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Our Ref: 200476

Your Ref: PP-08611504

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

7 January 2021

Your contact is: Mr Jonathan Markwell, Planning

Dear Ropemaker Properties Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200476

Application type: Approval of Conditions

Address: Former Wickes site Weldale Street Reading RG1 7BW

Proposal: Discharge of conditions 26 (hard and soft landscaping), 27 (tree pit and raised planter details) and 28 (landscaping management plan) of permission 170326 (as amended by agreed non-material amendments 190793 and 191974)

I refer to the above application to discharge planning permission conditions 26 (hard and soft landscaping), 27 (tree pit and raised planter details) and 28 (landscaping management plan) and respond as follows:

Condition 26 (hard and soft landscaping)

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

1903-MWA-00-XX-DR-L-0020 Rev 01 Weldale Street, Walls and Retaining Structures, as received 25/03/2020

1903-MWA-00-XX-DR-L-0300 Rev 02 Railings and Gate Details, as received 25/03/2020

1903-MWA-00-XX-DR-L-0301 Rev 03 Railings and Gate details, as received 25/03/2020

1903-MWA-00-XX-DR-L-0400 Rev 02 Wall Details (Sheet 1), as received 25/03/2020

1903-MWA-00-XX-DR-L-0405 Rev 01 Coping Details, as received 25/03/2020

1903-MWA-00-XX-DR-L-0500 Rev 02 Paving Details, as received 25/03/2020

1903-MWA-00-XX-DR-L-0501 Rev 03 Edging Details and Step Units, as received 25/03/2020

1903-MWA-00-XX-DR-L-0505 Rev 01 Paving Pattern Details & Recessed Manhole Covers, as received 25/03/2020

1903-MWA-00-XX-DR-L-0951 Rev 00 Climber Planter and Support Details, as received 25/03/2020
1903-MWA-00-XX-DR-L-0600 Rev 00 Furniture details, as received 25/03/2020
1903-MWA-00-XX-DR-L-0900 Rev 02 Detailed Planting Plan Locations, as received 25/03/2020
1903-MWA-00-XX-DR-L-1002 Rev 01 Courtyard A Detailed Layout, as received 25/03/2020
1903-MWA-00-XX-DR-L-1102 Rev 03 Courtyard A Sections, as received 25/03/2020
1903-MWA-00-XX-DR-L-1901 Rev 02 Weldale Street, Planting Plan 1 of 7, as received 25/03/2020
1903-MWA-00-XX-DR-L-1903 Rev 02 Weldale Street, Planting Plan 3 of 7, as received 25/03/2020
1903-MWA-00-XX-DR-L-1904 Rev 02 Weldale Street, Planting Plan 4 of 7, as received 25/03/2020
1903-MWA-00-XX-DR-L-2104 Rev 00 Courtyard B Sections, as received 25/03/2020
1903-MWA-00-XX-DR-L-2105 Rev 00 Weldale Street Steps Sections, as received 25/03/2020
1903-MWA-00-XX-DR-L-2903 Rev 01 Weldale Street, Planting Plan 7 of 7, as received 25/03/2020
1903-MWA-00-XX-DR-L-1100 Rev 04 A1/A2 Southern Landscape Sections, as received 22/07/2020
0303 Rev F Site Elevation - East, as received 22/07/2020
0405 Rev E Site Section 7, as received 22/07/2020

1903-MWA-00-XX-DR-L-0001 Rev 08, Weldale Street, Site Landscape General Arrangement Plan, as received 02/11/2020
1903-MWA-00-XX-SP-L-0900 Rev 02 Weldale Planting Specification, as received 02/11/2020
1903-MWA-00-XX-DR-L-0950 Rev 04 Tree Pit details, as received 02/11/2020
1903-MWA-00-XX-DR-L-1900 Rev 07 Tree Planting Plan 1 of 2, as received 02/11/2020
1903-MWA-00-XX-DR-L-1902 Rev 06 Weldale Street, Planting Plan 2 of 7, as received 02/11/2020
1903-MWA-00-XX-DR-L-2100 Rev 04 Weldale Ramp Sections, as received 02/11/2020
1903-MWA-00-XX-DR-L-2900 Rev 04 Weldale Street, Tree Planting Plan 2 of 2, as received 02/11/2020
1903-MWA-00-XX-DR-L-2901 Rev 03 Weldale Street, Planting Plan 5 of 7, as received 02/11/2020
1903-MWA-00-XX-DR-L-2902 Rev 03 Weldale Street, Planting Plan 6 of 7, as received 02/11/2020
6200 Swift Boxes + Peregrine Falcon Platform, as received 02/11/2020
3622 Biodiversity Nesting Boxes, as received 02/11/2020
0212 Rev T Roof Plan, as received 02/11/2020
0302 Rev K Site Elevation - North, as received 02/11/2020
0404 Rev J Site Section 6, as received 02/11/2020
12123-HYD-XX-XX-DR-ME-9010 RevP04, Combined Services Proposed External Services Layout, as received 02/11/2020

