

Ridge and Partners
Beaumont House
59 High Street
Theale
Reading
RG7 5AL

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 201002

Your Ref: PP-08833409

Direct ☎: 0118 9372461

e-mail: julie.williams@reading.gov.uk

17 August 2021

Your contact is: Julie Williams, Planning

Dear Ridge and Partners,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201002

Application type: Approval of Conditions

Address: 72 Wentworth Avenue Reading RG2 8JL

Proposal: Application for approval of details reserved by conditions 3, 4, 5 and 10 of application 190704

I refer to your application as described above.

Condition 3. Requires details of materials to be used in the construction of the external surfaces of the development to be approved. You have submitted MATERIAL MOOD BOARD for REAR OF WENTWORTH AVENUE, READING, RG2 8JL July 2020. The details described in this document are acceptable and subject to the materials being used to complete the works this condition will be met.

Condition 4. Requires a Construction Method Statement to be submitted. I can confirm that the details as provided Wentworth Set Up Diagrams 1 & 2) and amended by new plan (E8895_Reading B C Housing project site logistics_Wentworth_v1.2_130821) on 13th August 2021 are acceptable and subject to the methods set out being followed to complete the works this condition will be met.

Condition 5. This condition requires an Arboricultural Method Statement and Tree Protection Plan to be provided. You have submitted a number of documents in response to comments made by our Natural Environment Officers including:

GHA/MS/122562:20, dated 2 July 2020 from GHA Trees

Wentworth Ave TPP Rev B Plan October 2020, along with

E8895_Reading B C Housing project_site logistics_Wentworth_v1.2_130821

These have been checked for consistency and are now confirmed to be acceptable. Subject to the methods and protection set out in these documents being followed to complete the works this condition will be met.

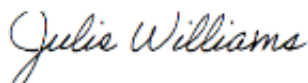
Condition 10. This condition requires details of landscaping to be approved. Again - getting details that responded to the requirements of the condition and that avoided conflicts with other plans has been a challenge. Questions were raised about planting beds and the need to prune the TPO oak tree and potential conflicts with services.

Incoming Service Zone Layout Plan submitted 25/11/2020 reference 5012252 RDG 0805 was referred to (apologies but this was not sent on to the landscape officer when first received) and along with the landscaping proposals are confirmed to be acceptable. As above, full compliance will follow the implementation of the landscaping in accordance with these approved details and methods.

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 signature is written in a cursive, flowing style.

Julie Williams
Acting Planning Manager