

Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 200407

Your Ref: PP-08576088

Direct ☎:

e-mail: James.Overall@reading.gov.uk

4 November 2020

Your contact is: Mr James Overall, Planning

Dear Rammurti Design Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200407

Application type: Approval of Conditions

Address: 25 Redlands Road Reading RG1 5HX

Proposal: Discharge of conditions 4a,b,c & d (Construction Method Statement), 7a, b,c & d (Hard and Soft Landscape) & Condition 9 (Tree Protection) relating to Appeal reference - APP/E0345/W/19/3229604(ref 190250).

I refer to your application as described above.

Condition 4a, b, c, & d - Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided; and
- b) Location on site for storage of plant and materials used in constructing the development; and
- c) The erection and maintenance of security hoarding around the site (if required); and
- d) Any footpath closures or road closures needed during construction.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

The Transport Officer has confirmed that all parts a) through to d) have been met to a satisfactory level, and as such Condition 4 can be discharged in full.

Condition 7a, b, c & d - Hand & Soft Landscaping Plan

No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports, as relevant); 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; and
- (d) Tree pit specifications.

The Natural Environment (trees and landscaping) Officer has confirmed the following:

Part a) Hard surfacing Landscape plan 0754 1.2A is considered acceptable; however, the applicant may wish to consider a more flexible surface close to trees. This is because paving slabs are not prudent where tree root activity is expected as they are very unforgiving; with any movement leading to trip hazards.

Part b) 'Ground Floor plan - Proposed RR:006 Rev B' showing service routes, received on 13/10/20 is considered acceptable for the purposes of discharging this part.

Part c) Ref Planting Plan 0754 1.1 C is acceptable in terms of proposed landscaping and implementation specifications. The Maintenance schedule is also acceptable.

Part d) The Notes on the planting plan show the tree pit details and are considered acceptable.

As confirmed above, parts a) through to d) have been met to a satisfactory level, and as such Condition 7 can be discharged in full.

Condition 9 - Tree Protection

Retained trees shall be protected during construction in accordance with a scheme for the protection of the retained trees (the Tree Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced), which shall have been submitted to and approved in writing by the Local Planning Authority. The scheme for the protection of the retained trees, and the appropriate working methods, shall be carried out as approved, and adhered to in perpetuity. (In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.)

The Arboriculture Officer has confirmed that the Arboricultural Method Statement 1255-KC-XX-YTREE-Method Statement-Rev A dated April 2020 and Tree Protection Plan 1255-KC-XX-YTREE-TPP01RevA (revised 20/04/20), are acceptable.

As such Condition 9 can be 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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely,

Mr James Overall
Senior Planning Officer