

Berkeley Homes (Western) Limited
200 Longwater Avenue
Green Park
Reading
RG2 6GB

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 182204

Your Ref: PP-07486285

Direct ☎: 0118 937 2458

e-mail: Jonathan.Markwell@reading.gov.uk

18 December 2019

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes (Western) Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 182204

Application type: Approval of Conditions

Address: Toys R Us Kenavon Drive Reading RG1 3HS

Proposal: Partial discharge of condition 8 (Construction Method Statement) (parts a) and b) only) and full discharge of condition 36 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 170509, as granted 10/10/18.

I refer to the above application to partially discharge planning permission condition 8 (Construction Method Statement) - parts a) phase 1 and b) phase 2 only - and fully discharge condition 36 (Arboricultural Method Statement and Tree Protection Plan) and respond as follows:

Condition 8 (Construction Method Statement) - parts a) phase 1 and b) phase 2 only

The Construction Method Statement details, as shown on the following have been submitted and assessed:

BHOCW-F-10b Construction Phase Plan Rev J by Berkeley Homes (Oxford and Chiltern) Ltd, dated 31/10/19, as received 06/11/19

Construction Phase Health & Safety Plan for the Demolition and Associated Works, by Wooldridge Ecotec Limited dated December 2018, as received 07/12/18

Construction Environmental Management Plan Rev E, by Berkeley Homes (Oxford and Chiltern) Ltd, dated 15/02/2019, as received 06/11/19

F367-AA5990C-SW -00-A-5030 Rev P. 02 Site Phasing Plan, as received 03/12/19

O.446.ENG.008 Rev H Construction Method Statement Phase 1 and 2, as received 03/12/19

are approved pursuant to conditions 8a and 8b.

This condition is only partially discharged, as it solely relates to parts a) phase 1 and b) phase 2 of the condition only. A separate approval of details application will be required to be submitted and approved in the future prior to the commencement of any works associated with phase 3, in order to satisfy the condition in full.

Furthermore, it is noted that the wording of the original condition (as part of 170509) was altered by non-material amendment application 191788, as agreed on 16/12/19. The phasing plan has also been altered by non-material amendment application 190764, as agreed on 31/05/19. As such, this submission should be read within the context of these non-material amendments previously agreed to permission 170509.

It is noted that relevant public right of way (PROW) works are included within phases 1 & 2 as noted within the phasing plan, but shall not be proceeded upon until the requisite licences and approvals are gained from the relevant bodies (e.g. condition 16).

Condition 36 (Arboricultural Method Statement and Tree Protection Plan)

The Arboricultural Method Statement and Tree Protection Plan details, as shown on the following have been submitted and assessed:

tf1108/TPP/301 Rev A Tree protection & Arboricultural Method Statement, as received 28/05/19

tf1108/TPP/300 Rev A Tree removal & Tree works plan (Addendum), as received 28/05/19

The above details are considered to be acceptable. However, as you are already aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has already commenced (demotion works commenced in December 2018, before this submission was made - the wording of the condition required all details to be submitted to and approved in writing by the Local Planning Authority prior to commencement including demolition).

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Notwithstanding the above, it is also noted that the details of the decking around the retained Plane trees adjacent to the riverside is yet to be devised (as stated on tf1108/TPP/301 Rev A Tree protection & Arboricultural Method Statement, as received 28/05/19). More specifically, the Arboricultural Method Statement plan states: Installation of decking - The design of the decking will be as specified by an engineer and landscape architect in consultation and agreement with the Project Arboriculturist and will accord with BS5837 (2012) 7.7 Special Engineering for foundations within the RPA. Following design an addendum methodology to minimise impact on retained trees will be provided by the Project Arboriculturist. Therefore, whilst effectively discharging condition 36, please note that officers will be expecting an addendum to the Arboricultural Method Statement for agreement prior to any works commencing on the decking around the retained Plane trees.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer