

# Memo

**To:** Alison Amoah, Planning

**From:** Sarah Hanson, Natural Environment Officer, Planning

**CC:**

**Date:** 24 April 2026

**Re:** Consultation on an Application

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**Planning Application Ref:** PL/26/0187

**Application Type:** Approval of details reserved by a condition

**Address:** LAND AT BATTLE STREET, READING, RG1 7NU

**Proposal:** Application for Approval of Details Reserved by Conditions 3 (materials), 5 (construction method statement), 20 (Habitat Enhancement) and 30 (SUDS) of permission PL/22/1405

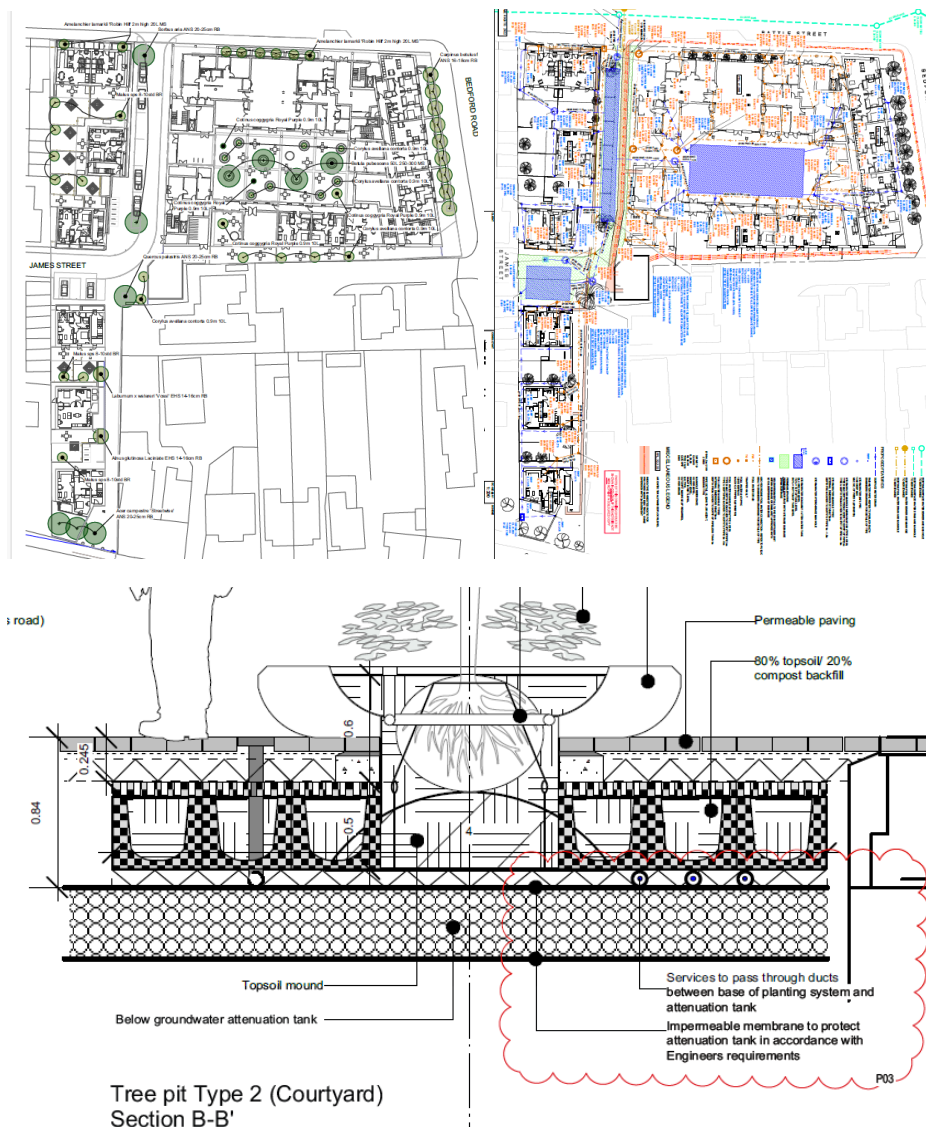
Amongst the plans approved under PL/22/1405 were (extracts below):

