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Our Ref: AR/SYW/17728
Your Ref: PP-07240653

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Date: 29 August 2018

Richard Eatough
Planning Team
Reading Borough Council
Floor 1, North Rear
Civic Offices, Bridge Street
Reading
RG1 2LU

Dear Mr Eatough

KING'S POINT, 120 KINGS ROAD, READING, RG1 3DA
DISCHARGE OF PLANNING CONDITION 20 (LANDSCAPING AND ECOLOGICAL MANAGEMENT PLAN) OF PLANNING PERMISSION 162087
PLANNING PORTAL REF: PP- 07240653

On behalf of our client Carrigmay Developments (Jersey) Limited, an application has been submitted via the Planning Portal to discharge Condition 20 (Landscaping and Ecological Management Plan) in regards to the above planning permission granted on 9th February 2017 for:

'Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9, 18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and external alterations at the basement, ground and mezzanine levels (amended description).'

This application specifically relates to the following condition:

Condition 20:

"No occupation of the flats shall take place until a landscaping and ecological management plan, including long term objectives, management responsibilities and maintenance schedules for a minimum of five years for the landscaping/ecological areas has been submitted to and approved in writing by the Local Planning Authority, unless an alternative timetable has been submitted to and agreed in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of the landscaped areas on the site. Policies: CS7, CS38, RC14, DM18"

The enclosed landscaping and ecological management plan, prepared by Greenmantle sets out how the new landscaping area and ecological features will be maintained and managed over a period of five years. The report sets out the key aims, actions and those responsible for the management.

Accordingly the following information has been submitted with this application:

- Application Form; and
- Landscaping Management Plan, prepared by Greenmantle Ltd.



Greenmantle is a specialist landscaping company who will deliver landscaping supporting services for the Kings Point development in the initial two years of the occupation phase. Warwick Estate, the management company for the development will be responsible for landscaping maintenance after the first two years.

The application fee of £116 has been paid electronically on submission of the application via the Planning Portal.

We trust that the enclosed information provided is adequate and we look forward to receiving confirmation that condition 20 (Landscaping and Ecological Management Plan) is formally discharged. Should you require any further information please do not hesitate to contact Annie Reid on 0207 796 5020.

Yours sincerely

RPS

RPS

For and on behalf of Carrigmay Developments (Jersey) Limited.

Enc.