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Frances Martin
Executive Director for Economic Growth
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Our Ref: 211641

Your Ref: PP-10266149-v1

Direct ☎: 0118 9372980

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9 June 2022

Your contact is: Steve Vigar, Planning

Dear Victoria,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211641

Application type: Approval of Conditions

Address: Station Hill North Reading

Proposal: Application for approval of details reserved by Condition 17 (landscaping) of planning permission 192032.

I refer to your application as described above.

The following details are **approved** pursuant to Condition 17:

SHRN - GN-BG-RRF-DR-L-1600 T01 dated 5 June 2020 - Green Roof
SHRN-GEN-BG-ZZ-DR-L-2600 T01 dated 5 June 2020 - Landscape Sections
SHRN-GEN-BG-ZZ-DR-A-3200 T01 dated 5 June 2020 - Roof Details
SHRN-GEN-BG-ZZ-DR-A-3201 T01 dated 5 June 2020 - Terrace Details 08
SHRN-GEN-BG-ZZ-DR-A-3202 T01 dated 5 June 2020 - Terrace Details 15 & 16
SHRN-GEN-BG-ZZ-DR-L-3600 T01 dated 5 June 2020 - Green Roof
SHRN-GEN-BG-ZZ-DR-L-3601 T01 dated 5 June 2020 - Green Roof
SHRN-GEN-BG-ZZ-DR-L-3602 T01 dated 5 June 2020 - Green Roof
SHRN-LDA-S2-ZZ-PL-L-100-101 T03 dated 29 March 2021 - GA Plan
SHRN-LDA-S2-ZZ-PL-L-100-103 T03 dated 29 March 2021 - Hardworks Plan
SHRN-LDA-S2-ZZ-PL-L-100-104 T02 dated 20 July 2021 - Sheet layout Plan
SHRN-LDA-S2-ZZ-DR-L-100-160 C02 dated 6 May 2022 - Tree Pits and Soil Volume
SHRN-LDA-S2-ZZ-DR-L-200-101 T03 dated 29 March 2021 Hardworks 1of7
SHRN-LDA-S2-ZZ-DR-L-200-102 T03 dated 29 March 2021 Hardworks 2of7
SHRN-LDA-S2-ZZ-DR-L-200-103 T03 dated 29 March 2021 Hardworks 3of7

