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Frances Martin
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Our Ref: 211313
Your Ref: PP-10099371-v1

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4 February 2022

Your contact is: Mrs Alison Amoah, Planning

Dear Mr Moxon,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211313

Application type: Approval of Conditions

Address: Reading International Business Park Land to the South of A33 Relief Road Reading Berkshire RG2 6DA

Proposal: Application for approval of details reserved by condition 7 (Trees) of application 192054

I refer to your application as described above.

Condition 7 states:

No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Natural Environment colleagues were consulted and their comments received on 13/10/21 seeking amendments. Amended plans were provided on 8/12/21 and further comments from Natural Environment were sent to you on 27/1/22. As follows:

Previously, there were 4 'Tree Protection Plan & Method Statement' Sheets, with Sheet 4 having the AMS text on it. The revisions submit 3 'Tree Protection Plan & Method Statement Sheets' and one AMS text document:

Arboricultural Method Statement (Tree Protection Measures) document Tree Protection Plan & Method Statement Sheet 1 of 3 05197 TPP Rev B 22.11.21

Tree Protection Plan & Method Statement Sheet 2 of 3 05197 TPP Rev B 22.11.21

The plans now shown the retention of G55 hence are now consistent with the approved Tree Removal & Retention Plan.

In relation to the no-dig surfacing within the RPA of T72 (which I mistakenly referred to as T27), I previously stated that 'no specifics for the non-dig surfacing within the RPA of T27 Oak are given and with no requirement for them to be agreed with the Arboriculturalist or LPA. This needs to be addressed'. The text dealing with this appears the same in the new AMS document compared that on the previous Sheet 4, so this point has not been addressed. The Sheets state (in relation to this surfacing) 'AMS: A detailed Arb Method Statement to be agreed with the LPA prior to commencement of development'. However the purpose of condition 7 is to agree THE Arb Method Statement, not agree to agree to another AMS or further details being submitted. It just needs to specify the depth of the CCS (suitable for the max weight vehicles that will use it), edging, specify the final sub & final surfacing and how this higher area will be married with the adjacent surfacing. Hopefully the applicant will be able to specify this now?

You were able to provide further and final amendments on 3/2/22 and it was explained:

To summarise, changes are as follows:

- Inclusion of a geotextile separation layer above and below the CCS
- Depth of CCS is shown as 200mm. This is based on Geosynthetics recommendation for HGV
- Inclusion of a subbase below the concrete surface. This will also act as a separation between concrete and the CCS
- Inclusion of CCS fill specification in accordance with the AMS (20-40mm angular washed gravel)

We have also shown the existing surface reduced by 80mm. This is to account for removal of the existing keyblock paving in this location.

With regards to the use of a concrete surface rather than permeable paving. We have reviewed this again with the Civil Engineers and they have reiterated that they wouldn't recommended paving here due to the risk of it rutting which would become a long-term maintenance issue. We have extended the CCS layer to the gravel edge which is beyond the extent of concrete surface. This is to help more air penetrate the CCS and reach the ground.

I am able to confirm that with this clarification the submitted plans and details are confirmed to meet the requirements of condition 7. With the reminder that this condition states "The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan" I can confirm that for now this condition has been met.

Yours sincerely

Alison Amoah

Mrs Alison Amoah
Principal Planning Officer