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Our Ref: 212085

Your Ref: PP-10503167-v1

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21 November 2022

Your contact is: Mrs Alison Amoah, Planning

Dear Robin,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 212085

Application type: Approval of Conditions

Address: Reading International Business Park Land to the South of A33 Relief Road Reading Berkshire RG2 6DA

Proposal: Application for approval of details reserved by condition 9 of application 192054

Thank you for your application for discharge of condition 9 of 192054 (as amended by 220496/NMA with respect to condition 9). The following documents received 4th January 2022 are approved, unless otherwise stated.

Condition 9 - Provision and management of a target 8-metre wide buffer zone along the southern side the Kingsley Close Ditch

- External Lighting Layout - Drawing no: RILP-SPE-ZZ-00-DR-E-3000 Rev P05
- Denver Elite Wall Light Specification - UK 6
- D Series Specification - UK 4
- Landscape Management and Maintenance Plan Document ref: RILP-MGS- ZZ-ZZ-SP-L-9004 Rev P05, dated 25th October 2022, prepared by Macgregor Smith Ltd, received 26th October 2022
- Arlington Park Management Concept
- Typical Biodiversity Feature Detail - Drawing no: 1219-408 Rev P1
- Tree Protection Fencing - Drawing no: 1919-401 Rev P1
- Planting Plan General Arrangement 3 of 5 - Drawing no: 1219-203 Rev P9
- Planting Plan General Arrangement 4 of 5 - Drawing no: 1219-203 Rev P9
- Planting Plan General Arrangement 5 of 5 - Drawing no: 1219-203 Rev P9
- Watercourse Buffer Zone - Drawing no: 1219-004
- Tree Removal and Retention Plan - Drawing no: 1219-002 Rev P4
- Landscape General Arrangement Plan - Drawing no: 1219-001 Rev P10

It was clarified, in response to the Natural Environment Officer's question regarding whether any tree thinning is proposed over and above that on the approved plan (under 192054): 'Tree Removal and Retention Plan - Drawing no: 1219-002 Rev P3, received 26th June 2020', that there is no proposed tree thinning. It was also clarified that reference to "selective tree thinning" in the management plan is in relation to the long-term management of the landscape on site post implementation. Future selective tree thinning within the site would be as advised by an Arboriculturalist, as a positive landscape management intervention.

The above planting plans have a later revision than those approved under the original permission 192054. It has been clarified that there have not been any changes to the planting plans in terms of plant species, densities or tree numbers. The updates were to show the proposed planting alongside the updated gabion faced retaining wall along the northern boundary of Unit 2 rather than the concrete retaining wall as had previously been shown.

Clarification was also provided that the Tree Protection Plan submitted shows the type and specification of tree protection fencing demonstrating how the buffer zone will be protected during the construction phase. The Tree Protection Plans and AMS approved under Condition 7 (211313) show the proposed layout of the tree protection fencing and the methodology across the whole scheme.

In order to discharge the conditions, the development must be carried out 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.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer