning

Dear Space Office Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230111

Application type: Approval of Conditions

Address: 106 Westfield Road Reading RG4 8HJ

Proposal: Application for approval of details reserved by conditions 6 (Hard and Soft Landscaping) and 11 (Refuse and Recycling) of Application 220471

I refer to your application as described above.

Condition 6: Hard and Soft Landscaping

Prior to first occupation/use of the building hereby approved, 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 documents have been received pursuant to Condition 6:

- Proposed Plans & Elevations - P2203-03 Rev D

Received on 03/04/2023

- Landscape Specification prepared by Blossoms Garden Care

Received on 27/04/2023

The soft landscaping details pursuant to Condition 6 were reviewed by the Council's Natural Environment Officer, who indicated it was acceptable and recommended the condition be discharged. The details concerning hard landscaping have been demonstrated on the proposed plans are considered acceptable. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 6 of permission 220471. As such, this condition is hereby discharged.

Condition 11: Refuse and Recycling

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

The following documents have been received pursuant to Condition 11:

- Proposed Plans & Elevations - P2203-03 Rev D

Received on 03/04/2023

The refuse and recycling details pursuant to Condition 11 were reviewed by the Council's Transport Development Control Officer, and Waste Services 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 11 of permission 220471. As such, this condition is hereby discharged.

The above conditions, where submissions are required and have 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