

Star Contractors
Metro Industrial Centre, Units 3 An
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Isleworth
TW7 6NJ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211720

Your Ref: PP-10319465-v1

Direct ☎: 01189374085

e-mail: Ethne.Humphreys@reading.gov.uk

30 June 2022

Your contact is: Ms Ethne Humphreys, Planning

Dear Star Contractors,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211720

Application type: Approval of Conditions

Address: Dee Park Community Centre Thurso Close Tilehurst Reading RG30 4YH

Proposal: Application for approval of details reserved by conditions 5 (Cycle Parking), 6 (Hard and Soft Landscaping), 7 (BREEAM), 8 (Ecological Enhancements) of application 172312

I refer to the above application to discharge condition 5 (cycle parking), 6 (Hard and Soft Landscaping), 7 BREEAM) and 8 (Ecological Enhancements) of planning permission 172312 and respond as follows:

Condition 5 (Cycle Parking)

The cycle details, as shown on the following:

- Proposed Site Landscape Layout 2035/900 F
Received 8th June 2022

- Ten Cycle Eco Shelter Specification
Received 1st February 2022

have been reviewed by the Council's Transport Officer who has confirmed that these details are acceptable for the purposes of condition 5.

Condition 6 (Hard and Soft Landscaping)

The landscaping details, as shown on the following:

- Tree Pit Details PR1235532-13A

- Root Director Specification (model R1400A to give the trees the best opportunity to grow without affecting the surrounding areas with their roots -as per agent's email of 20th June 2022).

Received 20th June 2022

- Proposed Site Landscape Layout 2035/900 F

Received 8th June 2022

- External Materials Specification V2 (6/12/21)

- Services and Landscape Planting Plan 0901 Rev C

Received 7th March 2022

- Playtop Safer Surfacing Specification

- Sedum Roof System Specification

- Sedum Blanket System

- Soft Landscape Management and Maintenance Plan PR122532

- Proposed Levels Layout

- Surface Water Treatment Specification - Hydro International

Received 17th February 2022

have been reviewed by the Council's Natural Environment Officer who has confirmed that these details are acceptable for the purposes of condition 6.

Condition 7 (BREEAM)

The Breeam 'Very Good' rating as detailed on the following:

- Interim Certificate Design Stage ref: BREEAM-0087-1111

Received 22nd December 2021

is acceptable for the purposes of condition 7.

Condition 8 (Ecological Enhancements)

The ecological enhancements as shown on the following:

- Proposed Site Landscape Layout 2035/900 F

Received 8th June 2022

- Soft Landscape Management and Maintenance Plan PR122532

Received 17th February 2022

- Typical Bird and Bat Box Location 2035/235B

Received 1st February 2022

have been reviewed by the Council's Ecologist who has confirmed that these details are acceptable for the purposes of condition 8.

The above details are considered to be acceptable. However, the confirmation in this letter cannot be taken that the conditions are discharged, as the Local Planning Authority are aware that works commenced on 13/08/2021.

However, I can confirm on the basis of the information provided, there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above details.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Miss Ethne Humphreys
Senior Planning Officer