

Jonathan Markwell
Principal Planning Officer
Reading Borough Council
Civic Offices
Bridge Street
READING
RG1 2LU

Our Ref L.448.018.EE

28th October 2024

Dear Mr Markwell,

Proposal: **Application under Town and Country Planning Act 1990 (as amended) for Approval of Details Reserved by a Condition in relation to permission LPA ref. 200188 / Appeal ref. APP/E0345/W/21/3276463 (granted on 17/03/2022) varied under Section 73 of the Town and Country Planning Act 1990 (as amended) application number 231673 (granted on 27/03/2024) - to discharge conditions 28, 30, 43 and 44**

At: **55 Vastern Road, Reading, RG1 8BU**

Background

Application under Section 73 of the Town and Country Planning Act 1990 (as amended) was granted to vary conditions 2 (approved drawings), 24 (unit mix), 33 (roof terrace enclosures), 35 (parking provision) and 47 (Block B glazing and ventilation) of permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022 for Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road), including an increase from 4 to 5 storeys of the western wing of Block B, amendments to the top two floors of Blocks D & E, changes to the unit mix and various other associated alterations (amended description), subject to the conditions set out in the schedule.

Proposal

We hereby seek discharge of conditions 28, 30, 43 and 44 related to Landscape details and Biodiversity as detailed herein.

Condition 28

“No development shall commence on site (barring demolition works) 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, 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);

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- 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; and,
- 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.

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.

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 (barring demolition) 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 Policies CC7 and CR2 of the Reading Borough Local Plan 2019."

Condition 30

"Prior to the commencement of the development (barring demolition) a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019."

Condition 43

"No development (barring demolition) shall commence on site until full details (including maintenance details and schedules) of an on-site biodiversity enhancement scheme, to include a suite of integral bird and bat boxes, tiles and bricks on the new buildings, is submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The biodiversity enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

Reason: Details are required prior to commencement (barring demolition) as insufficient information was submitted with the application and in order to secure on-site biodiversity enhancement in the long term. This accords with Paragraph 186 of the NPPF (2023), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017."

Condition 44

“No development (barring demolition) hereby permitted shall commence until a Biodiversity Impact Assessment Calculation using the DEFRA 3 Metric (or its successor) based on the landscaping plans submitted under Condition 28 and the offsetting scheme detailed in the legal agreement or unilateral undertaking hereby agreed, demonstrating a net gain of at least 10% in biodiversity units, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to secure biodiversity enhancement in the long term, according with Paragraph 186 of the NPPF (2023), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.”

Please find enclosed the following required information to support the application:

- Completed application form;

Condition 28:

- 0448-FIR10-XX-XX-DR-L-810-1001 Landscape General Arrangement
- 0448-FIR10-XX-XX-DR-L-810-1002 Landscape General Arrangement
- 0448-FIR10-XX-XX-DR-L-810-1003 Landscape General Arrangement
- 0448-FIR10-XX-XX-DR-L-810-1004 Landscape General Arrangement
- 0448-FIR10-XX-XX-DR-L-810-1005 Landscape General Arrangement
- 0448-FIR10-XX-XX-DR-L-810-1006 Landscape General Arrangement
- 0448-FIR10-XX-XX-DR-L-810-4001 Landscape Details
- 0448-FIR10-XX-XX-DR-L-810-4002 Landscape Details
- 0448-FIR10-XX-XX-DR-L-810-5001 Planting Plan
- 0448-FIR10-XX-XX-DR-L-810-5002 Planting Plan
- 0448-FIR10-XX-XX-DR-L-810-5003 Planting Plan
- 0448-FIR10-XX-XX-DR-L-810-5004 Planting Plan
- 0448-FIR10-XX-XX-DR-L-810-5005 Planting Plan
- 0448-FIR10-XX-XX-DR-L-810-5006 Planting Plan
- 0448-FIR10-XX-XX-SC-L-810-0001 Tree Schedule
- 0448-FIR10-XX-XX-SC-L-810-0002 Shrub Schedule
- 0448-FIR10-XX-XX-SC-L-810-0003 Tree Schedule - Nursery Stock
- 0448-FIR10-XX-XX-SC-L-810-0004 Bulb Schedule
- 0448-FIR10-XX-XX-SPC-L-810-0001 Topsoil Growing Media and Ameliorants
- 0448-FIR10-XX-XX-SPC-L-810-0002 Seeding and Turfing
- 0448-FIR10-XX-XX-SPC-L-810-0003 External Planting

Condition 30:

- 0448-FIR10-XX-XX-SPC-L-810-0004 Landscape Maintenance
- 0448-FIR10-XX-XX-SPC-L-810-1001 Landscape Maintenance and Management Plan



Condition 43:

- Biodiversity enhancement scheme_O448-ECO12-SW-XX-SPC-O-135-001 P02

Condition 44:

- The Statutory Biodiversity Metric Calculation

I trust that the above and enclosed is sufficient to allow for the discharge of the conditions.
Should any further information be required, please do not hesitate to contact me.
I look forward to hearing from you in due course.

Yours sincerely,



Eva Erjavec RIBA
Architect

