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2 August 2019

Your contact is: Julie Williams, Planning

Dear Mr Ambridge,

#### **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 180930

**Application type:** Approval of Conditions

**Address:** Elvian School 61 Bath Road Reading RG30 2BB

**Proposal:** Discharge of conditions 5, 6 & 7 of planning permission 151175

I refer to your Approval of Conditions application as described above. I have not heard any more from you on the matter since March. The conditions referred to state:

#### **Condition 5. Lighting Details**

Prior to installation of external lighting to the approved development, layout plan details of the routing and location of lighting columns to be submitted to and approved by the Local Planning Authority.

In correspondence with you it has been explained that the hard landscape / cycle store layout shown on the Electrical Services layout is not as per plans approved under 180558, as previously indicated - plans should be consistent. Our previous comments expressed concern over the location of cable under the no-dig cellular confinement (CCS) paths in relation to excavating within RPAs and future access needing to dig through the CCS.

You provided a response to this but it remains disappointing that cables have to run under what should be a no-dig zone and we had not envisaged the cable going under the all-weather pitch. If it must go under the path, then so be it. Works, as stated, should be carried out in accordance with the approved AMS.

Our concern regarding future access to the cable was not necessarily related to the method of access (which should be as per the AMS) but the fact that the CCS would be damaged/have to be removed (or sections of it) with the temptation then to back-fill with normal path

construction. The school (should future access be required) should be advised to seek arboricultural advice and should replace any CCS in a satisfactory manner.

However, we have not had a satisfactory response to any of the other points of concern raised in an email to you dated 25/6/18 and these are required in order to determine whether the lighting routes are acceptable. Therefore it is not possible to confirm that this condition is met.

#### Condition 6. Landscape management plan

In accordance with the approved Landscape Management and Maintenance Plan from Fabrik, reference D2342\_MA001 Revision P3 dated November 2016, within 1 year of occupation of the development a long-term landscape management plan shall be submitted to and approved by the Local Planning Authority.

With reference to Landscape Management & Maintenance Plan D2342\_MA001 Revision P3 November 2016 this is acceptable as it was one of the documents approved under 161877/REM. Therefore this condition is met.

#### Condition 7. Boundary mammal gaps

Prior to the erection of boundary fencing on site, specifications for the mammal gaps as shown on the approved Boundary plans D2342 L.210 Rev P3, D2342 L.211 Rev P3, and D2342 L.212 Rev P3 shall be submitted to and approved by the Local Planning Authority.

I note the revised Proposed Boundary Plans L.210 C4, L.211 C3 & L.212 C4 which now show badger gates instead of the underground pipes previously shown, as referred in the Ecology management document submitted for condition 6. It is assumed that the Mammal Gap detail drawing D2342 L.402 C1 originally submitted will now be dismissed as this related to the underground pipe specifications.

Our ecology consultant confirmed that you should provide the specifications of the gates that are proposed. Although it was suggested that it might be better to simply leave gaps in the fence in the locations shown, with no gate as badgers do not always use gates and they may end up digging under the fence in any case. This would allow other animals, such as hedgehogs, to move under the fence.

No response to this request or suggestion has been received so it has not been possible to confirm that this condition has been met.

This means that only condition 6 is confirmed as met and you will need to apply again to have details for conditions 5 & 7 approved.

Yours sincerely



Julie Williams  
Area Planning Manager

## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>

