

30 July 2018

Mr G Ferrier
Lucas Design & Construction
11A West Street
Reigate
RH2 9BL

Your contact is: Ms Claire Ringwood, Planning

Dear Mr Ferrier,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180169

Application type: Approval of Conditions

Address: 3 Castle Crescent Reading RG1 6AQ

Proposal: Discharge of conditions 24, 25 and 26 of planning permission 151924

I refer to your application as described above.

Condition 24: Hard and soft landscaping and boundary treatments

The following drawings and information have been reviewed and are considered acceptable:

Drawing No: RG-L-02-02 Rev E - Hard and Soft Planting Schedule 02 or 02

Drawing No: 2017/D1368/221 - Engineering Layout, Surface Finishes and Proposed Levels

Drawing No: 2017/D1368/201 - Engineering Layout, Proposed Drainage Layout

Received by the local planning authority on 26th January 2018

Supplementary Information by Lucas Design, received by the local planning authority on 27th March 2018

Drawing No: LP001 Rev A - Site Plan Showing Boundary Treatments Drawing No: PL010 - Post & Rail Fence Details

Received by the local planning authority on 16th May 2018

Drawing No: PL013 - Landscape Plan

Received by the local planning authority on 20th July 2018

Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

It should be noted that some of the concrete post bases will be within the RPA of the adjacent TPO trees. As such, the implementation of these needs to be hand dug, roots of 25mm diameter or above retained and the hole lined with an impermeable membrane prior to pouring concrete. This would apply to the 'foundations' of any boundary treatment.

Condition 25: Implementation of hard and soft landscaping

This condition includes the implementation of the approved details in Condition 25 along with replacement planting if within a five year period from planting any trees or plants die, are removed or become seriously damaged or diseased and does not require formally discharging. However details submitted in the Supplementary Information by Lucas design, received on the 27th March 2018 has been reviewed and is considered acceptable.

Condition 26: Landscape maintenance

The Supplementary Information, by Lucas Design, received by the local planning authority on the 27th March 2018 has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

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

C. Ringwood

Ms Claire Ringwood
Planning Officer