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Submitted via the Planning Portal

Dear Jonathan

SUBMISSION OF APPLICATION TO DISCHARGE CONDITION 43 OF APPLICATION REFERENCE 170326 (AS AMENDED BY APPLICATION REFERENCE 211701), LAND BETWEEN WELDALE STREET AND CHATHAM STREET, READING, RG1 7BW

Please find enclosed a submission for the discharge of condition 43 (on-site play space) of planning permission 170326 (incorporating alterations to the wording of condition 43, as agreed by non-material amendment application 211701 on 16/12/2021) in relation to land between Weldale Street and Chatham Street, Reading.

This application has been prepared to address the Officers' comments on the previous submission to discharge this condition, which was withdrawn on 31 March 2025 (application ref.PL/25/0191).

Enclosed with this application is the following information:

- WDS-MWA-XX-XX-DR-L-2005_02 Play Area Plan
- WDS-MWA-XX-XX-RP-L-0101_01 Play Area Management Plan
- WDS-MWA-XX-XX-SH-L-0650_02 Courtyard B Play Features Schedule

The Proposal

The full wording of Condition 43, and the reason for the condition, is as follows:

"Prior to the first occupation of any residential unit within phase 4 (Block B2), as per 3622_0250 Rev D Phasing Plan, as received 14/02/20) hereby approved, details of all on-site play-space facilities shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of Block B2 and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7, CC8, EN9 and CR2 of the Reading Borough Local Plan 2019."

A separate application to discharge conditions 26 (hard and soft landscaping) and 28 (landscape management plan) of the above planning permission has been submitted separately to this application and is registered under application reference PL/25/0677. That application covers hard and soft landscaping for the proposed play space,

including the details of the proposed safety surfacing for the proposed play space. This application focusses solely on the proposed play equipment including the location, specifications and designs of the equipment and the proposed maintenance and management as required by Condition 43.

As outlined earlier, following feedback from Officers in relation to the previously withdrawn application ref PL/25/0191 to discharge this condition, the proposals for the play space for Courtyard B have been amended to address the comments provided.

A summary of the comments received from the Parks and Open Spaces Officer and Planning Officer regarding the withdrawn application for the proposed play space is outlined in the table below, as well as a summary of the details now submitted to address each of these comments.

Comments received in response to the previously withdrawn application PL/25/0191 Weldale St, Reading	The application proposal
Lack of apparatus being provided to serve the area including a lack of accessible play, and equipment for under 5's.	The proposal now includes a variety of play equipment, as detailed in WDS-MWA-XX-XX-SH-L-0650_02 Courtyard B Play Features Schedule and WDS-MWA-XX-XX-DR-L-2005_02 Play Area Plan including: • Accessible roundabout • Toddler play unit with slide • Bumble bee springer • Rainbow Trio Bongos • Stepping Pods • Balance Beams The products proposed are from a reputable playground manufacturer and includes provision for those with disabilities. The proposal now includes equipment suitable for under 5's, including a toddler play unit with slide and bumble bee springer.
As part of the feedback on the original 2017 application it was suggested by Leisure and Recreation that the equipment could be supplied in a range of colours, which would be more appealing and brighten up the shady courtyards.	The play equipment is now proposed in a variety of colours, to help brighten up the courtyard. This is as per the comments received from RBC Leisure and Recreation at the time of the original application (ref 170326) which were referred to in the Officer's response to application PL/25/0191.
<i>Officer comments made at the time of the original permission have not been taken on board (e.g. see the above extracts, with facilities being provided in the middle of the space, rather than the northern ends as recommended by BRE)</i>	The proposed play facilities have now been moved from the centre of the site to the north to ensure they receive maximum sunlight, as shown on WDS-MWA-XX-XX-DR-L-2005_02 Play Area Plan.
<i>Outdoor Table Tennis: looking at the photo it shows a metal style. Commenting from experience, would</i>	The proposed table tennis equipment is now proposed in concrete as specified in WDS-MWA-

<i>there be any possibility to change to concrete which would be more robust than the proposed metal table.</i>	XX-XX-SH-L-0650_02 Courtyard B Play Features Schedule.
<i>Boulders; high risk of injury from contact and slips when wet. I would not install these.</i>	The boulders have now been removed from the proposal and have been replaced with the play equipment listed above, as shown on WDS-MWA-XX-XX-SH-L-0650_02 Courtyard B Play Features Schedule and WDS-MWA-XX-XX-DR-L-2005_02 Play Area Plan.
<i>Stainless Steel Spheres; this depends on the amount of sunlight entering the facility. In prolonged sunlight these units are prone to getting hot, especially to the touch, which could lead to injury. Another factor relates to sunlight glare and whether that glare will affect the human eye. Lastly there is a risk of injury either from contact with or falling off the spheres, this may be mitigated to an extent with a safety surface however, there is still a risk from any impact with the installation.</i>	The spheres have now been removed from the proposal and have been replaced with the play equipment listed above, as shown on WDS-MWA-XX-XX-SH-L-0650_02 Courtyard B Play Features Schedule and WDS-MWA-XX-XX-DR-L-2005_02 Play Area Plan.
<i>Dog-Friendly Area: will this area be suitably signed? I have reservations about the hygiene aspect of this area as toxocariasis is a risk when there are dogs present. Resin bonded surface would need to be sterilised in order to minimise the risk of the disease.</i>	The dog friendly area has been removed from the proposal.
<i>Gates - please can the closing mechanism be clarified. The use of self-closing hydraulic gates, like IAE Prosafe-Gate is highly recommended to reduce the potential of a pinch point on opening/closing. They should also be painted in yellow to define location and identify gates to those with limited visibility.</i>	This has been updated and is reflected on the WDS-MWA-XX-XX-DR-L-2005_02 Play Area Plan and details are included in WDS-MWA-XX-XX-SH-L-0650_02 Courtyard B Play Features Schedule.

This application is also accompanied by a Play Area Management Plan which provides full details on the maintenance and management (including safety inspections) arrangements proposed, as required by Condition 43.

In summary, it is considered that the proposed play equipment is now suitable and has addressed the comments raised by Officers. It's therefore respectfully requested that this application be approved without delay.

Yours sincerely

Emma Wilsdon MRTPI
Associate - Planning
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