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Our Ref: 211169/APC

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6th January 2022

Your contact is: Connie Davis, Planning

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211169

Application type: Approval of Conditions

Address: 112-114 Southcote Lane

Proposal: Approval of conditions 12, 13 and 15 of planning permission 180148

I refer to your application as described above.

Condition 12

As a reminder, Condition 12 states:

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and*
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and*
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.*
- (d) Tree pit specifications*

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

The following information was submitted:

06-1051-602 Rev B - Tree Protection Plan

Received 4th January 2022

06-1051-601 Rev A - Tree Retention and Removal Plan
06-1051-701 Rev A - Planting Plan

Received 9th December 2021

Arboricultural Tree Survey Report - 112 - 114 Southcote Lane, Reading, Berkshire
dated Friday 18th April 2018

Received 16th September 2021

The details were reviewed by the case officer and Natural Environment Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that 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.

Condition 13

As a reminder, Condition 13 states:

The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is first ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

Whilst this condition is not pre-commencement and therefore cannot be formally discharged (nor does it require to be), the applicant should be aware that the requirements of the condition should always be complied with at all times. Failure to comply with the condition could lead to enforcement action in the future.

Condition 15

As a reminder, Condition 15 states:

No development shall take place 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: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

The following information was submitted:

06-1051-602 Rev B - Tree Protection Plan

Received 4th January 2022

BS5837:2012 ARBORICULTURAL METHOD STATEMENT ref CTC211201 dated December 2021 prepared by Clever Tree Consultancy

Received 23rd December 2021

The details were reviewed by the case officer and Natural Environment Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that 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.

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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Senior Planning Officer