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Our Ref: 201001

Your Ref: PP-08833321

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11 October 2021

Your contact is: Julie Williams, Planning

Dear Jen Poulding,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201001

Application type: Approval of Conditions

Address: 76 Circuit Lane Reading RG30 3HW

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (Construction Methods Statement) and 11 (Landscaping) of application 190706

I refer to your application as described above.

Condition 3 Materials

Details were provided in the document Materials Mood Board dated July 2020. The proposed materials for walls, roof and surfaces and utilities are all agreed. Once used to complete the building this condition will be met.

Condition 4 Construction Methods Statement

The details provided in the submitted statement (15 June 2020) and additional plan are acceptable for the purposes of carrying out this development and all contractors on site should be made aware of the contents and comply with the measures specified throughout the construction phase.

Condition 11 Landscape

The Natural Environment's team's initial comments were that "The applicant has submitted a "Landscape Plan" document which describes the type and location of the plants to be planted. Only three species are specified of which only the beech is native. The other two species are not native and in the case of Euonymus 'Emerald Gaiety, not wildlife friendly either. Furthermore, there is no indication of the duration of the maintenance plan and the following statement is written on the landscape plan: 'All planting areas will be subject to a 12-month maintenance and Defects Liability Period'. This needs to be clarified before the condition can be discharged as the condition specifies a period of five years.

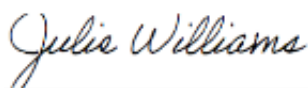
Regarding the fencing to the rear of the property, this appear to be close boarded which would prevent any small mammals crossing the site. Condition 11 specifies '*mammal gaps where appropriate*' and we would expect to see a number of and locations of mammal gaps on the plan. As such, Condition 11 should not be discharged until revised plans that include native and wildlife friendly planting, and fencing that is permeable for hedgehogs has been provided".

Amended plans and commentary was provided (204/b) and 1 frontage tree gained with this amendment. The amended Landscaping Plan addresses the NE comments, therefore the condition 11 (landscaping) can be discharged. However, this should not be a full discharge of the condition: the applicant should be reminded that full discharge would only be following 1) implementation of the approved landscaping and 2) at the end of the 5 year period IF maintenance and replacement requirements have been carried out.

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 dark ink, reading "Julie Williams". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Julie Williams
Area Planning Manager