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Emma Gee
**Acting Executive Director for Economic
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Our Ref: 240239

Your Ref: PP-12821593-v1

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20 May 2024

Your contact is: Mr Gary Miles, Planning

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240239

Application type: Approval of Conditions

Address: 163 Northcourt Avenue Reading RG2 7HG

Proposal: Application for Approval of Details Reserved by Conditions 6 (hard and soft landscaping scheme), 8 (cycle parking spaces) and 15 (Written Scheme of Investigation) of application 230587

I refer to your application as described above.

Condition 6

Condition 6 states: No development shall commence on site 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, 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;
- 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;

f. Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on the new buildings;

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, EN12 and EN14 of the Reading Borough Local Plan 2019.

The following information was submitted: Landscape Proposals Rev B (Briarwood Landscape Architecture) dated Feb 2024 word document paragraphs 1-4 & Drawing No: BLA348-01 Landscape Proposals Plan Rev B including planting schedule - dated Feb 2024

Drawing no: A5084-100A - First Floor Plan - dated Apr 2023

Drawing no: A5084-105B Rev B - Roof Plan - Bat Boxes/Bird Nesting added - dated Apr 2023

Drawing no: A5084-200A - Scout & Guide HQ Sections - dated Apr 2023

Drawing no: A5084-300A - Section XX, Section YY - dated Apr 2023

Drawing no: A5084-301 - Section WW, Section ZZ - dated Apr 2023

Drawing no: A5084-302 - Section W - dated Apr 2023

Drawing no: A5084-500C Rev C - Elevations - Bat Boxes added - dated Apr 2023

Drawing no: A445-001 Rev T5 - Drainage Strategy - dated Dec 2023

Drawing no: A445-002 Rev T2 - Engineering Layout - dated Dec 2023

Drawing no: A5084-100C - Substructure Plan - dated Apr 2023

Drawing no: A5084-101 C - Ground Floor Plan - dated Apr 2023

Bat Box Specification - PRO UK Rendered Build-In Swift Box

The above documents are hereby **approved** pursuant to condition 6.

Condition 8

Condition 8 states: No development above ground floor slab level shall commence on site until a plan showing how 12 covered cycle parking spaces can satisfactorily be provided on site is submitted to and 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

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: A445-009 Rev P2 - Proposed Cycle Parking - dated Sept 2023.

The above documents are hereby **approved** pursuant to condition 8.

Condition 15

Condition 15 states: A) No development shall commence on site, including any works of demolition,

until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with Policy EN1 and EN2 of the Reading Borough Local Plan 2019.

The following information was submitted: Project Specification for an Archaeological Evaluation (Thames Valley Archaeological Services) - dated Oct 2023.

The Archaeology Officer confirms that the proposed scheme is satisfactory and should be accepted by the Local Planning Authority. However, the Archaeology Officer would not recommend that the condition is fully discharged until the works are completed and a satisfactory report submitted post construction.

The information provided is **approved** pursuant to Condition 15 of planning permission 230587.

Condition 15 will only be fully discharged once the WSI works as stated in the approved report have been completed.

Please note that it is the responsibility of the developer to ensure that all relevant conditions and informatives 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 faithfully,

SDV

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Gary Miles

Planning Officer