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Our Ref: 170398

Your Ref: PP-05907893

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19 May 2017

Your contact is: Mr Ralph Chakadya, Planning

Dear Claire,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 170398

Application type: Approval of Conditions

Address: Worton Grange Imperial Way Reading

Proposal: Discharge of planning conditions 41, 63 and 66 of planning permission 151944

I refer to your application as described above.

Background

The application site (commercial development element) has been subdivided into 4 parts for the purposes of phasing the development and the discharge of conditions so far has followed the relevant parts Drawing No. 1894-P-39. With the granting of standalone planning permission 162257 for unit D, that was previously within Part 4, the relevant parts drawing has been updated to No. 1894-P-39A to exclude Unit D from relevant Part 4.

This updated plan shows:

- Part 1: Section 278 works and spine road.
- Part 2: Trade City.
- Part 3: Retail unit C.
- Part 4: Retail units A & B, Hotel, coffee drive through (unit F) and restaurant (unit E).
- Part 5: Car showrooms.

This application seeks to discharge conditions 41, 63 and 66 in relation to Part 4. These conditions have already been discharged for Parts 1, 2 and 3 under submission 170024.

Condition 41 - Materials

The details submitted comprise documents referenced:

1894-P-MAT-1 (Retail Units A and B),

1894-P-MAT-4 REV A (Unit E), and

1894-P-MAT-5 (Unit F)

The materials shown are considered acceptable and the development completed using these materials condition 41 will be met.

Condition 63 - Hard and Soft Landscaping

Following consultations with the Council's Natural Environment officers (Trees and Ecology), I can confirm that the following submitted revised plans:

Soft Landscaping for relevant Part 4

- Amended Landscape Planting Plan 1072687-P001-1300 Rev 04
- Amended Planting Schedule 1072687-P001-3300 Rev 03

and

Hard landscaping for part 4

- Amended External Hard Landscaping plan 1894-P-77 R4F
- Preferred Services and Diversions Layout (with Block D excluded) 32618/2002/007 Rev A are considered acceptable to allow for the discharge of Condition 63.

Condition 64 requires the approved soft and hard landscaping to be provided before occupation in this case of any unit in Part 4 or in accordance with an approved timetable for the works.

The applicant has confirmed that the landscaping for Part 4 will be implemented by the end of the October 2018- March 2019 planting season. This is acceptable.

Condition 66 - Boundary Treatment

Following consultations with the Council's Natural Environment officers (Trees and Ecology), I can confirm that the submitted boundary plan details comprising Boundary Treatment Plan 1894-P-76 R4F & External Hard Landscaping plan 1894-P-77 R4F are considered acceptable to allow for the discharge of condition 66 in relation to the Part 4 as shown on Drawing No. 1894-P-39A. Full compliance requires the boundary treatment to be erected as approved in accordance with a timetable for the works previously agreed with the local planning authority.

The applicant has confirmed that all boundary treatment within Part 4 will be installed within 7 months of the first building within Part 4 being occupied. This is acceptable.

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



Mr Ralph Chakadya
Planning Officer