

Mrs Emma Wilsdon
Ridge and Partners LLP
Regent House
65 Rodney Road
Cheltenham
GL50 1HX

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/0677

Your Ref: PP-13987257

01/07/2025

Your contact is: Jonathan Markwell, Planning

Dear Ropemaker Properties

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0677

Application Type: Approval of details reserved by a condition

Location: Land between Weldale Street and Chatham Street, Reading.

Proposal: Discharge of conditions 26 (hard and soft landscaping details) and 28 (landscaping management plan) of planning permission PL/17/0326, as granted on 15/03/20218.

I refer to the above application to discharge planning permission conditions 26 (hard and soft landscaping) and 28 (landscape management plan) of planning permission 170326.

It is initially noted that these conditions have previously been subject to approval of details applications 200476 and 220360 (in relation to condition 26, as determined on 07/01/2021 and 05/05/2022 respectively) and 200476 (in relation to condition 28, as determined on 07/01/2021). Within your current submission you have explained that you are effectively seeking to re-discharge these conditions as a result of now proposed changes to the landscaping within the courtyard adjacent to Block B.

As part of your submission you have included a supporting letter ('Submission of application to discharge conditions at land between Weldale Street and Chatham Street, Reading, RG1 7BW (Ref:170326)', by Ridge, dated 01/05/2025) which explains the above, and also provides a schedule of plans previously approved under approval of details applications 200476 and 220360. The supporting letter also specifies which plans are unchanged and which are now altered as a result of subsequent changes. Only plans which have been subject to change have been submitted for consideration, but the response below also includes plans which are unchanged from previous approval of details applications 200476 and 220360. Such plans are listed below, referencing the dates they were previously submitted and marked with an * for completeness in this instance.

With the above in mind I respond to this application as follows:

Condition 26 (hard and soft landscaping)

The landscaping details, as shown on the following:

WDS-MWA-00-XX-DR-L-0020 Rev 05 Weldale Street, Walls and Retaining Structures, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-0030 Rev 05 Weldale Street, Railings and Gate Layout, as received 07/05/2025

- * 1903-MWA-00-XX-DR-L-0301 Rev 03 Railings and Gate details, as received 25/03/2020
- * 1903-MWA-00-XX-DR-L-0400 Rev 02 Wall Details (Sheet 1), as received 25/03/2020
- * 1903-MWA-00-XX-DR-L-0405 Rev 01 Coping Details, as received 25/03/2020
- * 1903-MWA-00-XX-DR-L-0500 Rev 04 Paving Details, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-0501 Rev 05 Edging Details and Step Units, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-0502 Rev 05 Paving Pattern Details & Recessed Manhole Covers, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-0951 Rev 00 Climber Planter and Support Details, as received 25/03/2020
- * 1903-MWA-00-XX-DR-L-0600 Rev 00 Furniture details, as received 25/03/2020
- * 1903-MWA-00-XX-DR-L-0900 Rev 02 Detailed Planting Plan Locations, as received 25/03/2020
- * 1903-MWA-00-XX-DR-L-0200 Rev 00 Courtyard A Landscape and Materials, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-1102 Rev 05 Courtyard A Sections, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-1901 Rev 03 Weldale Street, Planting Plan 1 of 7, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-1903 Rev 04 Weldale Street, Planting Plan 3 of 7, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-1904 Rev 04 Weldale Street, Planting Plan 4 of 7, as received 15/03/2022

WDS-MWA-XX-XX-DR-L-2104 Rev 06 Courtyard B Section, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-2105 Rev 04 Weldale Street Steps Sections, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-2903 Rev 04 Weldale Street, Phase 2 Planting Plan, as received 07/05/2025

- * 1903-MWA-00-XX-DR-L-1100 Rev 04 A1/A2 Southern Landscape Sections, as received 22/07/2020

0405 Rev G Site Section 7, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-0001 Rev 18, Weldale Street Site Landscape General Arrangement Plan, as received 07/05/2025

- * 1903-MWA-00-XX-SP-L-0900 Rev 02 Weldale Planting Specification, as received 02/11/2020

WDS-MWA-XX-XX-DR-L-0950 Rev 07 Tree Pit details, as received 07/05/2025

- * 1903-MWA-00-XX-DR-L-1900 Rev 08 Tree Planting Plan 1 of 2, as received 15/03/2022
- * 1903-MWA-00-XX-DR-L-1902 Rev 06 Weldale Street, Planting Plan 2 of 7, as received 02/11/2020
- * 1903-MWA-00-XX-DR-L-2100 Rev 04 Weldale Ramp Sections, as received 02/11/2020

WDS-MWA-XX-XX-DR-L-2900 Rev 06 Weldale Street, Tree Planting Plan 2 of 2, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-2901 Rev 05 Phase 1A: Planting Plan 1 of 2, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-2902 Rev 04 Planting Plan 2 of 2, as received 26/06/2025

- * 6200 Swift Boxes + Peregrine Falcon Platform, as received 02/11/2020
- * 3622 Biodiversity Nesting Boxes, as received 02/11/2020

0212 Rev W Roof Plan, as received 07/05/2025

0302 Rev M Site Elevation – North, as received 07/05/2025

- * 12123-HYD-XX-XX-DR-ME-9010 Rev P05, Combined Services Proposed External Services Layout, as received 15/03/2022
- * PLANNING UPDATE by Matthew Wigan Associates dated 8th October, as received 02/11/2020
- * Email from Matthew Wigan Associates '200476 Weldale Street Landscape Condition Discharge', received 18/12/2020

WDS-MWA-XX-XX-DR-L-0010 Rev 06 Weldale Street, Paving and Edging Layout, as received 07/05/2025

- * 1903-MWA-00-XX-DR-L-0030 Rev 03 Weldale Street, Railings and Gates Layout, as received 15/03/2022

WDS-MWA-XX-XX-DR-L-0040 Rev 06 Weldale Street, Furniture Layout, as received 07/05/2025

WDS-MWA-XX-XX-DR-L-2106 Rev 04 North-East Courtyard Climber Screen Details, as received 07/05/2025

Part B Weldale Street, Reading Materials and Components for Terraces – Design Note, as received 07/05/2025

Q37 – Weldale Podium Roof Sedum Blanket Green Roof System Rev 0.0 by Eco Green Roofs dated and received 01/07/2025.

are approved pursuant to condition 26.

Condition 28 (landscaping management plan)

The landscaping management plan details, as shown on the following:

WDS-MWA-XX-XX-RP-L-0100 - Revision 08, Landscape Management Plan by Matthew Wigan Associates, dated June 2025, as received 26/06/2025

are approved pursuant to condition 28.

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

In light of the changes hereby made to the landscaping you are advised to submit a separate approval of details application seeking to re-discharge condition 27 (Tree pits and raised planters details), as it would appear from the assessment of this application that there are now changes to the condition 27 details previously approved under application 200476 on 07/01/2021 by the Local Planning Authority, as advised in correspondence during the course of this application.

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

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.