

Mr B Ryves
Swaythling Housing Society
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SO50 6AD

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
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Our Ref: 210814

Your Ref: PP-09858440-v1

Direct ☎: 0118 9374545

e-mail: claire.ringwood@reading.gov.uk

22 November 2021

Your contact is: Ms Claire Ringwood, Planning

Dear Mr Ryves,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210814

Application type: Approval of Conditions

Address: 45 Caversham Road Reading RG1 7BT

Proposal: Discharge of conditions 9, 10, 12, 15, 16 and 20 of planning permission 201420

I refer to your application as described above.

Condition 9: Hard & Soft Landscaping

The following drawings and information have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied:

Drawing No: 6445-MJA-SW-XX-DR-C-001 Rev P2 - Drainage Strategy Drawing No: COM 1 Rev A - Communication Services Plan

Drawing No: ELE1 - Incoming Electrical Services Plan

Drawing No: WAT1 - Incoming Water Services Plan

Received 15/10/2021

Drawing No: 2000 Rev A - Hard & Soft Landscaping Plan

Received 05/10/2021

Drawing No: 13986/P01 Rev C - Planting Plan

Drawing No: GBU-GEN-45CR-3001 Rev A - Tree Plantation Using GBU Rootspace System Sheet 1 of 2.

Landscape Management Plan, Report No: 13986_R01c FINAL, dated 01/11/2021 Rev C.

Received 02/11/2021

Drawing No: GBU-GEN-45CR-3002 Rev A - Tree Plantation Using GBU Rootspace System Sheet 2 of 2
Received 19/11/2021

Condition 10: Habitat Enhancement Scheme

The Habitats Management Plan by Ecosupport Ltd, dated 1st September 2021, received by the local planning authority on 20th September 2021, has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

Condition 12: Security Strategy

Drawing No: 2000 Rev A - Hard Landscaping Plan, received by the local authority on 5th October 2021, has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

Condition 15: Contamination Assessment

The Covering Letter and associated documents by Enzygo Environmental Limited, dated 18th February 2021, ref: CRM.1726.001.GE.L.001.A, Geo- Environmental Report, by Enzygo Geoenvironmental Ltd, dated September 2020, Ref: CRM.1726.002.GE.R.001.B. Rev B and report by Argyll Environmental, dated 10th June 2020, Report Ref: AEL-0687-TSC-1003448, received by the local planning authority on 20th May 2021, have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

Condition 16: Remediation Scheme

The Remediation Strategy, by Hydrock, dated 6 May 2021, Doc ref: 16195-HYD-XX-XX-RP-GE-0001, received by the local planning authority on the 20th May 2021, has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

The developer should note that verification of the geotextile marker layer will be required along with the cover system as this is an important aspect that is often missed during installation and if missed will cause problems at a later stage when it comes to discharging the validation report.

Condition 20: CMS

Drawing No: 2002 Rev H - CMP Plan, received by the local authority on 5th October 2021, has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

The developer is advised we also recommend the use of 'white noise' reverse alarms instead of the beeping ones.

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

C. Ringwood

Ms Claire Ringwood
Planning Officer