SHRN-LDA-S2-ZZ-DR-L-200-104 T03 dated 29 March 2021 Hardworks 4of7
SHRN-LDA-S2-ZZ-DR-L-200-105 T03 dated 29 March 2021 Hardworks 5of7
SHRN-LDA-S2-ZZ-DR-L-200-106 T03 dated 29 March 2021 Hardworks 6of7
SHRN-LDA-S2-ZZ-DR-L-200-107 T03 dated 29 March 2021 Hardworks 7of7
SHRN-LDA-S2-ZZ-DR-L-300-101 T03 dated 29 March 2021 Softworks 1of7
SHRN-LDA-S2-ZZ-DR-L-300-102 T03 dated 29 March 2021 Softworks 2of7
SHRN-LDA-S2-ZZ-DR-L-300-103 T03 dated 29 March 2021 Softworks 3of7
SHRN-LDA-S2-ZZ-DR-L-300-104 T03 dated 12 November 2021 Softworks 4of7
SHRN-LDA-S2-ZZ-DR-L-300-105 T03 dated 12 November 2021 Softworks 5of7
SHRN-LDA-S2-ZZ-DR-L-300-106 T03 dated 12 November 2021 Softworks 6of7
SHRN-LDA-S2-ZZ-DR-L-300-107 T03 dated 12 November 2021 Softworks 7of7
SHRN-LDA-S2-ZZ-DR-L-300-108 T04 dated 12 November 2021 Planting Schedules 1 of 2
SHRN-LDA-S2-ZZ-DR-L-300-109 T04 dated 12 November 2021 Planting Schedules 2 of 2
SHRN-LDA-S2-ZZ-DR-L-400-101 T03 dated 29 March 2020 - Section A
SHRN-LDA-S2-ZZ-DR-L-400-102 T02 dated 3 July 2020 - Section B
SHRN-LDA-S2-ZZ-DR-L-400-103 T03 dated 29 March 2020 - Section C
SHRN-LDA-S2-ZZ-DR-L-400-104 T03 dated 29 March 2020 - Section D
SHRN-LDA-S2-ZZ-DR-L-400-105 T02 dated 3 July 2020 - Section E
SHRN-LDA-S2-ZZ-DR-L-400-106 T02 dated 3 July 2020 - Sections F-H
SHRN-LDA-S2-ZZ-DR-L-500-200 T03 dated 29 March 2021 - Edge Types 1of4
SHRN-LDA-S2-ZZ-DR-L-500-201 T03 dated 12 November 2021 - Edge Types 2of4
SHRN-LDA-S2-ZZ-DR-L-500-202 T04 dated 24 November 2021 - Edge Types 3of4
SHRN-LDA-S2-ZZ-DR-L-500-203 T02 dated 3 July 2020 - Edge Types 4of4
SHRN-LDA-S2-ZZ-DR-L-500-300 T02 dated 3 July 2020 - Furniture 1of3
SHRN-LDA-S2-ZZ-DR-L-500-301 T02 dated 3 July 2020 - Furniture 2of3
SHRN-LDA-S2-ZZ-DR-L-500-302 T02 dated 3 July 2020 - Furniture 3of3
SHRN-LDA-S2-ZZ-DR-L-500-400 T03 dated 29 March 2021 - Play details
SHRN-LDA-S2-ZZ-DR-L-500-500 T02 dated 3 July 2020 - Steps 1of3
SHRN-LDA-S2-ZZ-DR-L-500-501 T03 dated 29 March 2020 - Steps 2of3
SHRN-LDA-S2-ZZ-DR-L-500-502 T02 dated 3 July 2020 - Steps 3of3
SHRN-LDA-S2-ZZ-DR-L-500-600 T02 dated 3 July 2020 - Interface 1of 2
SHRN-LDA-S2-ZZ-DR-L-500-601 T02 dated 3 July 2020 - Interface 2of 2
SHRN-LDA-S2-ZZ-DR-L-500-602 T01 dated 29 March 2021 - Interface Utility Pocket Park
SHRN-LDA-S2-ZZ-DR-L-500-100 T02 dated 3 July 2020 - Paving - 1of 2
SHRN-LDA-S2-ZZ-DR-L-500-100 T02 dated 3 July 2020 - Paving - 2of 2
SHRN-WWS-S2-ZZ-DR-D-100-001 Rev.01 dated 22 May 2020 - Irrigation
SHRN-GEN-BG-XX-SH-L-8800 Rev. T01 dated 5 June 2020 Green Roof

SHR-DPA-S2-ZZ-DR-Y-0001 T01 dated 25 November 2020 - Tree Uplighter
SHRN-DPA-S2-ZZ-DR-Y-1001 T01 dated 25 November 2020 - Landscape Lighting Layout 1
SHRN-DPA-S2-ZZ-DR-Y-1002 T01 dated 25 November 2020 - Landscape Lighting Layout 2
SHRN-DPA-S2-ZZ-DR-Y-1003 T01 dated 25 November 2020 - Landscape Lighting Layout 3

40652-01T-01 A prov 1 dated 1 November 2018 Underground Services

SHRN-HL-XX-P2-GA-U-500-1001 T1 dated 5 June 2020 - Combined incoming services

SHRN-LDA-S2-ZZ-DR-L-900-000 Rev. T03 dated 6 May 2021 Landscape Specification

SHRN-FDL-S2-ZZ-Y-1002 T01 dated 13 May 20 Fountain Penetration Setting Out
SHRN-FDL-S2-ZZ-Y-2001 T01 dated 5 June 2020 Fountain Feature Detail Section
SHRN-FDL-S2-ZZ-Y-2002 T01 dated 5 June 2020 Fountain Feature Sack Filter
SHRN-FDL-S2-ZZ-Y-3001 T01 dated 5 June 2020 Plant Room
SHRN-FDL-S2-ZZ-Y-3002 T01 dated 5 June 2020 Plant Room Pipework
SHRN-FDL-S2-ZZ-Y-4001 T01 dated 5 June 2020 Plant Room Sections
SHRN-FDL-S2-ZZ-Y-7001 T01 dated 5 June 2020 Fountain Schematic
SHRN-FDL-S2-ZZ-Y-7002 T01 dated 5 June 2020 Plant Room Schematic

Please note the provisions of Condition 17 which includes the following: *“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.”*. This remains the responsibility of the landowner/developer and shall take precedence over any contractual arrangements discussed in any of the above documents.

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

SDV

Steve Vigar
Planning Applications Team Leader