

Absolute Architecture
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Emma Gee
**Interim Director for Economic Growth
and Neighbourhood Services**

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Our Ref: 231370

Your Ref: PP-12487473-v1

Direct ☎: 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

26/03/2024

Your contact is: Nathalie Weekes, Planning

Dear Absolute Architecture,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231370

Application type: Approval of Conditions

Address: Willowbrae The Warren Caversham Reading RG4 7TQ

Proposal: Application for approval of details reserved by Condition 10 (Hard & Soft Landscaping) of application 212017

I refer to your application as described above.

Condition 10 (Landscaping)

Condition 10 requires a scheme of hard and soft landscaping which shall specify treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, to be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development and for the measures within the approved plans and documents to be adhered to throughout the construction, planting and maintenance period unless otherwise agreed in writing by the Local Planning Authority.

The following are approved pursuant to Condition 10:

453 108 Rev C Proposed planting strategy plan 06/02/2024 18:14 Planting schedule

Tree Pit

As received 06/02/2024

453 SK13 Mammal Roaming

As received 25/03/2024

The details in Condition 10 Landscaping is hereby approved and the conditions are discharged, providing that the development is undertaken in accordance only with the approved details/planting and maintenance scheme to be observed and adhered to throughout the construction, planting and maintenance period.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with 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.

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.

Yours sincerely

Nathalie Weekes

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