

Lucy Newman
Via email only:
Lucy@hnarchitects.co.uk

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 221041/APC

Direct: ☎ 0118 937 4085
e-mail: ethne.humphreys@reading.gov.uk

14th October 2022

Your contact is: Miss Ethne Humphreys, Planning

Dear Ms Newman,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221041

Application type: Approval of Conditions

Address: Cow Lane, Reading

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (Hard and Soft Landscaping) 5 (AMS and TPP), 6 (Habitat Enhancement Scheme), 9 (CMS) and 11 (2 Vehicle Parking Spaces) of planning permission 211077

I refer to your application as described above.

Condition 3 (Materials)

The following details are **approved** pursuant to Condition 3:

- Supporting Report 1 - including a Material Schedule and Parking Arrangements dated 22 June 2022
ref.2219-P600-P1
Received 27th September 2022

- Supporting Report 3 - including a Hard Landscaping Material Schedule
Received 14th September 2022

No further details are required to be submitted to satisfy the requirements of this condition.

Condition 4 (Hard and Soft Landscaping)

The following details are **approved** pursuant to Condition 4:

- Ecology, Planting and Maintenance Notes by My Country Garden
Received 27th September 2022
- Supporting Report 3 - including a Hard Landscaping Material Schedule
Received 14th September 2022

No further details are required to be submitted to satisfy the requirements of this condition.

Condition 5 (AMS and TPP)

The following details are **approved** pursuant to Condition 5:

- Supporting Report 2 - including Tree Root Protection and Arboricultural Method Statement
- Proposed Root Protection Plan 2219-S101 P1

Received 18th July 2022

No further details are required to be submitted to satisfy the requirements of this condition.

Condition 6 (Habitat Enhancement Scheme)

The following details are **approved** pursuant to Condition 6:

- Ecology, Planting and Maintenance Notes by My Country Garden
- Boat Shed Plant List
- Supporting Report 1 - including a Material Schedule and Parking Arrangements dated 22 June 2022 ref.2219-P600-P1

Received 27th September 2022

- Planting Plan Key
- Planting Plan 2219-S001 P1
- Boat Shed Garden - Plants

Received 18th July 2022

No further details are required to be submitted to satisfy the requirements of the condition.

Condition 9 (CMS)

The following details are **approved** pursuant to Condition 9:

- Construction Phase Plan and Combined RAMS

Received 18th July

Notwithstanding the approved CMS the developer and owner are required to keep the Public Right of Way open and unobstructed at all times.

No further details are required to be submitted to satisfy the requirements of the condition.

Condition 11 (2 Vehicle Parking Spaces)

The following details are **approved** pursuant to Condition 12:

- Proposed Hard Landscaping and Parking Layout - Option 1 ref.2219-S100 P1

Received 18th July 2022

No further details are required to be submitted to satisfy the requirements of the condition.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, once the development has been 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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,
Ethne Humphreys
Senior Planning Officer
SDV