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Our Ref: 240278

Your Ref: PP-12857291-v1

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23rd April 2024

Your contact is: Sian Hickey, Planning

Dear Anthony Hoskins,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240278

Application type: Approval of Conditions

Address: Hamilton Academy 40 Christchurch Road Reading RG2 7AY

Proposal: Application for approval of details reserved by conditions 6 and 15 of application 231025

I refer to your application as described above.

Condition 6

As a reminder condition 6 states:

6. No works or development shall take place, except for demolition and recladding, until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
 - b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
 - c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants and trees, to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting; and
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition 15

As a reminder condition 15 states:

15. The development hereby permitted shall not be occupied until a plan showing how 10 cycle parking spaces can satisfactorily be provided on site is submitted to and has been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

- Drawing No. 23-062 PHX MHA ZZ ZZ DR A 0100 C05 - Proposed Site Plan received 05/03/2024
- Drawing No. 456322/201 P3 - Drainage General Arrangement received 05/03/2024
- Landscape Specification and Management Plan ref L6615 Rev 04 dated 20.2.24 received 05/03/2024
- Drawing No. J64.56/02 rev B - Service plan showing New Electric Main and New Water Main received 05/03/2024
- Bicycle shelter assembly instructions received 05/03/2024
- CCTV plan, drawing no. ENC/140623/2804/ S1 REV A received 05/03/2024
- PLANTING SOIL VOLUMES 23-062 PHX MHA ZZ ZZ DR A SK10 P02 received 18/04/2024

The details were reviewed by the case officer, the Natural Environment Officer, and the Transport Officer. The information provided is sufficient to fulfil the requirements of Conditions 6 and 15 of planning permission 231025. As such, the above documents are hereby **approved** pursuant to conditions 6 and 15.

The Proposed or new foul sewer on the frontage is within the RPA of the Horse chestnut tree next door and as such the installation MUST be in accordance with Section 12 of the approved Arboricultural Method Statement and supervised as per Section 13 of that document, as acknowledged on PLANTING SOIL VOLUMES 23-062 PHX MHA ZZ ZZ DR A SK10 P02.

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

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Sian Hickey
Planning Officer