

Mr J Markwell
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

Our Ref L.446.010.ADB

01 July 2020

Dear Mr Markwell

Application under Section 96A of the Town and County Planning Act 1990 (as amended) to make non-material amendments to permission 170509 (granted on 10/10/2018), to vary the wording of Condition 38: Hard and Soft Landscape Details. Located at the Former Homebase & Toys R Us site, Kenavon Drive, RG1 3DH.

We hereby apply to vary Condition 38 of planning permission 170509 from (consented):

No development (barring demolition and piling) shall take place until the following hard and soft landscaping details have been submitted to and been approved in writing by the local planning authority:

(a) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc);

2) No development (barring demolition and works associated with the construction of the superstructure) shall take place until the following hard and soft landscaping details have been submitted to and been approved in writing by the local planning authority:

(b) hard surfacing materials; and

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and

(d) Tree pit specifications.

To (amended):

No development (barring demolition and piling) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367AA5990C-SW-00-A-5039 Rev P 02, as received 09/05/2019 until the following hard and soft landscaping details have been submitted to and been approved in writing by the local planning authority:

(a) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc);

Berkeley Homes (Oxford & Chiltern) Limited,
Berkeley House, Farnham Lane, Farnham Royal, SL2 3RQ
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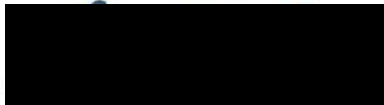
2) No development (barring demolition and works associated with the construction of the superstructure) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367AA5990C-SW-00-A-5039 Rev P 02, as received 09/05/2019 until the following hard and soft landscaping details have been submitted to and been approved in writing by the local planning authority:

- (b) hard surfacing materials; and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and
- (d) Tree pit specifications.

The proposed variations are sought in order to enable a phased approach to the submission of the contents of the condition to avoid any delay to the development and delivery of the scheme.

I trust the information provided is sufficient to allow for the validation and I look forward to hearing from you in due course.

Yours sincerely,



Alex Burrows
Senior Design Manager

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