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Our Ref: PL/25/1254
Your Ref:
PP-14108726
Direct: ☎
23 January 2026

Your contact is: Anthony Scholes, Planning

Dear C/O Agent

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1254

Application Type: Approval of details reserved by a condition

Location: 300 Brook Drive, Green Park, Reading, RG2 6UU

Proposal: Application for Approval of Details Reserved by Conditions 4 (Green Roof), 8 (Landscaping), 9 (Arboriculture Impact Assessment), 15 (Land Gas Risk Assessment – Parts A & B) and Statutory Biodiversity Net Gain Plan Condition (Informative 1) of application PL/24/1520

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

Condition 4 – Green Roof

The following is approved in accordance with condition 4:

The BauderEXTENSIVE XF301 Lightweight Sedum System – Summary Sheet

The BauderGREEN XF301 Lightweight Sedum System – Technical Data Sheet

The BauderGREEN SDF L Lightweight Drainage Mat - Technical Data Sheet

The EoJF – Proposed GA Roof Plan (Dwg No. 156210-STL-XX-RF-DR-A-XXXX-11008 Rev A1_P32)

As received by the Local Planning Authority on 4 September 2025

The 'Greengage' – Habitat Management and Monitoring Plan (including green roof maintenance schedule

As received by the Local Planning Authority on 11 November 2025

The development is required to be constructed in accordance with the approved details above.

Condition 8 – Landscaping

The following is approved in accordance with condition 8:

Drawing No: 1004-SC-300 Landscape sections 1 of 2 Rev. T00
Drawing No: 1004-SC-301 Landscape sections 2 of 2 Rev. T00
Drawing No: 1004_PL_101 Hardworks plan Rev. T01
Drawing No: 1004-DT-401 Decking and speed bump typical details Rev. T00
Drawing No: 1004-DT-411 Gabion wall details Rev. T00
Drawing No: 1004-DT-452_T00_Landscape mound details 2 of 2
Drawing No: 1004_PL_200_T00_Software plan 1 of 4
Drawing No: 1004_PL_201_T01_Software plan 2 of 4
Drawing No: 1004_PL_202_T01_Software plan 3 of 4
Drawing No: 1004_PL_203_T01_Software plan 4 of 4
Drawing No: 1004_PL_204_T02_Tree and bulb plan 1 of 2
Drawing No: 1004_PL_205_T00_Tree and bulb plan 2 of 2
Drawing No: 1004-DT-453_T00_Typical rain garden details
Drawing No: 3113-CIV-XX-XX-D-C-30002 P03 - Foul Water Drainage Plan
Drawing No: 3113-CIV-XX-XX-D-C-30005 P01- Surface Water
As received by the Local Planning Authority on 4 September 2025

Drawing No: 1004_PL_001 General Arrangement Rev. T03
Drawing No: 1004_PL_102 Hardworks plan Rev. T02
Drawing No: 1004_PL_100 Hardworks Plan Rev. T02
Drawing No: 1004_DT_400 Hardwork typical details Rev. T01
Drawing No: 1004_DT_410 Furniture typical details Rev. T01
As received by the Local Planning Authority on 25 November 2025

Drawing No: 1004_DT_450 Software typical details Rev. T03
Drawing No: 1004-DO-001 Landscape Management Plan (including appendix) Rev. T02
Drawing No: 1004_DT_451 Landscape mound details Rev. T03
As received by the Local Planning Authority on 18 December 2025
Drawing No: W.001175-RED-XX-00-DR-Z-2001, Proposed Below Ground Mep Services Rev P2, as received by the Local Planning Authority on 19 December 2025

The development is required to be constructed in accordance with the approved details above.

Condition 9 – Arboricultural Impact Assessment

The following is approved in accordance with condition 14:

1004-DO-002 P00 Tree Survey and AIA
As received by the Local Planning Authority on 11 November 2025

The development is required to be constructed in accordance with the approved details above.

Condition 15 – Land Gas Risk Assessment

The following is approved in accordance with condition 15:

Gas Risk Assessment & Remediation Strategy (Ref. L-25053-2.4.2-25-377-NTD)
As received by the Local Planning Authority on 18 September 2025

Statutory Biodiversity Net Gain Condition – Informative 1

The following is approved in accordance with the mandatory biodiversity net gain condition:

The 'Greengage' Biodiversity Net Gain Assessment (Dated August 2025)
The DEFRA Biodiversity Gain Plan Form
As received by the Local Planning Authority on 4 September 2025

The DEFRA Biodiversity Metric FV04 (dated 13/05/2025), prepared by Saul Ridley
As received by the Local Planning Authority on 15 September 2025

The 'Greengage' – Habitat Management and Monitoring Plan (including green roof maintenance schedule)
As received by the Local Planning Authority on 11 November 2025

The development is required to be constructed in accordance with the approved details above.

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

AJS
PP

Anthony Scholes
Principal Planning Officer