

NVB Architects  
Rook Lane Chapel  
Bath Street  
Frome  
BA11 1DN

Giorgio Framalicco  
Head of Planning, Development  
& Regulatory Services

Civic Offices, Bridge Street,  
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 171913

Your Ref: PP-06498996

Direct ☎:

e-mail: [Tom.Hughes@reading.gov.uk](mailto:Tom.Hughes@reading.gov.uk)

24 January 2018

Your contact is: Tom Hughes, Planning

Dear Mr R Paige,

## TOWN AND COUNTRY PLANNING ACT 1990

**Application Reference:** 171913

**Application type:** Approval of Conditions

**Address:** Leighton Park School Shinfield Road Reading RG2 7ED

**Proposal:** Discharge of conditions 7 (landscaping) and 10 (AMS and Tree Protection Plan) of planning permission 171089/FUL

I refer to your application as described above.

Condition 7 stated "No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Pursuant to this condition, information has been submitted to confirm the hard and soft landscaping:

- (a) - hard surfacing - Drawing No: 1622-2100 Rev. E - Proposed Site Plan - received 30/10/17
- (b) - services - Drawing No: 446ELPdm/P30/803 Rev. T2 - Electrical Services Layout - received 15/01/18; Drawing No: 162670/D/01 - Drainage Layout - received 15/01/18
- (c) - specifications and schedules of plants - Drawing No: 1622-2100 Rev. E - Proposed Site Plan - received 30/10/17; Doc. No: 3960 Rev. B - Tree and Planting Schedules - received 30/10/17; Doc. No: 1622-2915 Rev. A - Planting and Maintenance Specification dated 15/01/18
- (d) - tree pit specifications - Drawing No: 3710 Rev. A - Tree Pit Detail - received 30/10/17.

This information has been assessed and confirmed to be acceptable. On this basis, it can be confirmed that this condition has been met. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Condition 10 stated "No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

Pursuant to this condition, an Arboricultural Method Statement and Tree Protection Plan has been provided:

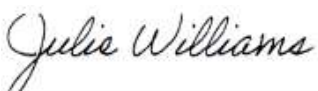
Arboricultural Method Statement and Tree Protection Plan by Future Tree - received 30/10/17

This information has been assessed and confirmed to be acceptable. On this basis, it can be confirmed that this condition has been met. Full discharge of this condition will depend on demonstrating compliance with the requirements of the AMS. This can only be done with arboricultural supervision as specified, with a written and photographic record of this being submitted to the LPA.

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

A handwritten signature in cursive script, reading "Julie Williams", enclosed within a thin black rectangular border.

pp Tom Hughes  
Planning Officer