

6th February 2025

Jonathan Markwell
Principal Planning Officer
Reading Borough Council
Submitted via the Planning Portal

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Dear Jonathan

SUBMISSION OF APPLICATION TO DISCHARGE CONDITIONS AT LAND BETWEEN WELDALE STREET AND CHATHAM STREET, READING, RG1 7BW (REF: 170326)

Please find enclosed a submission for the re-discharge of conditions 26 (Landscaping), condition 28 (Landscape Management Plan) and the discharge of condition 43 (on-site play space).

Condition 26: Landscaping

This condition was previously discharged under references 200476 and 220360. Subsequent amendments have been made to Courtyard B and as such, this application seeks to re-discharge this condition.

The table below shows the plans which are proposed to be updated:

Approved Plan	Proposed Amendments
1903-MWA-00-XX-DR-L-0020 Rev 03 Weldale Street, Walls and Retaining Structures, as received 15/03/2022	1903-MWA-00-XX-DR-L-0020 Rev 04 Weldale Street, Walls and Retaining Structures
1903-MWA-00-XX-DR-L-0030 Rev 03 Railings and Gate Details, as received 15/03/2022	1903-MWA-00-XX-DR-L-0030 Rev 04 Railings and Gate Details
1903-MWA-00-XX-DR-L-0301 Rev 03 Railings and Gate details, as received 25/03/2020	No Change
1903-MWA-00-XX-DR-L-0400 Rev 02 Wall Details (Sheet 1), as received 25/03/2020	No Change
1903-MWA-00-XX-DR-L-0405 Rev 01 Coping Details, as received 25/03/2020	No Change
1903-MWA-00-XX-DR-L-0500 Rev 04 Paving Details, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-0501 Rev 05 Edging Details and Step Units, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-0502 Rev 05 Paving Pattern Details & Recessed Manhole Covers, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-0951 Rev 00 Climber Planter and Support Details, as received 25/03/2020	No Change
1903-MWA-00-XX-DR-L-0600 Rev 00 Furniture details, as received 25/03/2020	No Change

1903-MWA-00-XX-DR-L-0900 Rev 02 Detailed Planting Plan Locations, as received 25/03/2020	No Change
1903-MWA-00-XX-DR-L-0200 Rev 00 Courtyard A Landscape and Materials, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-1102 Rev 05 Courtyard A Sections, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-1901 Rev 03 Weldale Street, Planting Plan 1 of 7, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-1903 Rev 04 Weldale Street, Planting Plan 3 of 7, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-1904 Rev 04 Weldale Street, Planting Plan 4 of 7, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-2104 Rev 00 Courtyard B Sections, as received 25/03/2020	1903-MWA-00-XX-DR-L-2104 Rev 04 Courtyard B Sections
1903-MWA-00-XX-DR-L-2105 Rev 00 Weldale Street Steps Sections, as received 25/03/2020	1903-MWA-00-XX-DR-L-2105 Rev 03 Weldale Street Steps Sections
1903-MWA-00-XX-DR-L-2903 Rev 01 Weldale Street, Planting Plan 7 of 7, as received 25/03/2020	WDS-MWA-XX-XX-DR-L-2903 Rev 03 Phase 2 Planting Plan
1903-MWA-00-XX-DR-L-1100 Rev 04 A1/A2 Southern Landscape Sections, as received 22/07/2020	No Change
0405 Rev E Site Section 7, as received 22/07/2020	0405 Rev G Site Section 7
1903-MWA-00-XX-DR-L-0001 Rev 15, Weldale Street Phase I Site Landscape General Arrangement Plan, as received 15/03/2022	1903-MWA-00-XX-DR-L-0001 Rev 17, Weldale Street Phase I Site Landscape General Arrangement Plan
1903-MWA-00-XX-SP-L-0900 Rev 02 Weldale Planting Specification, as received 02/11/2020	1903-MWA-00-XX-SP-L-0900 Rev 04 Weldale Planting Specification
1903-MWA-00-XX-DR-L-0950 Rev 04 Tree Pit details, as received 02/11/2020	1903-MWA-00-XX-DR-L-0950 Rev 06 Tree Pit details
1903-MWA-00-XX-DR-L-1900 Rev 08 Tree Planting Plan 1 of 2, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-1902 Rev 06 Weldale Street, Planting Plan 2 of 7, as received 02/11/2020	No Change
1903-MWA-00-XX-DR-L-2100 Rev 04 Weldale Ramp Sections, as received 02/11/2020	No Change
1903-MWA-00-XX-DR-L-2900 Rev 04 Weldale Street, Tree Planting Plan 2 of 2, as received 02/11/2020	1903-MWA-00-XX-DR-L-2900 Rev 05 Weldale Street, Tree Planting Plan 2 of
1903-MWA-00-XX-DR-L-2901 Rev 03 Weldale Street, Planting Plan 5 of 7, as received 02/11/2020	WDS-MWA-XX-XX-DR-L-2901 Rev 04, Phase 1A
1903-MWA-00-XX-DR-L-2902 Rev 03 Weldale Street, Planting Plan 6 of 7, as received 02/11/2020	WDS-MWA-XX-XX-DR-L-2902 Rev 04 Phase 1 A
1903-MWA-00-XX-DR-L-2902 Rev 03 Weldale Street, Planting Plan 6 of 7, as received 02/11/2020	No Change
6200 Swift Boxes + Peregrine Falcon Platform, as received 02/11/2020	No Change
3622 Biodiversity Nesting Boxes, as received 02/11/2020	No Change
0212 Rev V Roof Plan, as received 15/03/2022	0212 Rev W Roof Plan

0302 Rev K Site Elevation – North, as received 02/11/2020	0302 Rev M Site Elevation – North
12123-HYD-XX-XX-DR-ME-9010 Rev P05, Combined Services Proposed External Services Layout, as received 15/03/2022	No Change
PLANNING UPDATE by Matthew Wigan Associates dated 8th October, as received 02/11/2020	No Change
Email from Matthew Wigan Associates '200476 Weldale Street Landscape Condition Discharge', received 18/12/2020	No Change
1903-MWA-00-XX-DR-L-0010 Rev 04 Weldale Street, Paving and Edging Layout, as received 15/03/2022	1903-MWA-00-XX-DR-L-0010 Rev 05 Weldale Street, Paving and Edging Layout
1903-MWA-00-XX-DR-L-0030 Rev 03 Weldale Street, Railings and Gates Layout, as received 15/03/2022	No Change
1903-MWA-00-XX-DR-L-0040 Rev 04 Weldale Street, Furniture Layout, as received 15/03/2022	1903-MWA-00-XX-DR-L-0040 Rev 05 Weldale Street, Furniture Layout

Condition 28: Landscaping Management Plan

This condition was previously discharged under references 200476, however this has now been updated to:

- WDS-MWA-XX-XX-RP-L-0100 – Revision 05 (December 2024)

Condition 43: On-site play space

This requires details of the on-site play space facilities to be provided:

- This is detailed within the Weldale Street Courtyard B Play Strategy which forms part of this submission.

I trust that the enclosed information is sufficient to discharge the conditions. If you require anything further, please do not hesitate to contact me on the number at the head of this letter.

Yours sincerely

Emma Wilsdon MRTPI
Associate- Planning
Ridge and Partners LLP