

Ridge and Partners
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Frances Martin
Executive Director for Economic Growth
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Our Ref: 201003

Your Ref: PP-08833424

Direct ☎: 01189374150

e-mail: Tom.Hughes@reading.gov.uk

26 October 2021

Your contact is: Tom Hughes, Planning

Dear Ridge and Partners,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201003

Application type: Approval of Conditions

Address: 5 Ian Mikardo Way Caversham Reading RG4 5BZ

Proposal: Discharge of conditions 3 (materials), 4 (landscaping), 8 (CMS) and 9 (noise and dust) of planning permission 182031/REG3

I refer to your application as described above. I apologise for the delay in sending to you this decision.

Condition 3 - Materials

The information submitted within the Materials Mood Board document specifying the proposed materials to be used is acceptable and this condition will be fully met when used in the construction of the approved development.

Condition 4 - Landscaping

You submitted Drawing No: 0002 Rev. B

- a. the proposed hard surfacing materials are acceptable
- b. Existing and proposed functional services need to be demonstrated on a site plan
- c & d) Comments were received from the Natural Environment Officer and forwarded on to you on 13th August. She had noted that the landscaping includes the planting of one 6m high (which would be minimum 20cm girth) *Malus sylvestris* (Apple) in the rear garden of bare root stock. This was questioned because 1) that is a big stock size and not one normally required (10-12cm girth; 3m in height being acceptable) and 2) it is unlikely that a semi-mature tree would be provided as bare root - it is likely to be containerised. Confirmation was sought on what was actually proposed but I am content that as long as the new apple tree planted is 10-12cm girth; 3m in height and planted as bare root stock with appropriate protection in accordance with BS 3882: 2015. This includes using stakes/ties and guards (if the latter is required) and should specifically include a mulched zone of 1m

diameter around the tree. The 'Maintenance' notes should also be amended to include annual re-mulching, checking of tree ties/stake annually (remove after 3 years of tree established) and weekly watering of the tree during the first 2-3 growing seasons (April-Oct) of a sufficient amount (if a 20cm girth tree is planted, it would be 100 litres of water weekly; but 20-25 litres for a 10-12cm girth tree). It is requested that these requirements are acknowledged and confirmed.
All other planning is acceptable as shown.

This condition will be fully met when landscaping is completed and on-going maintenance arranged.

Condition 8 - CMS

The provisions made within the CMS are acceptable. Ideally should be illustrated on an annotated site plan should questions arise during construction. The proposed measures should be followed throughout the construction phase for this condition to be fully met.

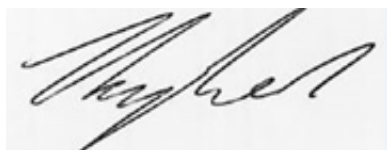
Condition 9 - Noise and dust controls

The details submitted to control pollution arising from the construction phase are acceptable. The proposed measures should be followed throughout the construction phase for this condition to be fully met.

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

A handwritten signature in black ink, appearing to read 'Tom Hughes', written on a light-colored background.

Tom Hughes
Planning Officer