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Our Ref: 210897/APC

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21st July 2021

Your contact is: Connie Davis, Planning

Dear Peter,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210897

Application type: Approval of Conditions

Address: Gardeners Arms PH, 48 Surley Row, Emmer Green, Reading, RG4 8NA

Proposal: Application for approval of details reserved by conditions 3 (Materials), 7 (Landscaping), 11 (Ecological Enhancement) and 24 (EV Charging) of application 190040

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development, other than demolition shall commence until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: *These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7, EN1 and EN3 of the Reading Borough Local Plan 2019*

The following information was submitted:

External Materials Schedule

Received 1st June 2021

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 190040. As such, this condition is hereby discharged.

Condition 7

As a reminder, Condition 7 states:

No development, other than demolition shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate, boundary treatments, car parking layouts, other vehicle and pedestrian access and circulation areas;*
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;*

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

NH014 / PL-LA Rev B - Hard and Soft Landscaping, Ecological Enhancements Plan

Landscaping Specification Rev A

Received 21st July 2021

The details were reviewed by the case officer and the Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 7 of planning permission 190040. As such, this condition is hereby discharged.

Condition 11

As a reminder, Condition 11 states:

Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 170 and 175 of the NPPF.

The following information was submitted:

Ecological and Biodiversity Enhancement Statement - Rev A

Received 24th June 2021

NH014 / PL-LA Rev B - Hard and Soft Landscaping, Ecological Enhancements Plan

Received 21st July 2021

It should be noted that drawing NH014 / PL-LA Rev B supersedes drawing NH014 / PL-LA Rev A; the latter is contained within the Ecological and Biodiversity Enhancement Statement.

The details were reviewed by the case officer and the Reading Borough Council Ecologist. It is considered that the information provided is sufficient to fulfil the requirements of Condition 11 of planning permission 190040. As such, this condition is hereby discharged.

Condition 24

As a reminder, Condition 24 states:

No dwelling within a Plot shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of 8 electric vehicle charging points and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

No dwelling within a Plot shall be first occupied until the Scheme for that Plot has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

Electric Vehicle Charging Specification

Received 1st June 2021

The details were reviewed by the case officer and the Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 24 of planning permission 190040. As such, this condition is hereby discharged.

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