

Ms. Carmelle Textor
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Your Ref: PP-05793099

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15 February 2019

Your contact is: **Steve Vigar, Planning**

Dear Ms. Textor,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 170203

Application type: Approval of Conditions

Address: 1A Upper Redlands Road Reading RG1 5JL

Proposal: Application for approval of details reserved by conditions 4, 5, 6, 8, 10, 12, 13, 14, and 15 of permission 150890.

I refer to your application as described above.

Conditions 4 (Arboricultural Method Statement) and 5 (Tree Works)

The following details are **approved** pursuant to Conditions 4 and 5:

Tree Protection Plan Revisions document dated 30 January 2017;

Primary Arboricultural Method Statement (ref. TPP 31-1036.06-D);

Revised Arboricultural Method Statement Replacement Tree Planting Plan (ref - RTPP 31-1036.07-A) dated 10 August 2017 to be read in conjunction with the primary AMS;

Site Monitoring Report Prepared by FLAC dated 2nd March 2017;

Site Monitoring Report Prepared by FLAC dated 22nd May 2017;

Site Monitoring Report Prepared by FLAC dated 6th July 2017;

Site Monitoring Report Prepared by FLAC dated 13th September 2017;

Mark Up of Service Routes Rev.1 dated May 2017; and

Annotated “Proposed Drainage Layout” drawing showing revised service connections.
Received 25 September 2018.

Condition 6 - Landscaping

The following details are **approved** pursuant to Condition 6:

Landscape Plan (ref. 16170-OA-B1-10-040 Rev P2); (no revision date), received 25 September 2018

Landscape Information drawing (ref. 16170-OA-B1-45-005 Rev P3) dated 13 February 2017, received 25 September 2018;

Landscape Information drawing (ref. 16170-OA-B1-45-006 Rev P1); (no revision date), received 25 September 2018

Retaining Wall Details drawing (ref. 4265-GDL-XX-XX-DR-S-7000 Rev C2); dated 7 April 2017, received 25 September 2018.

Bird and Bat box details drawing (ref - 15665-DR-411-504 Rev P02); dated 25 August 2016, received 25 September 2018

Habitat Management Plan P14/42-2A dated November 2017; and

Revised Arboricultural Method Statement Replacement Tree Planting Plan (ref - RTPP 31-1036.07-A) dated 10 August 2017 to be read in conjunction with the primary AMS;

For the avoidance of doubt and in the interests of proactive Planning, this approval is given on the basis that the method statement within the agreed Contamination Assessment Report GWPR2462/CAR/December 2018 shall be understood as requiring sufficient overall depths of clean soil (including subsoil and topsoil). I.e. where dig/removal depths are greater than the 200mm depth of topsoil specified, a depth of subsoil and additional topsoil where relevant will be provided in accordance with BS 3882: 2015, prior to the laying of the final 200mm of topsoil.

Condition 8 - Postal Addresses

The postal addresses have been provided by letter dated 24 September 2018. This condition is therefore **discharged**.

Condition 10 - Construction Method Statement

The following details are **approved** pursuant to Condition 10:

Working Method Statement by Knowles for UOR received 25 September 2018 (originally submitted 15.05.17); and

Annotated Site Set up Plan. Received 25 September 2018.

Condition 13 -Archaeology

The submitted archaeological evaluation report (TVAS URR16/240 Jan 2017) satisfactorily details the results of archaeological trial trenching. No archaeological deposits were recorded and no further archaeological work is required.

Condition 13 is therefore **discharged**.

**Condition 14 (Contaminated Land Assessment) and
Condition 15 (Contaminated Land Remediation Scheme)**

The Contamination Assessment Report GWPR2462/CAR/December 2018 Issue V3.01, dated December 2018, received 21 December 2018 is approved pursuant to Conditions 14 and 15 and these conditions are **discharged**.

Please note the requirements of Condition 16 in respect of contaminated land remediation implementation and validation reporting.

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