

Mr James Garside
Associate
Shrimplin Planning & Development
Austen House
Station View
Units A-J
Guildford
Surrey
GU1 4AR

Our Ref: PL/24/0365

Your Ref: PP-12904758

08/10/2025

Your contact is: Jonathan Markwell, Planning

Dear Reading Borough Council

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0365

Application Type: Approval of details reserved by a condition

Location: Wensley Court (No. 193), Irving Court (No.203) and Riversley Court (No. 205), Wensley Road, Reading, RG1 6EA / 6EB / 6ED

Proposal: Discharge of conditions 3 (Materials), 4 (Remediation scheme), 13 (Landscaping) and 16 (Arboricultural Method Statement and Tree Protection Plan), relating to planning permission 210549 (amended description).

I refer to the above application to discharge planning permission conditions 3 (Materials), 4 (Remediation scheme), 13 (Landscaping) and 16 (Arboricultural Method Statement and Tree Protection Plan), relating to planning permission 210549 and respond as follows:

Condition 3 (Materials)

The material details, as shown on the following:

- External Materials Schedule by HTA Ref RBC-CRR_HTA-A_RP_XX_1770, dated May 2022, as received 21/03/2024
- And as per materials viewed on an officer site visit on 23/05/2024

are approved pursuant to condition 3.

Condition 4 (Remediation scheme)

The remediation scheme details, as shown on the following:

- Ground Appraisal Report for the land at Wensley Road, Reading, Berkshire, RG1 6DR on behalf of Reading Borough Council by Geo-Environmental, Ref GE18760-GARv2.0-MAR21 Version 2.0, dated 10/03/2021, as received 21/03/2024
- HTA-A_DR_0001 Rev A Site Location Plan, as received 03/05/2024
- Interim Verification Report for the land at Wensley Road, Reading, Berkshire, RG1 6DR on behalf of Glenman Corporation Limited by Geo-Environmental, Ref GE19855/INTVR/SEP22 Version 1.0, dated 12/09/2022, as received 03/05/2024
- Site specific plan of work for the removal of asbestos debris at communal grounds of Coley Rise Reading by Breyer Renew, undated/unreferenced, as received 03/06/2024
- Email from Arcus Consulting 'RE: Wensley Rd Phase 2, Reading (240365)', dated and received 03/06/2024 confirming that the phase 2 landscaping requires 300 – 400mm topsoil cover.

are approved pursuant to condition 4.

Condition 13 (Landscaping)

The landscaping details, as shown on the following:

- RBC-CRR_HTA-L_XX_00_DR_1901 Rev D Landscape General Arrangement
- RBC-CRR_HTA-L_XX_00_DR_1910 Rev B Levels Plan
- RBC-CRR_HTA-L_XX_00_DR_1920 Soiling and Structural Soil Cell Location Plan
- RBC-CRR_HTA-L_XX_00_DR_1902 Rev D Landscape General Arrangement
- RBC-CRR_HTA-L_XX_00_DR_1911 Rev B Levels Plan
- RBC-CRR_HTA-L_XX_00_DR_1903 Rev D Landscape General Arrangement
- RBC-CRR_HTA-L_XX_00_DR_1912 Rev B Levels Plan

As all received on 21/03/2024

- 1717721-HLEA-00-01-XX-DR-E-750003 T2 External lighting & CCTV layout Block 205 Proposed Layout
- 1717721-HLEA-00-01-XX-DR-E-750002 T2 External lighting & CCTV layout Block 203 Proposed Layout
- 1717721-HLEA-00-01-XX-DR-E-750001 T2 External lighting & CCTV layout Block 193 Proposed Layout
- RBC-CRR_HTA-L_XX_00_DR_1922 T1 Soiling and Structural Soil Cell Location Plan - 203 Irving Court
- RBC-CRR_HTA-L_XX_00_DR_1921 T1 Soiling and Structural Soil Cell Location Plan – 205 Riversley Court

As all received on 31/05/2024

- RBC-CRR_HTA-L_SC_1701 Rev B Maintenance Strategy and 5-Year Schedule by HTA dated 18/06/2024
- RBC-CRR_HTA-L_XX_00_DR_1930 Rev T1 - Planting Plan 193 Wensley Court
- RBC-CRR_HTA-L_XX_00_DR_1931 Rev T2 - Planting Plan 205 Riversley Court
- RBC-CRR_HTA-L_XX_00_DR_1932 Rev T3 - Planting Plan 203 Irving Court
- RBC-CRR_HTA-L_XX_00_DR_1933 Rev T1 - Planting Plan Hub Building (**Please note that it is solely the landscaping details approved as per this plan and is notwithstanding any “Hub Building” structure, which is not approved, as no “Hub Building” shown on this plan has any planning permission from the Local Planning Authority – this is accordingly on a strictly notwithstanding basis).**

