



Reading
Borough Council
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3 January 2019

Your contact is: Mr Matt Burns, Planning

Dear Paul

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180534

Application type: Approval of Conditions

Address: Land to the rear of 282 Henley Road Caversham Reading RG4 6LS

Proposal: Application for approval of details reserved by conditions 3 (materials), 6 (construction method statement), 7 (landscaping), 10 (boundary treatments), 14 (control of noise and dust) and 16 (SUDS) of planning permission ref. 161183

I refer to your application as described above:

Condition no. 3 (Materials)

The following document is hereby approved pursuant to condition no. 3:

- Document ref. 13-054 Land to rear of 282 Henley Road, Caversham - External Materials Schedule

Received by the Local Planning Authority on 27th March 2018

Condition no. 6 (Construction Method Statement) & Condition no. 14 (Control of Noise and Dust)

The following document is hereby approved pursuant to conditions no. 6 and 14:

- Land to rear of 282 Henley Road - Construction Management Plan - Henley Road Developments Ltd - Rev A November 2018

Received by the Local Planning Authority on 2nd November 2018

Condition no. 7 (Landscaping) and Condition no. 10 (Boundary Treatments - Ecology)

The following documents are hereby approved pursuant to conditions no. 7 and 10:

- Drawing no. 13-054/08 Rev A - Landscaping Layout dated 30/04/2018

Received by the Local Planning Authority on 8th May 2018

- Drawing no. 13-054/07 Rev B - Fence Detail dated 15/11/2016

Received by the Local Planning Authority dated 27th March 2018

- Proposed Landscape Specification, Management and Maintenance Proposals for rear of 282 Henley Road Caversham Berkshire

Received by the Local Planning Authority on 9th April 2018

You are advised that the incorporation of a root barrier within the tree pits of the two Prunus Pink Perfection would be prudent, due to the surface rooting nature of Prunus species, in order to avoid conflict with adjacent hard surfacing. Please also note condition 9 of planning consent 161183 that requires replacement planting should any of the landscaping fail within 5 years - appropriate maintenance will therefore be required and should include weekly watering of the trees during the first two growing seasons (approx. Apr-Oct) following planting, along with a maintained mulched zone'

Condition no. 16 (SUDS)

The following documents are hereby approved pursuant to condition no. 16:

- Drawing no. 13-054/519 - Drainage Details dated January 2018
- Document ref. 13-054/600 - Micro Drainage Caversham 4 Plots Cellular Soakaway dated 10/01/2018
- Drawing no. 13-054/514 - External Works Layout dated January 2018
- Drawing no. 13-054/515 - Drainage Plan dated January 2018
- Drawing no. 13-054/518 - Engineering Details dated January 2018
- Drawing no. 13-054/510 - Soakaway and Permeable Paving Details dated January 2018

Received by the Local Planning Authority on 27th March 2018.

The above conditions shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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

Matt Burns

Mr Matt Burns
Planning Officer