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Frances Martin
Executive Director for Economic Growth
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Our Ref: 200840

Your Ref: PP-08796020

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15 October 2020

Your contact is: Mr Anthony Scholes, Planning

Dear ArchDezine Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200840

Application type: Approval of Conditions

Address: 4 Copse Avenue Caversham Reading RG4 6LX

Proposal: Application for approval of details reserved by conditions 3,4,5,6,7,8,9,10, 12 and 15 of application 181306

I refer to your application as described above.

Condition 3 - Materials

Condition 3 requires full details of all external surfaces of the development to be approved prior to commencement of the development. The applicant has provided the following information:

External materials schedule, as received 21 August 2020

The details submitted are considered acceptable, the conditions is partially discharged subject to implementation of the details hereby approved.

Condition 4 - Hard and soft landscaping

Condition 4 requires full details of hard and soft landscaping including: hard surfacing materials; proposed existing functional services above and below ground; planting plans; tree pit specifications; how the planting scheme will mitigate poor air quality; to be approved prior to commencement of the development. The applicant has provided the following information:

Document: Arboricultural Method Statement & Planting Plan: 4 Copse Avenue, Caversham, Reading, RG4 6LX, dated 23rd July 2020, Ref: GHA/MS/122560:20a

Document: Tree Protection Plan Rev A dated July 2020

Condition 5 - Landscaping implementation

Condition 5 requires the hard and soft landscaping to be carried out in accordance with the approved details (as per condition 4). This condition is not able to be discharged as the development will need to be carried out in accordance with the above details.

Condition 6 - Landscaping implementation

Condition 6 requires that all planted material be maintained for 5 years after and any trees which have died be replaced. This condition is not able to be discharged as the development will need to be carried out in accordance with the above details, and maintained thereafter for 5 years in accordance with the condition.

Condition 7 - Arboricultural method statement

Condition 7 requires no ground works to be carried out in the root protection area of off-site Sycamore at 5 Copse avenue until an arboricultural method statement is provided. The applicant has provided the following:

Document: Arboricultural Method Statement & Planting Plan: 4 Copse Avenue, Caversham, Reading, RG4 6LX, dated 23rd July 2020, Ref: GHA/MS/122560:20a
Drawing Title: Tree protection plan, 4 Copse Avenue, Reading RG4 6LX Rev B - As received 15 October 2020

The arboricultural method statement has been deemed acceptable, and the developer is required to comply with its requirements, as such this condition is only partially discharged.

Condition 8 - Boundary treatments

Condition 9 requires full details of position, design and materials of boundary treatments being provided, and the development be carried out in accordance with these details. The applicant has provided the following:

Document: "Boundary fence details" - 1.8m high timber close board and gate detail, as received 28 July 2020
Drawing Title: Tree protection plan, 4 Copse Avenue, Reading RG4 6LX Rev B - As received 15 October 2020

The boundary treatments has been deemed acceptable, and the developer is required to install boundary treatments as proposed, as such this condition is only partially discharged.

Condition 9 - Biodiversity enhancements

Condition 9 requires full details of two bird boxes to be installed on each dwelling prior to occupation of the development, and these to be installed prior to occupation and retained. The applicant has provided the following:

Drawing Title: Tree protection plan, 4 Copse Avenue, Reading RG4 6LX Rev B - As received 15 October 2020

The biodiversity enhancement are deemed acceptable, and the developer is required to install biodiversity enhancements as proposed, as such this condition is only partially discharged subject to implementation in accordance with the approved details.

Condition 10 - Construction method statement

Condition 10 requires a construction method statement be provided and the construction method statement to be followed throughout constructions. The applicant has provided the following:

Document: Construction method statement as received 29 June 2020

Drawing No: CMS - 01R - Site plan as received 7th October 2020

The details submitted are satisfactory and therefore the conditions is partially discharged subject to the details as outlined in the CMS being implemented.

Condition 12 - Access construction

Condition 12 requires no development be commenced until the access has been constructed in accordance with the details approved. No information has been provided to show that this has been undertaken. As such, this condition is not discharged and the applicant will be responsible for complying with this condition.

Condition 15 - Noise and dust control

Condition 15 requires full details of measures for the control of noise and dust as a result of the development to be provided prior to commencement of the development, and development to be carried out in accordance with these details. The applicant has provided the following:

Document: "Noise and dust" as received 18 June 2020

The details within the noise and dust statement are considered acceptable and the condition is partially discharged subject to the development being carried out with regard to these measures.

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 black ink, appearing to be 'A. Scholes', written over a horizontal line.

Mr Anthony Scholes
Senior Planning Officer