*Drawing no: P05077-HCC-XX-DR-L-7302 Rev P03 – Planting Plan, received 5th May 2023*

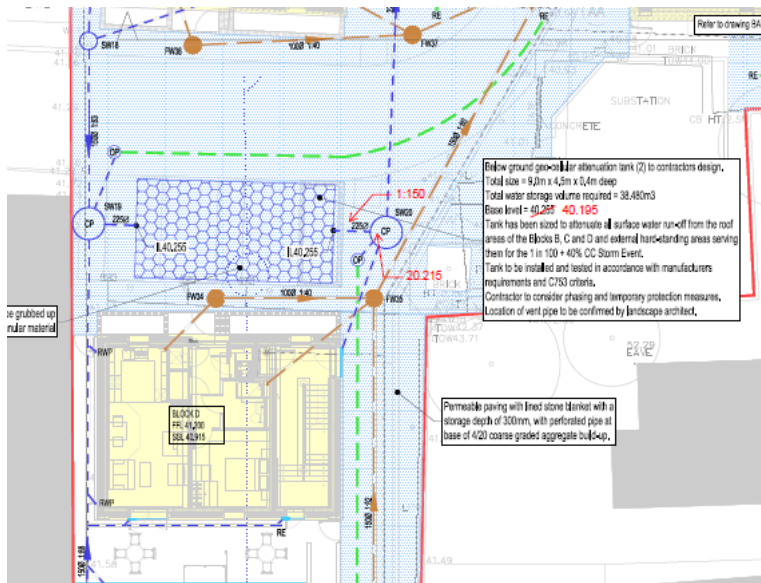
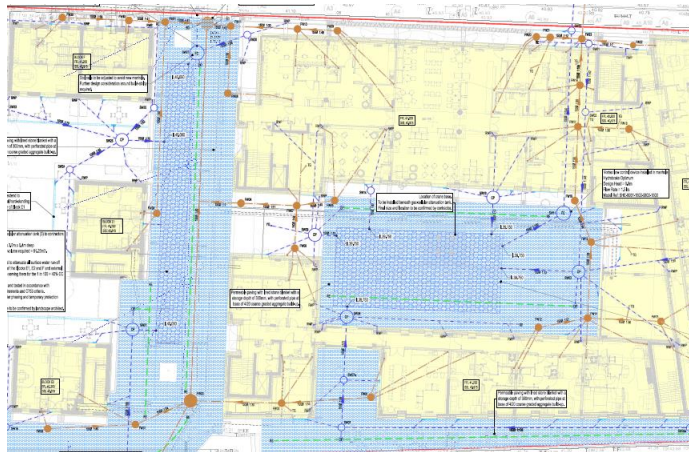
*Drawing no: P05077-HCC-XX-DR-L-7401 Rev P03 – Tree Pit Details, received 5th May 2023*

*Drawing no: E05077-ECH-XX-XX-DR-C-7500 Rev P01 – Below Ground Drainage*

To allow for tree planting and drainage, the trees are shown on the above as being within raised planters above the underground cellular storage, with services routes through the planter cells:



I note that the details now submitted for Condition 30 (SuDs), within the **Rev P01 document dated 13.01.26** show the proposed drainage design has been slightly revised to include a greater level of storage within the attenuation tanks and through the inclusion of an increased amount of permeable paving across the site. The footprint of the attenuation tanks has reduced:



The attenuation tank in the main courtyard now longer covers the whole area (underground) hence no longer extends under all the tree planting. As such, clarity is required on the tree planting, specifically whether this is still retained within a raised planter over the whole courtyard or whether some trees will be 'in the ground', in which case new tree pit details will be required.

The attenuation under the Mews has reduce in length which may mean the tree pits details for the trees either end may need to be revised – clarity is required.

I note the comments of 20/4/26 from Darren Cook (SuDs officer) and that amendments have been requested to align the SuDs design with EN18 requirements, i.e. more landscape-led, which I support. Drainage into tree pits prior to the drainage system should be considered.

Currently not supported until clarity on the above is received and the SuDs officer is satisfied with the design.