

Jhahanger Zaman
50 Mount Pleasant
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Emma Gee
**Interim Executive Director for
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Our Ref: 230860

Your Ref: PP-09367396-v1

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9 May 2024

Your contact is: **Marcie Rejwerska, Planning**

Dear Jhahanger Zaman,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230860

Application type: Approval of Conditions

Address: 40-48 Mount Pleasant Reading

Proposal: Application to discharge pre-commencement conditions 3 (materials), 5 (landscaping), and 19 (swift boxes) of planning permission 201880/FUL.

I refer to your application as described above.

As a reminder, the conditions to be discharged relate to the following information:

- Condition 3 requires a schedule and samples of materials to be used for external finishes of the approved development
- Condition 5 requires a scheme of hard and soft landscaping, including planting schedules maintenance schedules, and details of any street furniture and existing and proposed underground and above ground utilities.
- Condition 19 relates to the provision of swift boxes for the purposes of habitat enhancements on site.

Information submitted:

- 2787-002P6 - Block Plan, Urban Grain, 3D Views, received 20 June 2023
- 379_PN_01 Rev. D - Landscape Plan, dated 5 April 2023, received 8 April 2024
- 2787-015P2 - Proposed Elevations and Section in Context, received 9 February 2024
- 1404-001-01 - Utility Service Routes, dated 16 January 2024, received 9 February 2024
- SW 100Y 40CC 23-11-29 - Drainage details, dated 29 November 2023, received 7 December 2023

- 2214-VEC-XX-XX-DR-C-2204-A1 Rev. C2 - Drainage Design Plan, dated 29 November 2023, received 7 December 2023
- 2214-VEC-XX-XX-DR-C-3200-A1 Rev. P1 - Drainage Construction Details, dated 6 December 2023, received 7 December 2023
- 2214-VEC-XX-XX-DR-C-3201-A1 Rev. P1 - Drainage Construction Details, dated 6 December 2023, received 7 December 2023
- Aluminium Window Imperial, Aluplast, received 9 May 2024
- Driveline Prioria in Bridle, received 9 February 2024
- Ibstock Swift EcoHabitat in Red Brick, dated 7 December 2023
- Darton Red Facing Brick by Marshalls, received 7 December 2023
- Del Carmen Natural Slate, received 23 August 2023

Condition 3 - Materials

The applicant has submitted materials details relating to:

1. Proposed brick
2. Proposed windows and doors
3. Proposed roof slates
4. Proposed permeable paving

The above submitted information was reviewed by the case officer and a number of materials were changed in the process of this application, including the type of brick to be used, and the windows from uPVC to aluminium. The information is now considered to fulfil the requirements set out in Condition 3 of planning permission 201880. As such, this condition is hereby discharged.

Condition 5 - Landscaping

The information submitted was reviewed by the case officer and the RBC Natural Environment team. The proposed scheme of hard and soft landscaping has undergone a number of revisions and is now considered to fulfil the requirements set out in Condition 5 of planning permission 201880. As such, this condition is hereby discharged.

Condition 19 - Swift boxes

The information submitted was reviewed by the case officer and the Council's Ecology consultant. The proposed materials details and elevation drawings were amended to correspond with the manufacturer specifications. The submitted information is now considered sufficient to fulfil the requirements set out in Condition 19 of planning permission 201880. As such, this condition is hereby discharged.

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

Marcie Rejwerska
Senior Planning Officer