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29 March 2021

Your contact is: Mrs Nathalie Weekes, Planning

Dear Mr Mather,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200938

Application type: Approval of Conditions

Address: 1-4 Dovedale Close, Reading

Proposal: Discharge of conditions 3 (Material Schedule), 4 (Site Setup Plan & Construction Method Statement), 5, 6 & 7 (Landscaping) and 8 (Tree Protection) relating to planning permission 181459.

I refer to your application as described above.

3 (Material Schedule)

The development hereby approved shall not be commenced until details and samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the appearance of the street scene and the setting of the conservation area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

Condition 3 requires the submission of a schedule of materials to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

237 Material Schedule C1- Condition 3, July 2020

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

4 (Site Setup Plan & Construction Method Statement)

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(D) The erection and maintenance of security hoarding/scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures / Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Measures to control dust and noise emanating from the site during demolition and/or construction.

No burning of materials shall take place within the site at any time.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

Condition 4 requires the submission of a construction method statement to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

237 CMS C1 - Condition 4

237-02-13 Rev P Site setup plan - Construction method statement

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

No footpath or road closures have been indicated. If any road closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to.

5, 6 & 7 (Landscaping) and 8 (Tree Protection)

5. The development hereby approved shall not be commenced until details of all boundary treatments (including gates), have been submitted to an approved in writing by the local planning authority.

The boundary treatment shall be provided in accordance with the approved details prior to first occupation of the development.

Reason. In the interests of the appearance of the development and the setting of the conservation area. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

6. Notwithstanding the details shown on drawing 06 Rev.C dated 12 February 2015, as approved in planning permission 141730, the development hereby approved shall not be commenced until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

a) pedestrian access and circulation areas, hard surfacing materials (designed to SuDS principles), outdoor structures and ancillary objects (lighting columns, outdoor seating, raised planters, railings, etc.); and

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

c) planting plans; written specifications (including cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species (to be native and wildlife- friendly), plant sizes and proposed numbers/planting densities - to include trees of ultimately large size and boundary hedging to the street frontage.

ii) All hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development.

iii) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of the development.

Reason: To ensure provision and retention of suitable hard and soft landscaping in the interests of the appearance of the development and the setting of the conservation areas, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008, and Policies DM1 and DM18 of the Sites and Detailed Policies Document 2012.

7. i) A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development. The landscape management plan shall be carried out as approved at all times thereafter.

ii) Any trees or plants provided as part of the approved landscaping that within a period of five years after planting are removed, die, or

in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site, in the interests of the appearance of the development and the setting of the conservation area. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and DM4 and DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

8. The development hereby approved shall not be commenced until:

i) an Arboricultural Method Statement to BS5837:2012 for all works within, or affecting, Root Protection Areas identified on plan ref. SPH/RPA-01/19.12 dated 19 December 2011 within the submitted Tree Survey ref. Ref: SPH/5837-01/19.12 as approved in planning permission 141730.

ii) a Tree Protection Plan to BS5837:2012 showing the position and specifications of tree protective fencing and other necessary measures, have been submitted to and approved in writing by the Local Planning Authority. Paragraphs a) and b) below shall have effect until one year from the date of occupation of the development hereby approved.

a) No tree shown on plan ref. SPH/RPA-01/19.12 dated 19 December 2011 shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

- b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.
- c) No works shall be carried out within, or affecting, Root Protection Areas at any time other than in accordance with the approved Arboricultural Method Statement.
- d) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.
- Reason: to ensure that appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policies CS38 and CS33 of the Reading Borough LDF Core Strategy 2008.

The applicant has submitted the following in relation to conditions 5 boundary treatments, 6 hard and soft landscaping, 7 landscaping management plan and 8 tree protection:

237-02-11 C3 Proposed landscaping plan

237-02-12 C3 Arboricultural method statement and TPP

5 Year maintenance operations for trees Rev C3

SPH/5837-01/19.12 BS5837:2005 Tree survey at 1-4 Dovedale Close, by Grace Allen Homes, 19 December 2011

Condition 5 (boundary treatments) shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Condition 6 (hard and soft landscaping) shall have been considered to have been part discharged, providing that the works are undertaken in accordance with the approved details. Compliance with this will need to be implemented in order to fully discharge the condition.

Condition 7 (landscape management) shall have been considered to have been part discharged, providing that the works are undertaken in accordance with the approved details. Compliance with this will need to be implemented in order to fully discharge the condition.

Condition 8 (AMS/TPP) shall have been considered to have been part discharged, providing that the works are undertaken in accordance with the approved details. Compliance with this will need to be implemented in order to fully discharge the condition.

Please note that it is the responsibility of the developer to ensure that all relevant conditions and documentation 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.

Yours sincerely

Nathalie Weekes pp SFB

Mrs Nathalie Weekes
Planning Officer