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Our Ref: 190755/APC

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2nd September 2019

Your contact is: Connie Davis, Planning

Dear Mr Brotherton

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190755

Application type: Approval of Conditions

Address: Land at corner of Newark Street, Reading, RG1 2SR

Proposal: Discharge of conditions 3 and 4 of planning permission reference 180417

I refer to your application as described above.

Condition 3:

As a reminder Condition 3 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for: (delete where inappropriate)

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided*
- location on site for storage of plant and materials used in constructing the Development*
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- any footpath closures or road closures needed during construction*
- wheel washing facilities on site*
- a scheme for recycling waste resulting from the construction works measures for controlling noise and dust during construction works.*

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policies DM4, DM12 and CS34.

The following documents were submitted:

NEW 010-2 C
NEW 010 C

Received 27th August 2019.

Construction Method Statement

Received 8th May 2019.

The details were reviewed by the case officer and RBC Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 180417. As such, this condition is hereby discharged.

Condition 4

As a reminder Condition 4 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;*
- (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 and in accordance with that indicated on approved Landscape Strategy Plan 983.16 dated April 2018, received 27 April 2018.*
- (d) Tree pit specifications.*
- (e) Details of all boundary treatments.*

Reason: To ensure that the landscaping of the development enhances the visual amenity of the local environment, in accordance with Policies CS7 and DM18.

The following information was submitted:

0768 1.1 - Tree planting proposals

Received 11th July 2019

Planting Schedule

Received 8th May 2019

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 4 of planning permission 180417. As such, this condition is hereby discharged.

However you are reminded of the requirements of condition 5 of planning permission 180417 which require landscaping to be implemented in accordance with approved details. In order to be able to discharge this condition, it would be prudent for the applicant to keep a photographic record of landscaping as it progresses, e.g. to prove that tree sand has been used, root barriers installed and appropriate sub and top soil utilised. Without evidence, it will not be possible to discharge this condition.

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