

Ms Marie French
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Frances Martin
Executive Director for Economic Growth
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Our Ref: 191414

Your Ref:

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12/11/19

Your contact is: Tom Hughes, Planning

Dear Ms Marie French,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191414

Application type: Approval of Conditions

Address: Progress Theatre The Mount Reading RG1 5HL

Proposal: Discharge of condition 4 (landscaping) of planning permission 190294/FUL

I refer to your application as described above.

Condition 4 of planning permission 190294/FUL stated:

'No vehicles associated with patrons of the theatre shall be parked on the approved car park surface at any time, until full details of soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- (a) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants (including at least one tree), noting species, plant sizes and proposed numbers/planting densities where appropriate.*
- (b) Tree pit specifications.*

Reason: in the interest of ensuring that the landscaping of the development enhances the visual amenity of the area in accordance with Policies CS7 and CS38'

A soft landscaping plan has been supplied. The soft landscaping plan details the extent of planting to take place, satisfying the requirements of part (a) of the condition. No new tree planting is proposed.

While it would be preferable for a more robust scheme of landscaping to be provided, the proposals are considered to be proportionate to scale of the development. In addition, recent pre-application advice provided under 190874/PRE details the requirement for further schemes of landscaping to accompany the future development of the site. In the circumstance, the proposed scheme of

landscaping is acceptable and full compliance with this condition will occur when the development is completed with the proposed landscaping implemented and maintained in accordance with conditions 5 and 6 of the permission. The submitted soft landscaping plan is hereby approved pursuant to condition 4 of planning permission 190294/FUL.

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

Tom Hughes
Planning Officer