

Berkeley Homes (Oxford & Chiltern) Ltd.
Berkeley House
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Taplow
SL6 0AG

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

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Our Ref: 221126

Your Ref: PP-11432756-v1

e-mail: Jonathan.Markwell@reading.gov.uk

26 September 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes (Oxford & Chiltern) Ltd.,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221126

Application type: Approval of Conditions

Address: 55 Vastern Road Reading RG1 8BU

Proposal: Discharge of conditions 22 (recording of lodge building), 31 (Arboricultural Method Statement and Tree Protection Plan) & 46 (CEMP: Biodiversity) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022.

I refer to the above application to discharge planning permission conditions 22 (recording of lodge building), 31 (Arboricultural Method Statement and Tree Protection Plan) & 46 (CEMP: Biodiversity) and respond as follows:

Condition 22 (recording of lodge building)

The recording of lodge building details, as shown on the following:

Historic Building Record by Built Heritage Consultancy, dated July 2022, as received 09/09/2022

are approved pursuant to condition 22.

Condition 31 (Arboricultural Method Statement and Tree Protection Plan)

The Arboricultural Method Statement and Tree Protection Plan details, as shown on the following:

Arboricultural Method Statement, by Arborclimb Ref P05jrSept22FV04_AMS, dated September 2022, as received 22/09/2022.

are approved pursuant to condition 31.

Informative via the Council's Natural Environment Officer: In agreeing this submission for the purposes of condition 31, you are reminded that the condition also requires that: 'The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan'. Hence confirmation of compliance with the condition (full discharge) could only be given if it is demonstrated through records of arb supervision and compliance with the AMS.

Condition 46 (CEMP: Biodiversity)

The CEMP: Biodiversity details, as shown on the following:

Construction Environmental Management Plan (CEMP: Biodiversity)) by Ecoconsult Ltd Ref O448-ECO12-SW-XX-RP-O-135-001 Revision: P03, dated September 2022, as received 15/09/2022.

are approved pursuant to condition 46.

For completeness, it is also noted that at the outset of the application details were also submitted seeking to discharge condition 23 (redevelopment contract prior to demolition of locally listed building). However, consideration of this condition was withdrawn by you on 26/09/2022 prior to a decision being made, following our correspondence during the course of the application.

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 by email as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer