

Tony Holt Design
12 Station Road
Parkstone
Poole
BH14 8UB

Emma Gee
**Acting Executive Director for Economic
Growth and Neighbourhood Services**

Civic Offices, Bridge Street, Reading, RG1
2LU
☎ 0118 937 3787

Our Ref: 240232

Your Ref: PP-12824353-v1

Direct ☎: 01189373699

e-mail: Marcelina.rejwerska@reading.gov.uk

4th July 2024

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

Dear Mr Yeates,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240232

Application type: Approval of Conditions

Address: 305 Peppard Road Emmer Green Reading RG4 8TQ

Proposal: Application for approval of details reserved by conditions 2 (Materials), 5 (Emissions), 6 (Trees), 7(Landscaping), 8(Method statement) and 9(details of biodiversity enhancements) of application 210321

I refer to your application as described above.

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

- Condition 2 requires the submission of a schedule of materials to be used in the construction of all external surfaces before the commencement of any works beyond foundation level.
- Condition 5 requires the submission of a design stage Standard Assessment Procedure statement prior to commencement of works on site.
- Condition 6 requires the submission of an arboricultural method statement and tree protection plan prior to commencement of any works including preparatory works and demolition.
- Condition 7 requires the submission of a scheme of hard and soft landscaping prior to commencement of works on site.
- Condition 8 requires the submission of a construction method statement prior to commencement of works on site.
- Condition 9 requires the submission of a scheme of habitat enhancements on site prior to first occupation.

Condition 2 - materials

The submitted information has been reviewed by the case officer and is considered acceptable and sufficient to fulfil the requirements of this condition. As such, the condition is hereby discharged.

Condition 5 - emissions

The submitted information has been reviewed by the case officer and the RBC Building Control team and the information submitted demonstrates an improvement in energy efficiency in excess of the standards as set out in the condition. As such, the condition is hereby discharged.

Condition 6 - tree protection

The submitted information has been revised a number of times to include details relating to the timing and methods of installation of the new timber fence on the northern boundary of the plot. The revised information has been assessed by the RBC Natural Environment team and is considered acceptable and sufficient to fulfil the requirements of this condition. As such, this condition is hereby discharged.

Condition 7 - landscaping

The submitted information has been revised to include a mix of species in line with the Council's Adopted Tree Strategy, and to allow the submission of additional details relating to the maintenance schedule for the proposed planting. This information has been assessed by the RBC Natural Environment team and Ecology consultants and is considered acceptable and sufficient to fulfil the requirements as set out in this condition. As such, this condition is hereby discharged.

Condition 8 - construction method statement

The submitted information has been assessed by RBC Transport Development Control and RBC Environmental Health teams, and is considered acceptable and sufficient to fulfil the requirements of this condition. As such, the condition is hereby discharged.

Condition 9 - habitat enhancements

The submitted information has been revised to include a native hedge species, mammal gaps in the fencing and integrated bird and bat box bricks. This has been reviewed by the Council's Ecology consultants and is considered acceptable and sufficient to fulfil the requirements of this condition. As such, the 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