

HC/CS/EOM/P22-1156

08 December 2022

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir / Madam,

Application for Approval of Details Reserved by Condition 15 and 45
Pursuant to Outline Planning Approval Reference 211843
Reading Golf Club, Kidmore End Road, Emmer Green, Reading, RG4 8SQ
Planning Portal Reference: PP-11735452

On behalf of our client, Vistry Thames Valley, please find enclosed an Application for Approval of Details Reserved by Condition 15 and 45 pursuant to Outline Planning Approval Ref. 211843 granted on 31 March 2022 for the following:

"Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (c3 use) to include affordable housing and public open space at the former reading golf club"

An application under s73 of the Town and Country Planning Act 1990 has been submitted (ref. 221312) to make minor amendments to the layout of the development approved by outline permission ref. 211843. It was validated on 20 October 2022 and is currently pending consideration. The information submitted to discharge these conditions is based on the amended layout, therefore any decision notice for the discharge of these conditions should refer to application ref. 221312, should it be approved.

This application seeks approval of details reserved by Condition relating to Condition 15 and 45.

Payment of the Application Fee of £116 will be paid directly by the Applicant under a separate cover.

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Condition 15 (Boundary Treatment)

Condition 15 states:

"No dwelling hereby permitted within an approved phase shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No dwelling shall be first occupied until the approved boundary treatments for that dwelling have been fully provided in accordance with the approved details. All approved boundary treatments for shall be provided prior to the occupation of the penultimate dwelling."

Condition 45 (On-Site Play Space Equipment)

Condition 45 states:

"Prior to the first occupation of the development hereby permitted, the details of all on-site play-space equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, full specifications and designs of the equipment and maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed prior to occupation of the 100th dwelling and shall thereafter be maintained in accordance with the approved details."

Accordingly, please find enclosed the following to discharge Condition 15 and 45.

Document	Reference
Boundary Treatment	6960 - PL-O68 - Boundaries Plan
Play-Space Equipment Pictures	23987 Picture Sheet
Play-Space Equipment Units	0000082662, Green Units

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours faithfully,

Esme O'Meara

Planner

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