**Our ref:** KL/AC/Q210342
**Your ref:** 221110
**Email:** adam.cornish@quod.com
**Date:** 29th October 2024

Planning Department
Reading Borough Council
Civic Offices
Reading
RG1 2LU

Submitted via Planning Portal (PP-13519449)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)**
**Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR**
**Approval of details reserved by Condition 9 (Landscaping) relating to planning permission ref. 221110, dated 2nd May 2024**
**Application submitted on behalf of CT UK Property Authorised Investment Fund**

We are instructed by our client, CT UK Property Authorised Investment Fund ('the Applicant'), to submit the enclosed application to discharge Condition 9 (Landscaping) relating to planning permission ref. 221110, dated 2nd May 2024 at Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR ('the Site').

The following documents have been submitted in support of this application.

- **Completed application form;**
- **Site Location Plan (ref. 15044-1-102);**
- **Decision Notice (ref. 221110); and**
- **Landscaping Plan (dwg. A4972-04 Rev A), prepared by Encon Associates Limited.**

A payment of £145 has been made to Reading Borough Council on the day of submission, along with the planning portal administration fee.

## 1 Background

Full planning permission was granted on the 2nd May 2024 relating to planning permission ref. 221110 for the following development:

*"Proposed use of Unit 2 and Unit 6 as a foodstore (Class E) including rear extension, revised servicing arrangements, new shop front, trolley bay and covered cycle storage; and associated works"*

The planning permission was subject to 17no. conditions and a copy of the Decision Notice is enclosed for reference.

This application seeks the discharge of Condition 9 (Landscaping) relating to planning permission ref. 221110, dated 2nd May 2024.

## 2 Details of Condition to be Discharged

Condition 9 (Landscaping) is a pre-commencement condition and requires the following:

*"No development shall commence on site until a comprehensive scheme for the planting of the 4 trees has been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting plan, showing the location, specification (including cultivation and other operations associated with plant establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable and a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting"*

The reason for imposing the condition is to enable the effective establishment of planting for four trees. In line with the requirements of Condition 9 (Landscaping), the enclosed Landscaping Plan prepared by Encon Associates provides details of the planting and maintenance scheme for the four trees in full. These trees will be planted within the new staff car park to improve the canopy cover in the area in accordance with the Council's policy EN14.

Condition 9 can therefore be discharged in full without delay.

## 3 Conclusion

We are instructed by CT UK Property Authorised Investment Fund to submit the enclosed application to discharge Condition 9 (Landscaping) of planning permission ref. 221110 dated 2nd May 2024 at Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR.

We trust that this information is sufficient for you to validate this application and approve the details pursuant to Condition 9. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish
Associate

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