

Mr Neil Bichard
Via email only
njbichard@aol.com

Your contact is: Ethne Humphreys, Planning

Dear Mr Bichard,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0892

Application Type: Approval of details reserved by a condition

Location: 9 Elsley Road, Tilehurst, Reading

Proposal: Application for Approval of Details Reserved by Condition 3 (Materials), 4 (Construction Method Statement) and 5 (Hard and Soft Landscaping) relating to the planning permission 181638 (part retrospective)

I refer to your Approval of Conditions application as described above and respond as follows:

Condition 3 (Materials)

The material details, as shown on the following:

Email from agent dated and received 19th December 2024 confirming 'Golden' gravel, 'Modask Rose' and 'Mint' sandstone – products of Global Stone paving.

Email from agent dated and received 15th October 2024 confirming bricks as Michelmersh Danhill Yellow, white upvc windows, fascias and soffits and black upvc rainwater goods.

Email from agent dated and received 27th August 2024 confirming Marley Mixed Brindle Acme single camber plain tiles.

Are acceptable and are approved pursuant to Condition 3.

Condition 4 (Construction Method Statement)

The construction method statement details, as shown on the following:

Site Plan CMS Plan dated May 2024 DWG No.1446.16C

Construction Method Statement (Revised) dated February 2025

Received 4th February 2025

Are acceptable and are approved pursuant to Condition 4.

Condition 5 (Hard and Soft Landscaping)

The hard and soft landscaping details, as shown on the following:

Planting Plan prepared by Nick Baldwin Garden Design

Plant Schedule dated January 2024 prepared by Nick Baldwin Garden Design

Site Plan Services Supplies dated May 2024 DWG.No.1446.20B

Received 27th January 2025

Are acceptable and are approved pursuant to Condition 5.

You are reminded of the landscape implementation requirements of Condition 6 and aftercare requirements of Condition 7 - that 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.

The above conditions, where a submission is required and had been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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 via email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ms Ethne Humphreys

Principal Planner