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Our Ref: 210866

Your Ref: PP-09882376-v1

e-mail: Jonathan.Markwell@reading.gov.uk

24 January 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear HTA Design LLP,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210866

Application type: Approval of Conditions

Address: Wensley Road Reading

Proposal: Discharge of condition 23 (hard and soft landscaping scheme) of planning permission 200122, as granted on 16/12/2020.

I refer to the above application to discharge planning permission condition 23 and respond as follows:

Condition 23 (hard and soft landscaping scheme)

The hard and soft landscaping scheme details, as shown on the following:

RBC-WLR - Wensley Road, Reading - Landscape Specification Stage 4 Rev D dated 27-10-21, as received 29/10/2021

HTA-L_DR_1900 Rev G - Landscape General Arrangement Plan, as received 29/10/2021

HTA-L_DR_1901 Rev G- Landscape General Arrangement Plan, as received 29/10/2021

RBC-WLR_HTA-L_DR_1902 Rev E - Levels Plan 1 of 2, as received 29/10/2021

RBC-WLR_HTA-L_DR_1903 Rev E - Levels Plan 2 of 2, as received 29/10/2021

HTA-L_XX_00_DR_1904 Rev C- Landscape Setting Out - Paths - 1 of 2, as received 16/08/2021

HTA-L_XX_00_DR_1905 Rev C- Landscape Setting Out - Paths - 2 of 2, as received 16/08/2021

HTA-L_XX_00_DR_1906 Rev A- Landscape Setting Out - Furniture - 1 of 2, as received 19/08/2021

HTA-L_XX_00_DR_1907 Rev A- Landscape Setting Out - Furniture - 2 of 2, as received 19/08/2021

RBC-WLR_HTA-L_DR_1910 Rev A - Landscape kerb plan - 1 of 2, as received 17/09/2021

RBC-WLR_HTA-L_DR_1911 Rev A - Landscape kerb plan - 2 of 2, as received 17/09/2021

RBC-WLR_HTA-L_DR_1920 Rev E - Soiling Plan 1 of 2, as received 29/10/2021

RBC-WLR_HTA-L_DR_1921 Rev E - Soiling Plan 2 of 2, as received 29/10/2021

RBC-WLR_HTA-L_DR_1922 Rev C - Landscape Planting Plan 1 of 2, as received 29/10/2021

RBC-WLR_HTA-L_DR_1923 Rev B - Landscape Planting Plan 2 of 2, as received 17/09/2021

HTA-L_DR_1931 Rev A - Detailed Planting Plan 1 of 2, as received 17/09/2021
HTA-L_DR_1932 Rev A - Detailed Planting Plan 2 of 2, as received 17/09/2021
RBC-WLR-HTA-L_DR_8930 Rev C - Typical Planting Details, as received 17/09/2021
RBC-WLR-HTA-L-Tree Species ratios 291021, as received 29/10/2021
2131-NBP-00-GA-ME-400 Rev 03 - Mechanical and Electrical Engineering Services Co-ordinated Underground Services Layout (Sheet 1 of 3), as received 17/09/2021
2131-NBP-00-GA-ME-401 Rev 02 - Mechanical and Electrical Engineering Services Co-ordinated Underground Services Layout (Sheet 2 of 3), as received 17/09/2021
2131-NBP-00-GA-ME-402 Rev 02 - Mechanical and Electrical Engineering Services Co-ordinated Underground Services Layout (Sheet 3 of 3), as received 17/09/2021
RBC-WLR-HTA-L_RP_1710 - Hard & Soft Landscaping Report by HTA dated May 2021, as received 26/05/2021, with the exception of pages 22 and 24, which were amended, as received 01/07/2021
Urban Trees, Highways & Utilities Guide V1.1 (extracts) by GreenBlue Urban, as received 26/05/2021
Utilities and RootSpace Guide (extracts) by GreenBlue Urban, as received 26/05/2021

are approved pursuant to condition 23.

Informative

Whilst the play equipment and lighting details are considered to be sufficient for the discharge of this condition, this is provided on a notwithstanding basis to the more detailed submissions required to separately satisfy conditions 29 and 37, with these details being assessed on their own merits as part of those approval of details applications.

Informatives in relation to services associated this condition from the Natural Environment Officer:

In relation to the installation of all services within Root Protection Areas of existing trees, you are reminded of the requirement to follow approved Arboricultural Impact Assessment & Method Statement by ACD Environmental Ref PRI22568aia_amsC Rev C dated 31/03/2021 - please refer particularly to section 4.9.

There is an expectation that the installation of services will not impact on the ability to implement tree planting as approved under condition 23 of planning permission 200122.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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 as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell