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Our Ref: PL/25/0123
Your Ref:
PP-13719969
Direct: ☎
20/05/2025

Your contact is: Sian Hickey, Planning

Dear James

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0123

Application Type: Approval of details reserved by a condition

Location: THE WILLOWS, 2 HEXHAM ROAD, READING, RG2 7UG

Proposal: Application for approval of details reserved by Condition 19 (SUDS) of planning permission 230279.

I refer to your Approval of Conditions application as described above.

As a reminder, condition 19 states:

19. No development shall commence on site beyond foundation level until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

The following information was submitted:

- Drawing No. E05076-HCC-ZZ-00-DR-L-7301 TO2 – Tree Planting Plan
- Drawing No. E05076-HCC-XX-00-DR-L-7103 T01 – Tree Pit Details
- Drawing No. HEX-TER-52-0XX-D-C-5001 C10 – Drainage Layout
- Planning Drainage Report rev P04
- Email from agent dated 19th May 2025 confirming that the terram around the granular fill surrounding the perforated pipe is permeable to allow the surface water from the perforated pipe to free drain into the subsoil of the raised planter/tree pits

The details were reviewed by the Planning Officer and the Council's Local Lead Flood Authority (LLFA) Officer. The information provided is sufficient to fulfil the requirements of Condition 19 of planning application PL/23/0279. As such, the above details are hereby approved pursuant to condition 19.

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

S. Hickey

Sian Hickey
Planning Officer