

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR APPROVAL OF RESERVED MATTERS**

Applicant: Mrs Anna Ciesielska

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** the LANDSCAPING Reserved Matter in respect of the following development.

Proposal: Application for approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728

At: Dellwood Community Hospital, 22 Liebenrood Road, Reading, RG30 2DX

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 9th February 2026



RJE

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: Dellwood Community Hospital, 22 Liebenrood Road, Reading, RG30 2DX

Application No: PL/25/0835

Application type: Approval of reserved matters

CONDITIONS & REASONS

1. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Landscape Maintenance Schedule Dellwood
- Drawing ref. ADL413 Rev D – Landscaping

Received by the Local Planning Authority on 4th December 2025

- Storm Water Outflow rates document ref. 20007/A
- HR Wallingford Greenfield runoff rate estimate for sites ref. 1424431313
- Micro Drainage Calculation document ref. File 20007.SIM dated 26 November 2025 11:43
- Micro Drainage Calculation document ref. File 2007.SIM dated 26 November 2025 11:22
- Drawing ref. 20007/DS/01 rev P3 – Below ground drainage layout
- Drawing ref. 19016/F02/S07/Rev/A – Proposed levels and services plan

Received by the Local Planning Authority on 27th November 2025

- Drawing ref. 19016/F02/S06/Rev/A – Proposed surface boundary treatments
- Drawing ref. 19016/F02/S08/Rev/ - Soil volume plan

Received by the Local Planning Authority on 24th November 2025

- Drawing ref. 6123-E-200 rev T2 – Proposed external sidewise services sheet 01
- Drawing ref. 6123-E-101 rev T2 – Existing external sidewise services sheet 02
- Drawing ref. 6123-E-201 rev T2 – Proposed external sidewise services sheet 02
- Drawing ref. 6123-E-100 rev T2 – Existing external sidewise services sheet 01
- Drawing ref. 6123-E-400 rev T3 – Proposed mortuary block electrical services layout
- Acceber Design Limited Landscape Management and Maintenance Pla
- Drawing ref. 21-OAN-2915 sheets 1, 2 and 3 – Utility and Topographical Survey

Received by the Local Planning Authority on 6th June 2025

REASON: In the interests of the visual amenity of the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019 and for the avoidance of doubt to ensure that the development is carried out and adhered to in accordance with the appearance reserved matter details hereby approved

2. The hard and soft landscaping of the development hereby permitted shall be carried out, managed and maintained in accordance with the approved landscaping plans and landscaping management and maintenance documents listed above under condition

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number 1. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

3. No development shall commence on site (barring demolition) until a Sustainable Drainage Strategy (SuDS) and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- iii. Full detailed and specifications of how the proposed SuDS would connect with the proposed green infrastructure within the development

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

4. Prior to first use of the development hereby permitted, the sustainable drainage scheme for the site shall have been completed in accordance with the approved details to be submitted pursuant to condition number 3 above. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The original outline planning permission ref. PL/21/1728/OUT still stands and all conditions and informatives attached to that permission still apply. This reserved matters decision notice and the original outline planning permission should be read together.

Date: 9th February 2026



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2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://www.gov.uk/planning-inspectorate>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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