

Mr M. Pearce
Weston Homes Plc
Parsonage Road
Takeley
CM22 6PU

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 181640

Your Ref: PP-07278953

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

20 June 2019

Your contact is: Steve Vigar, Planning

Dear Mr Pearce,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181640

Application type: Approval of Conditions

Address: 5-9 Berkeley Avenue Reading RG1 6EL

Proposal: Application for approval of landscaping details reserved by condition 7 of permission 101656/EXT (10/01567/EXT) as allowed on appeal ref. APP/E0345/A/11/2151515/NW and as varied by Condition 7 of approval 171810/NMA.

I refer to your application as described above.

Condition 7 amended by 171810/NMA is as follows:

"i) No dwelling within the development as a whole 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 accord with previously approved details submitted under reference 101656/EXT (10/01567/EXT) for parts of the site unaltered by this NMA and shall accord with the landscaping principles shown on the drawings hereby approved for parts of the site altered by this NMA and 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.*

ii) The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before first occupation of any part of the development.

The soft landscaping shall be fully provided prior to first occupation of any part of the development, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of any part of the development.
iii) All planted materials shall be maintained for five years from date of planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted."

The following landscaping details are **approved** pursuant to amended Condition 7:

2762-DT-01 Tree Pit Details Ground Level dated 13 March 2019
2762-DT-02 Tree Pit Details Podium Level dated 13 March 2019
2762-APA-PP-01 Rev.B Ground Floor Planting Plans dated 17 January 2019
Planting Schedule 2762-PS-01-REVB dated 17 January 2019
Planting Schedule - Podium and Roof 2762-APA-PS-02 Rev B dated 15 January 2019
Technical Note - Water Main Installation - Barton Hyett, dated 10 April 2019
WH186/17/10.01 Rev.J Site Layout dated 26 February 2019
WH186/17/15.02 Rev. B Underground Drainage, dated 1 June 2018
WH186/17/15.04 Rev. B Hard Landscaping Details - Sheet 1 of 2 dated 1 June 2018
WH186/17/15.101 Rev. B Electric Layout dated 1 June 2018
WH186/17/15.102 Rev. B Gas Layout dated 1 June 2018
WH186/17/15.103 Rev. B Water Layout dated 1 June 2018
WH186/17/15.302 Rev. A Gas Diversion Plan dated 26 January 2018
WH186/17/40.01 Rev E 01 Level Podium Roof Plans dated 28 November 2018
WH186/17/45.014 Rev. D 1st Floor Podium Details dated 7 December 2018

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

SDV

Steve Vigar
Principal Planning Officer