

Condition 3:

Arboricultural Impact Assessment “Henley Road Cemetery AIA 18Oct2018” attached.

Tree Root Protections areas cordoned by the use Heras fencing panels on supports to locations shown on plan SPH/PB/RPS-01/08/06 in BS 5837:2012 Tree Surveys for Henley Road Cemetery, Caversham Appendix 3 and reproduced on Plan 2801 (P) 004 Proposed Layout Rev C.

For the new vehicular access area close to the trees shown on Plan 2801 (P) 004 Proposed Layout Rev C; tree roots to be protected by installation of Terram Geocell Tree Root Protection. Find attached the specification, design and Installation document for the tree root protection system.

Condition 4:

- a) Details of hard landscaping as attached Plan 2801 (P) 004 Proposed Layout Rev C.
- b) There is no existing functional service below or above ground within the proposed area Plan 170318 01 of underground utility survey attached - area proposed for burial shown as Recreation Ground on the plan.
- c) Details on soft landscaping as attached Landscaping Statement and Soft Landscaping Method statement. Plan 2801 (P) 004 Proposed Layout Rev C
- d) Tree pit specification is stated in the Soft Landscaping Method Statement refer to page 3.

Condition 8:

As agreed with Planning Officer, surface water run-off from existing car park will not be altered and allowed to drain into existing road gullies which discharge into the existing surface water drainage system previously approved by the Planning Authority and Environment Agency in 2004.

A previous extension to the cemetery was carried out in January through to March 2005. During this extension, a surface water drainage system was constructed as part of the carpark and road layout which was designed with sufficient capacity to cater for any future land being used for burials. This future land included conversion of the ‘Recreation Ground’ to burial land which is now the subject of this application. Find attached labelled A Memo to the Planning Authority in 2003 submitted as part of the Planning Application which references the rationale for the surface water drainage system design at that time (relevant section is the last paragraph of page 1 continued on page 2).

In addition, this proposal for the surface water drainage system was also submitted to and approved by the Environment Agency (attached EA Approval letter from 2004 and EA comments letter from 2003 labelled B&C). Subsequently, the existing surface water drainage system within the existing car park and road layout has been constructed with sufficient capacity to cover the 'Recreation ground'.

Therefore, installation of a new surface water drainage system for the 'Recreation ground' land which is now being converted to burial land as planned will not be required as this is already in place. Find attached Layout of the surface water drainage installed in 2005 and Cemetery drawing of from the previous extension in 2005 showing the area of land extended called Mayfield and proximity to the Recreation Ground which is now the subject of this application (labelled D&E).

During the 2005 construction to extend the cemetery (Mayfields), the roads and car park areas were constructed to Highways standards. The road and paving around the east, west and north of the site did not have a kerb and water is allowed to run off on to the grassed verges. The south of the site is composed of the road and kerbed carpark and the surface water drainage was designed to connect regular gulley's alongside kerbs to a petrol interceptor and then to a soakaway. The design and construction based on the comments and approval letters of the EA in 2003 and 2004 referred to in the previous paragraph

As evidence of the existing surface water drainage system, find enclosed details of the approved surface water drainage system as follows:

1. Specification of the surface water drainage system - Road Gulley details, Pipe Trench design, Deep Bore Soakaway, Petrol Interceptor and Manhole type (Fa & Fb)
2. Photographs of actual construction of the drainage system in 2005 as per the specification referred to in 1 above and approvals from EA and Planning Authority (labelled G to N).

Condition 9:

Noted, prior to first use of application site receiving burials, the boreholes as shown on the Trial Hole Layout Plan will be decommissioned and sealed.

Condition 10:

Details on Flower Meadow as attached Landscaping statement (refer to page 1) and Soft Landscaping Method statement (refer to page 3).

Application No: 180752

At: Reading Crematorium & Henley Road Cemetery, 55 All Hallows Road, Caversham Reading.