

VIA PLANNING PORTAL: PP- 07177507

Our Ref: WT/PG/22836

E-mail: [REDACTED]

Date: 1 August 2018

Planning Department,
Reading Borough Council,
Civic Offices,
Bridge Street,
Readings,
RG1 2LU

Dear Sir/Madam,

**JACKSONS CORNER, 1-9 KINGS ROAD, READING, RG1 3AS
APPLICATION TO DISCHARGE PRE- COMMENCEMENT CONDITION 10 FROM PERMISSION
171238**

On behalf of our client, Ankor Property Group, please find enclosed a discharge of condition application in regards to permission 171238 granted on 15 March 2018.

Site Planning History

The site benefits from planning permission 160849 dated 10 March 2017 for:

'Preservation of building frontage to 1-9 Kings Road (incl. insertion of 3no. new windows); retention and enlargement of commercial space (ground floor and basement levels) and conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new six storey residential block of 15 units plus creation of central courtyard.'

Following the above permission a number of conditions have been discharged and two further S73 applications have been granted:

- Permission 171238 granted on 15 March 2018 for variation of conditions 2, 15, 23, 25 and 27 incorporating minor internal layout and external changes to approved scheme following grant of planning permission (160849).

Conditions to be discharged from Application 171238

Condition 10 Soft and hard Landscaping Strategy

'i) The development hereby approved shall not be commenced, except for demolition, until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The details shall be in accordance with the landscaping principles within the approved drawings. The submitted details shall include:

a) pedestrian access and circulation areas, hard surfacing materials (designed to SuDS principles), outdoor structures and ancillary objects (lighting columns, outdoor seating, raised planters, railings etc); and

b) planting plans; written specifications (including cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species (to be native and wildlife- friendly), plant sizes and proposed numbers/planting densities.

ii) All hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development.

iii) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of the development.'

Details of both hard and soft landscaping have been provided in the Courtyard Landscape Proposals Document (CP 002) and the Landscape Planning drawing (DD001).

The details provided are in accordance with the landscaping principles within the approved drawings.

The submitted details include:

- pedestrian access and circulation areas, hard surfacing materials, outdoor structures and ancillary objects (including cycle stands); and
- planting plans; written specifications; schedules of plants, species, plant sizes and proposed planting densities.

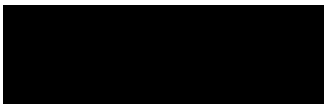
Contents of Application Submission 1

Accordingly, the content of the application is detailed below:

- Application fee of £116 (via planning portal);
- Completed Forms;
- Site Location Plan; and
- Drawings and Plans (prepared by Craft Pegg):
 - Courtyard Landscape Proposals - Doc CP 002 dated 27th July 2018; and
 - Landscape Planning ĩ Drawing Number DD001 dated 7th June 2018.

I trust the above is self-explanatory and I await confirmation of this application being received and processed. In the interim however, should you have any questions please do not hesitate to contact either myself or my colleague Will Thompson [REDACTED] at this office.

Yours sincerely,

A large black rectangular box redacting the signature of Phil Gordon.

PHIL GORDON
Assistant Planner