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Our Ref: 181718

Your Ref: PP-07316760

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1 April 2019

Your contact is: Mrs Alison Amoah, Planning

Dear Josh,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181718

Application type: Approval of Conditions

Address: 400 Longwater Avenue Reading RG2 6GP

Proposal: Discharge of conditions 3, 4, 12 & 13 of planning permission 160569

I refer to your application as described above.

Thank you for your application for discharge of conditions 3, 4, 12 & 13 of planning permission 160569.
The following documents are approved.

Condition 3 - Materials

• List of External Materials, Finishes - Buildings and Car Park Structures, dated 24th September 2018, prepared by Robin Partington & Partners, received 1st October 2018

You have advised that the materials list is indicative only and reflects the Stage 3 level of information produced to date. You advised that the final products that will be installed might not be exactly these ones and susceptible to very subtle variations. It is advised that if the final materials selected vary significantly from those identified at this stage that a further discharge of condition application should be made in order to regularise the position.

Samples of the following primary materials were provided;

- White Metal - portals - polyester power coated, indicative to the product Tiger Drylac 68 series range in white colour - sample RAL is 9010
- Precast Concrete - with light grey appearance, acid etched finish/ texture. The submitted sample is from 'Il Cantiere SRL', series PSI, colour GREY NCS S 2002-B50G.
- Grey Metal - spandrels, window reveals and louvres - United Anodisers, Anolok II B717

- Terracotta - NBK terracotta special, spanish grey colour

Condition 4- External Lighting

- Electrical Engineering Systems, External Lighting, Alternative Scheme Bollard Option - Drawing no: 0511850- HL-05-ZZ-GA-E-630-3511 Rev P03, received 4th February 2019

Condition 12 - Hard and Soft Landscaping

- Landscape General Arrangement Plan - Drawing no: 778-PL-001 Rev T01, received 21st December 2018
- Landscape Specification, ref: 778-SP-001-T02, dated December 2018, prepared by Place Planning and Design, received 21st December 2018
- Softworks Plan 1 & Schedule - Drawing no: 778-PL-201 Rev T01, received 21st December 2018
- Softworks Plan 2 & Schedule - Drawing no: 778-PL-202 Rev T03, received 13th March 2019
- Softworks Plan 3 & Schedule (garden room)- Drawing no: 778-PL-203 received 21st December 2018
- Softworks Plan 4 & Schedule (garden rooms)- Drawing no: 778-PL-204, received 21st December 2018
- Softworks Details 1 - Drawing no: 778-DT-450 Rev T01, received 13th March 2019
- Softworks Details 2 - Drawing no: 778-DT-451 Rev T01, received 14th January 2019
- Site Enclosure Plan - Drawing no: 537-PL-004, received 1st October 2018
- Email from agent to RBC planning officer dated 5th November 2018, which refers to mesh fencing gauge of 150mm
- Hardworks Plan Sheet 1 of 2 - Drawing no: 537_PL_101 Rev T01, received 1st October 2018
- Hardworks Plan Sheet 2 of 2 - Drawing no: 537_PL_102 Rev T01, received 1st October 2018
- Planning Condition Responses, ref: 557-DO-004, dated 24th September 2018, prepared by Place Design and Planning, received 1st October 2018 (includes floating raft details)
- Electrical Engineering Systems, External Lighting, Alternative Scheme Bollard Option - Drawing no: 0511850- HL-05-ZZ-GA-E-630-3511 Rev P03, received 4th February 2019
- Foul & Surface Water Drainage Layout Alternative Scheme - Drawing no: RAM-XX-XX-DR-C-00101 Rev T01, received 4th February 2019 - Natural Environment has confirmed that this drawing is acceptable based on the revised tree pit specifications and confirmation from agent (Email dated 28th February 2019) that attenuation tanks are at a low enough level below ground to allow planting above.
- Pavement Construction Area Plan - Drawing no: RAM-XX-XX-DR-C-00510 Rev T01, received 1st October 2018
- Pavement Construction Details - Drawing no: RAM-XX-XX-DR-C-00500 Rev T01, received 1st October 2018
- Combined Engineering Systems - External Services Layout Site Wide Alternative Scheme Sheet 1 of 2 - Drawing no: 0511850-HL-00-GF-GA-U- 900-0350 Rev P2, received 13th March 2019
- Combined Engineering Systems - External Services Layout Site Wide Alternative Scheme Sheet 2 of 2 - Drawing no: 0511850-HL-00-GF-GA-U- 900-0351 Rev P2, received 13th March 2019

Condition 13 - Landscaping Maintenance and Aftercare

- Landscape Management Plan, ref 778-DO-002 T01, dated January 2019, prepared by Place Design and Planning, received 14th January 2019

Natural Environment has confirmed that although *"We do not have drawings showing all service connections, mainly electric connections between the main cable and individual lighting"* there is acceptance that *"the principles have been established through tree pits specifications (Softworks plans) to cover how this will be done without conflict with tree planting."*

In order to discharge the conditions, the development must be carried out 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.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer