

Memo

To: Anthony Scholes, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC:

Date: 7th April 2025

Re: Consultation on an Application

Planning Application Ref: PL/25/0444

Application Type: Approval of details reserved by a condition

Address: CORAL, 233 LONDON ROAD, READING, RG1 3NY

Proposal: Application for Approval of Details Reserved by Conditions 3, 5, 7, 8, 9, 14, 16, 18 of application 220678

I will be addressing condition 7 as this is the only condition which concerns trees and landscaping. 233 London Road is not a Conservation Area, nor does it have any TPO's present. The site does lie within an AQMA and 'Tree Corridor', in which soft landscaping and trees are a higher priority.

Condition 7, requires both a hard and soft landscaping scheme. A landscaping scheme has been submitted, which identifies both soft and hard landscape features. Condition 7 states *'This scheme shall specify means of treatment for hard surfaced areas'* and from looking at the Proposed Landscaping Arrangements, 26th February 2025, Dwg Nr. CWLD-TWHD-LR-2465-01 and the Maintenance Notes, 26th February 2025, Dwg Nr. CWLD-TWHD-LR-2465-03, there is no mention of treatment for hard surfaced areas. However, I note the specifications are included in the External Materials document dated February 2025 and will leave you to assess these.

Condition 7 also requires planting to be demonstrated in a timetable, no planting timetable has been submitted. The proposed landscaping includes species, stock size, number and density of planting which are acceptable. The landscaping does not include tree planting, as is indicated on approved Proposed Plans – PD 02 Rev K (within the amenity grass area) hence these need to be included.

The maintenance schedule also doesn't show how long it is proposed for (as the Planning & Implementation Notes do). To meet the requirements for condition 7, this needs to be demonstrated over a 5 year period, as it states in condition 7 *'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'. Replacement replanting within the 5 years needs to be included within the maintenance schedule. This is included in the 'Planning & Implementation Notes, 26 February 2025 Dwg Nr. CWLD-TWHD-LR-2465-02, but it would be clearer if inspection and replacement replanting were included in a maintenance scheme, rather than just included in the notes.

'*New planting*' is noted in the maintenance schedule and is performed '*as required*.' This is vague and that replanting upon regular inspection, would improve this document to meet the requirements of condition 7 – replacement planting should be in the planting season following or at the time of failure, whichever is soonest. The P & I Notes should be updated in this respect too.

The Planning & Implementation Notes include ref to BS 3882 : 2007 for Topsoil. This should be 2015.

Watering of trees will need to be specified as weekly in the first 3 growing seasons (approx. Apr-Oct) of an appropriate amount for the stock size. Years 4 & 5 can be '*as required to ensure the trees thrive*'. Tree pit details will need to be provided including tree stake and tie specifications and a mulched zone of 1m in diameter around each tree.

All 3 landscape documents will need to be updated for the inclusion of trees.

To conclude, discharge of Condition 7 is not currently supported for the reasons above.

I assume GS Ecology will be responding to Condition 14.