PLANNING UPDATE by Matthew Wigan Associates dated 8th October, as received 02/11/2020
Email from Matthew Wigan Associates '200476 Weldale Street Landscape Condition Discharge', received 18/12/2020

1903-MWA-00-XX-DR-L-0010 Rev 01 Weldale Street, Paving and Edging, as received 07/01/2021

1903-MWA-00-XX-DR-L-0030 Rev 01 Weldale Street, Fencing and Gates, as received 07/01/2021

1903-MWA-00-XX-DR-L-0040 Rev 01 Weldale Street, Furniture and Features, as received 07/01/2021

are considered to be acceptable. However, as you are already aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development (beyond demolition) has already commenced prior to the issuing of this decision notice (development beyond demolition commenced in 2020, whereas the wording of the condition required all details to be submitted to and approved in writing by the Local Planning Authority prior to commencement barring demolition).

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the development is undertaken in accordance with the above details.

In addition, it is agreed for the avoidance of future doubt and as per correspondence on 05/05/2020 (RBC to Ridge) and 22/07/2020 (Ridge reply to RBC), that the materials and details associated with the play equipment (as shown on some plans submitted) are not considered / agreed as part of this application, but will instead be considered in relation to the future discharge of condition 43. Those details shown on the plans submitted with this application are purely indicative and this matter will be separately assessed when condition 43 is sought to be discharged in due course.

Condition 27 (tree pit and raised planter details)

The tree pit and raised planter details, as shown on the following:

1903-MWA-00-XX-DR-L-0020 Rev 01 Weldale Street, Walls and Retaining Structures, as received 25/03/2020

1903-MWA-00-XX-DR-L-0400 Rev 02 Wall Details (Sheet 1), as received 25/03/2020

1903-MWA-00-XX-DR-L-1901 Rev 02 Weldale Street, Planting Plan 1 of 7, as received 25/03/2020

1903-MWA-00-XX-DR-L-1903 Rev 02 Weldale Street, Planting Plan 3 of 7, as received 25/03/2020

1903-MWA-00-XX-DR-L-1904 Rev 02 Weldale Street, Planting Plan 4 of 7, as received 25/03/2020

1903-MWA-00-XX-DR-L-2105 Rev 00 Weldale Street Steps Sections, as received 25/03/2020

1903-MWA-00-XX-DR-L-2903 Rev 01 Weldale Street, Planting Plan 7 of 7, as received 25/03/2020

1903-MWA-00-XX-DR-L-0950 Rev 04 Tree Pit details, as received 02/11/2020

1903-MWA-00-XX-DR-L-1900 Rev 07 Tree Planting Plan 1 of 2, as received 02/11/2020

1903-MWA-00-XX-DR-L-1902 Rev 06 Weldale Street, Planting Plan 2 of 7, as received 02/11/2020

1903-MWA-00-XX-DR-L-2900 Rev 04 Weldale Street, Tree Planting Plan 2 of 2, as received 02/11/2020

1903-MWA-00-XX-DR-L-2901 Rev 03 Weldale Street, Planting Plan 5 of 7, as received 02/11/2020

1903-MWA-00-XX-DR-L-2902 Rev 03 Weldale Street, Planting Plan 6 of 7, as received 02/11/2020

Email from Matthew Wigan Associates '200476 Weldale Street Landscape Condition Discharge', received 18/12/2020

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However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the development is undertaken in accordance with the above details.

Condition 28 (landscaping management plan)

The landscaping management plan details, as shown on the following:

1903-MWA-00-XX-RP-L-0100 Rev 03, Landscape Management Plan, as received 02/11/2020

are approved pursuant to condition 28.

The above condition, 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 via email address or the direct line as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>