



Mr Thomas Luke
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RG4 7TH

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Our Ref: 221196/APC

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21st October 2022

Your contact is: Connie Davis, Planning

Dear Mr Luke,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221196

Application type: Approval of Conditions

Address: Blewgarth, The Warren, Caversham, Reading, RG4 7TH

Proposal: Application for approval of details reserved by condition 5 (hard and soft landscaping) of application 201876

I refer to your application as described above.

Condition 5

As a reminder, Condition 5 states:

No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;*
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*

e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by 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: These details are required prior to commencement of development because of insufficient information contained within this submission and 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 information was submitted:

Pre-Commencement Information: Proposed Details of Hard & Soft Landscaping - Planning number 201876

Received 11th August 2022

The details were reviewed by the case officer and the Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 201876. As such, this condition is hereby discharged.

Whilst the condition is discharged, please note the following advisory provided by the Natural Environment Officer: *It is noted that tree planting is to be in accordance with the guidance within the particular RHS webpage provided. As this is general advice, please note that there will be an expectation that trees are provided with stakes and ties, which should be checked annually and adjusted as necessary, with removal of stakes carried out after the third growing season, if the trees are established. In addition, both trees should be provided with a mulched zone of 1m diameter and approx. 75mm deep, topped up annually. Shrub planting will be expected to meet the density/numbers indicated on the planting plan provided for part c of the condition.*

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,

Connie Davis

Senior Planning Officer