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Our Ref: 170689

Your Ref: PP-06028561

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4 December 2017

Your contact is: Mr Jonathan Markwell, Planning

Dear York Associates,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 170689

Application type: Approval of Conditions

Address: 30 Lowfield Road Caversham Reading RG4 6PA

Proposal: Discharge of conditions 5 (site contamination assessment), 10 (construction noise & dust control), 13 (tree & vegetation protection), 15 (hard landscaping & boundary treatment) and 22 (sustainable drainage scheme) of planning permission 160762.

I refer to the above application to discharge planning permission conditions 5, 10, 13, 15 & 22 and respond as follows:

Condition 5 - Contaminated Land Assessment

The contaminated land details as shown on the following:

Ground Investigation Report Ref GE15373-GIR-DEC16 Version 1.0 by Geo- Environmental, dated 20/12/16, as received 02/05/17

are approved pursuant to condition 5.

You are advised as an informative for your future reference that the Natural Environment Officer notes that paragraph that 6.5 recommends that 150mm depth of topsoil is provided and 6.6. states that this should be to BS3882:2015. You are reminded to ensure that these recommendations are adhered to when the landscaping is implemented.

Condition 10 - Noise and Dust Measures

The noise and dust details as shown on the following:

Dust and Noise Management Plan Version 1.0, as received 02/05/17

are approved pursuant to condition 10.

Condition 13 - Tree and Vegetation Protection Measures

The protection measures as shown on the following:

Arboricultural Method Statement by Pegasus Group Ref BRS.6499 Rev A, dated 21/04/17, as received 02/05/17

are approved pursuant to condition 13.

Condition 15 - Landscaping and Boundary Treatment

The landscaping and boundary treatment details as shown on the following:

BRS6499_01 Rev G - Landscape Masterplan, as received 21/11/17

BRS6499_02 Rev G - Detailed Landscape Proposals Plan, as received 21/11/17

BRS6499 - Landscape Management Plan dated November 2017, as received 21/11/17

BRS6499_05 Rev E - Play Space Detailed Design, as received 21/11/17

Email from Pegasus Group, dated 20/11/17, as received 21/11/17

Services - Foul Drainage Drawing, as received 28/11/17

Services - Electric, Water, Streetlighting and Telecoms Drawing, as received 28/11/17

are approved pursuant to condition 15.

In relation to this condition, for your information please note that in some locations the services routes are very close to tree locations, which emphasises the necessity for root barriers. These have not been specified on the Detailed Planting Plan (approved under 160762 or within this submission) but it is considered that it would be prudent to install barriers of an appropriate depth both adjacent to service runs (recommended to be 600mm in depth) and adjacent to hard surfaces (recommended to be 300mm in depth).

Condition 22 - Sustainable Drainage Scheme

The proposed scheme as shown on the following:

Discharge of Planning Condition 22 related to implementation, maintenance and management of sustainable drainage features by Clive Onions Ltd Ref V1, dated 25/04/17, as received 02/05/17

is approved pursuant to condition 22.

The above conditions, where submissions are required and have been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

You are advised that as a result of the details hereby approved as part of condition 15, the wording of conditions 3 (plans), 17 (soft landscaping and play equipment) and 18 (landscape maintenance and aftercare) are now out of date. To regularise this situation, you are advised and encouraged to submit a s96a non-material amendment application to the local planning authority seeking to vary the wording of these conditions to reflect the now intended landscaping proposals and 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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer