

Morgan Sindall
Aquasulis
10-14 Bath Road
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SL1 3SA

For the attention of: Nathalie Weekes, Planning Officer, Reading Borough Council,

PL/23/1495: condition 2 to change landscaping plans for Bridge Street corner and condition 9 change to achieve the originally approved post-development Biodiversity Net Gain.

We submit this non-material amendment application to resolve several minor issues associated with the approved planning permission.

Following further design development and on-site investigations, a concentrated quantum of statutory authority services were discovered within the highway's footpath to the corner of Bridge Street. These services, which include high and low voltage electrical cables and fibre-optic cables, could not be readily relocated due to restrictions of the statutory authorities. Furthermore, it was not permissible to raise the ground levels over the existing services, as per the approved plans, to form the proposed realigned boundary wall and enlarged plaza. The proposal within this application retains the existing brick boundary wall, with modifications to the plaza hard and soft landscape design within the red line boundary. Furthermore, the hard landscape around the proposed extension has been rationalised to coordinate with the root protection zone of the retained tree T4, following advice from the Arboriculturist. The coffee van, under separate license, has been relocated to the North of the civic centre building.

The Biodiversity Net Gain calculation has been reviewed based on the proposals referred to above. A slight reduction in ground-level soft planting to the Bridge Street corner is to be compensated with the introduction of a further tree, to be planted 'off-site', to the North of the civic centre building. Similarly, two of the 'off-site' trees to the West of the civic centre within the approved scheme have been relocated to the North to avoid existing below-ground services. The trees to the North of the civic centre have been located to avoid the existing Holybrook culvert. A total of seven off-site trees are therefore proposed under this application, compared to the six within the approved design.

This application also seeks to correct a typographical error within the approved planning consent in relation to condition 9 – the approved biodiversity net gain report within the approved planning permission achieved a gain of 12.18%. However, a typographical error on the planning consent stated 12.8%. This application seeks to correct the wording of condition 9 to read 12.18%.

Kind Regards



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