Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787

Reading BOROUGH COUNCIL

# Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Richfield Driving Range Ltd

Address Line 1

Richfield Avenue

Address Line 2

Address Line 3

Town/city

Reading

Postcode

RG1 8EQ

### Description of site location must be completed if postcode is not known:

Easting (x)

470404

Northing (y)

174476

Description

## Applicant Details

### Name/Company

Title

First name

Keith

Surname

McGuiness

Company Name

Bowmer + Kirkland

### Address

Address line 1

c/o agent Nexus Planning

Address line 2

4 Pear Place

Address line 3

Town/City

County

Country

United Kingdom

Postcode

SE1 8BT

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

### Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

Mr

First name

Amine

Surname

Djelladj

Company Name

Nexus Planning

### Address

Address line 1

Holmes House

Address line 2

4 Pear Place

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE1 8BT

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The demolition of existing driving range structures and the development of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches.

Reference number

212061

Date of decision (date must be pre-application submission)

20/07/2022

**Please state the condition number(s) to which this application relates**

Condition number(s)

30

Has the development already started?

- (x) Yes
- ( ) No

If Yes, please state when the development was started (date must be pre-application submission)

31/03/2023

Has the development been completed?

- ( ) Yes
- (x) No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ○ Yes
- ☑ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Landscape Management Plan – ref. FS0949-ALA-ZZ-00-RP-L-0003 Rev C04;
Landscape Illustrative Masterplan – ref. FS0949-ALA-XX-ZZ-DR-L-0001 Rev P08;
Landscape General Arrangement Plan – ref. FS0949-ALA-XX_ZZ-DR-L-0002 Rev P25;
Fencing General Arrangement Plan – ref. FS0949-ALA-XX-ZZ-DR-L-0007 Rev P15;
Planting Plan – ref. FS0949-ALA-XX-ZZ-DR-L-0013 Rev P14;
Planting Schedule – ref. FS0949-ALA-XX-ZZ-DR-L-0014 Rev P09;
Whole Site Illustrative Masterplan – ref. FS0949-ALA-XX-ZZ-DR-L-0027 Rev P06;
Detailed General Arrangement Plan 1 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0028 Rev P05;
Detailed General Arrangement Plan 2 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0029 Rev P05;
Kerbs and Edges Plan 1 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0030 Rev P04;
Kerbs and Edges Plan 2 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0031 Rev P05;
Detailed General Arrangement Plan 1 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0040 Rev P03;
Detailed General Arrangement Plan 2 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0041 Rev P03;
Detailed General Arrangement Plan 3 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0042 Rev P03;
Detailed General Arrangement Plan 4 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0043 Rev P03;
Detailed General Arrangement Plan 5 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0044 Rev P03;
Detailed General Arrangement Plan 6 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0045 Rev P03;
Tree Pit Details – ref. FS0949-ALA-XX-ZZ-DR-L-1004 Rev P03;
Surface Water Drainage Layout Sheet 1 – ref. FS0949-HEX-XX-XX-DR-C-9201 Rev C04;
Surface Water Drainage Layout Sheet 2– ref. FS0949-HEX-XX-XX-DR-C-9202 Rev C04;
Foul Surface Drainage Layout Sheet 1 – ref. FS0949-HEX-XX-XX-DR-C-9202 Rev C02; and
Foul Surface Drainage Layout Sheet 2 – ref. FS0949-HEX-XX-XX-DR-C-9203 Rev C02.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☑ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☑ The agent
- ○ The applicant
- ○ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ○ Yes
- ☑ No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Amine Djelladj

Date

28/08/2024