

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

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

Our Ref: PL/25/1018

Your Ref: PP-14182349

21/08/2025

Your contact is: Jonathan Markwell, Planning

Dear Ropemaker Properties

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1018

Application Type: Approval of details reserved by a condition

Location: Land between Weldale Street and Chatham Street, Reading

Proposal: Discharge of conditions 12 (management of service vehicle deliveries to the non-residential unit) and 27 (tree pit and raised planter details) of permission PL/17/0326.

I refer to the above application to discharge planning permission conditions 12 (management of service vehicle deliveries to the non-residential unit) and 27 (tree pit and raised planter details) and respond as follows:

Condition 12 (management of service vehicle deliveries to the non-residential unit)

The management of service vehicle deliveries to the non-residential unit details, as shown on the following:

- Servicing Details for Weldale Street Commercial Unit by Allsop, undated, as received 17/07/2025

are approved pursuant to condition 12

Condition 27 (tree pit and raised planter details)

It is initially noted that this condition has previously been subject to approval of details application 200476, as determined on 07/01/2021. In light of recent approval of details application PL/25/0677 (as determined on 01/07/2025) in relation to conditions 26 (hard and soft landscaping) and 28 (landscape management plan), you were advised to submit a further approval of details application in respect of condition 27, given it appeared that changes had subsequently been made to the condition 27 details previously approved under application 200476. Your submission acknowledges the above context, with this application effectively seeking to re-discharge this condition.

Only the plans submitted for consideration as part of this application are referenced with dates which align with the submission of this application (for clarity, these plans are also marked in **bold**). Other plans previously approved (and which remain unchanged) as part of approval of details applications 200476 (for clarity, these are marked with *), 220360 (associated with condition 26, but corresponding earlier versions of the same plan were approved under 200476 for condition 27 – for clarify, these are marked with ~) and PL/25/0677 (associated with condition 26, but corresponding earlier versions of the same plan were approved under 200476 for condition 27 - for clarity, these are marked with ^) are referenced too.

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

The tree pit and raised planter details, as shown on the following:

^ 1903-MWA-00-XX-DR-L-0020 Rev 05 Weldale Street, Walls and Retaining Structures, as received 07/05/2025

* 1903-MWA-00-XX-DR-L-0400 Rev 02 Wall Details (Sheet 1), as received 25/03/2020

~ 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

^ 1903-MWA-00-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-0950 Rev 07 Tree Pit details, as received 17/07/2025

~ 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-2900 Rev 06 Weldale Street, Tree Planting Plan 2 of 2, as received 17/07/2025

^ 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

* Email from Matthew Wigan Associates '200476 Weldale Street Landscape Condition Discharge', received 18/12/2020

are approved pursuant to condition 27.

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.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.