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Our Ref: 192048/APC

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Your contact is: Connie Davis, Planning

Dear Mr Kavanagh,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 192048

Application type: Approval of Conditions

Address: 21 Coley Avenue, Reading, RG1 6LJ

Proposal: Application for approval of details reserved by conditions 5 and 6 of application 190624

I refer to your application as described above.

Condition 5

As a reminder, Condition 5 states:

No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

The following information was submitted:

Arboricultural Method Statement dated 27th April 2020, Ref: GHA/MS/13567:20c

Received 27th April 2020

2760 054 T4 - Root Protection Area + Threshold Detail

Received 21st April 2020

Tree Protection Plan Rev D dated Feb 2020

Received 12th February 2020

The details were reviewed by the case officer and RBC Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 190624. As such, this condition is hereby discharged.

Condition 6

As a reminder, Condition 6 states:

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted 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 lines, manholes etc); 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.***
- (d) Tree pit specifications.***

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

The following information was submitted:

2760 005 P8 - Proposed Site Plan
758-LA-P-01 Rev B - Detailed Planting Plan Sheet 1 of 2
758-LA-P-03 - Landscape Specification Notes Sheet 2 of 2
758-LA-P-01 Rev B - Landscape General Arrangement Plan

Received 12th February 2020

The details were reviewed by the case officer and RBC Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 190624. As such, this condition is hereby 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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Planning Officer