As all received on 19/06/2024

- PAS128 Utility Mapping - M2 & Stats SUMO-17577-2 Sheet 01 Rev A
- PAS128 Utility Mapping - M2 & Stats SUMO-17577-2 Sheet 02 Rev A
- PAS128 Utility Mapping - M2 & Stats SUMO-17577-2 Sheet 03 Rev A
- RBC-WLR_HTA-A_XX_00_DR Rev M – Site Plan showing CCTV, Electric Car Charger, EVCP Feeder Pillar, External Lighting & Spare Duct (the edge of the plan is incomplete, so the drawing number is incomplete too)
- RBC-CRR_HTA-L_XX_00_DR_8930 Rev A Typical Details – Planting (tree pits)

As all received on 15/07/2024

- 7430-ARC-GL-SK-006 - PLANTING / SERVICES CLASH DETECTION - 193 WENSLEY COURT – NORTH
- 7430-ARC-GL-SK-007 - PLANTING / SERVICES CLASH DETECTION - 193 WENSLEY COURT – EAST
- 7430-ARC-GL-SK-008 - PLANTING / SERVICES CLASH DETECTION - 203 IRVING COURT – EAST
- 7430-ARC-GL-SK-009 - PLANTING / SERVICES CLASH DETECTION - 203 IRVING COURT – WEST
- 7430-ARC-GL-SK-010 - PLANTING / SERVICES CLASH DETECTION - 205 RIVERSLEY COURT – NORTH
- 7430-ARC-GL-SK-011 - PLANTING / SERVICES CLASH DETECTION - 205 RIVERSLEY COURT – SOUTH
- 7430-ARC-GL-SK-012 - PLANTING / SERVICES CLASH DETECTION - 193 WENSLEY COURT

- 7430-ARC-GL-SK-013 - PLANTING / SERVICES CLASH DETECTION - 203 IRVING COURT
- 7430-ARC-GL-SK-014 - PLANTING / SERVICES CLASH DETECTION - 205 RIVERSLEY COURT

As all received on 13/09/2024

- 8270-ARC-00-00-DR-A-900101 Rev P4 - 203 Irving Court - Proposed Planting **(Please note that it is solely the servicing routes shown on this plan which are approved within this plan, with the planting elements NOT approved, as these were superseded by the updated planting plan received on 07/10/2025, which for unspecified reasons omitted servicing routes)**
- 8270-ARC-00-00-DR-A-900102 Rev P4 - 205 Riversley Court - Proposed Planting **(Please note that it is solely the servicing routes shown on this plan which are approved within this plan, with the planting elements NOT approved, as these were superseded by the updated planting plan received on 07/10/2025, which for unspecified reasons omitted servicing routes)**
- 8270-ARC-193-XX-DR-A-900500 Rev P1 - External Works - 193 Wensley – Proposed Planting **(Please note that it is solely the servicing routes shown on this plan which are approved within this plan, with the planting elements NOT approved, as these were superseded by the updated planting plan received on 07/10/2025, which for unspecified reasons omitted servicing routes)**
- Marked up responses to RBC Natural Environment Officer Memo dated 28/07/2025

As received 29/08/2025

- Phase 2 Species Mix by Arcus Consulting

As received 03/10/2025

- 8270-ARC-193-XX-DR-A-900500 Rev P5 - External Works - 193 Wensley - Proposed Planting
- 8270-ARC-203-XX-DR-A-900500 Rev P2 - External Works - 203 Irving Court - Proposed Planting
- 8270-ARC-205-XX-DR-A-900500 Rev P2 - External Works - 205 Riversley Court - Proposed Planting

As all received on 07/10/2025

are approved pursuant to condition 13.

Condition 16 (Arboricultural Method Statement and Tree Protection Plan)

The arboricultural method statement and tree protection plan details, as shown on the following:

- Arboricultural Impact Assessment & Method Statement by ACD Environmental Ref PRI22568aia_amsC Rev C dated 31/03/2021
- PRI22568-03C Sheet 1 of 2 Tree Protection Plan
- PRI22568-03C Sheet 2 of 2 Tree Protection Plan

As all received on 28/05/2024

are approved pursuant to condition 16.

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 this application originally also sought to discharge condition 5 (validation report), but this was withdrawn from consideration as part of this application on 03/05/2024, following officer feedback.

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.