



Gemma Beazley
Via email only
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Keith Townsend
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Our Ref: 231005

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1 December 2023

Your contact
is: Ms Ethne Humphreys, Planning

Dear Ms Beazley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231005

Application type: Approval of Conditions

Address: 71 Oak Tree Road, Reading

Proposal: Application for approval of details reserved by conditions 5 (Reptile Mitigation Report) and 6 (Landscape and Ecology Management Plan) of Application 220221

I refer to the above application to discharge planning permission conditions 5 (Reptile Mitigation Report) and 6 (Landscape and Ecology Management Plan) of Application 220221 and respond as follows:

Condition 5 (Reptile Mitigation Report)

The Council's Ecologist has confirmed that the following details:

Reptile Mitigation Strategy prepared by The Ecology Co-op Project No. P4750 dated 30th November 2023

Received 30th November 2023

Are acceptable pursuant to the discharge of condition 5. For the avoidance of doubt, the developer will be responsible (and supply all equipment, materials and labour) for constructing the hibernacula at Mcllroys park having first gained permission from Reading Borough Council Park's Department.

Condition 6 (Landscape and Ecology Management Plan)

The Council's Ecologist has confirmed that the following details:

Landscape and Ecology Management Plan prepared by The Ecology Co-op Project No. P4750 dated 13th July 2023

Received 19th July 2023

Proposed Front Elevations 8748-207
Proposed Rear Elevations 8748-208
Plot 1 Proposed First Floor Plan 9096-104
Plot 2 Proposed Elevations 9096-110
Received 25th July 2023

Are acceptable pursuant to the discharge of condition 6.

The above conditions, 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 via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ms Ethne Humphreys
Principal Planning Officer