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Our Ref: PL/25/1721
Your Ref:
PP-14525535
Direct: ☎
21/05/2026

Your contact is: Catrin Davies, Planning

Dear mr singh

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1721

Application Type: Approval of details reserved by a condition

Location: 362, Oxford Road, Reading, RG30 1AQ

Proposal: Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7 and 8 of application PL/22/0776 Allowed by Appeal Ref: APP/E0345/W/22/3310834

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

Condition 3 of planning permission PL/22/0776 reads:

Prior to commencement of development, a comprehensive scheme of hard and soft landscaping reflecting the principles of the Natural Environment Plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping to include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. Full detail of the approved green walls as identified on the Natural Environment Plan, specifying species type, planting sizes, spacing and numbers of individual specimens to form the green wall;
- e. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas including the green wall;
- f. Routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details, unless otherwise agreed in writing, no later than during the first planting season following the

date when the development hereby permitted is ready for occupation. Any trees, plants or parts of the green walls 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.

Plans and documents:

Condition 3 – Landscaping Details V2 received 19/5/26

Condition 3 and 4 hard landscaping with Bat Lighting received 19/5/26

Following consultation with the Ecology adviser and Natural Environment officer, the submitted details are **NOT** acceptable. **The submitted details are hereby NOT approved pursuant to Condition 3 of planning permission PL/22/0776**

Condition 4 of planning permission PL/22/0776 reads:

Prior to commencement of development (including demolition or preparatory works), details of a habitat enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented prior to first occupation and adhered to in accordance with agreed programme.

Plans and documents:

Condition 3 and 4 hard landscaping with Bat Lighting received 19/5/26

Condition 4 habitat enhancement received 19/5/26

Following consultation with the Ecology adviser and Natural Environment officer, the submitted details are **NOT** acceptable. **The submitted details are hereby NOT approved pursuant to Condition 3 of planning permission PL/22/0776**

Condition 5 of planning permission PL/22/0776 reads:

Prior to commencement of development, a detailed scheme, informed by an assessment of the current noise environment, including noise from the ground floor commercial units, for protecting the dwellings from the external noise environment of the area shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat 15 recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied.

Plans and documents:

Environmental Noise Assessment-Report No: 2526-912-20-09. Prepared by REDFAN Solutions received 24/2/26

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 5 of planning permission PL/22/0776.

Condition 6:

Prior to commencement of development (including demolition and any preparatory works), a site specific Construction Method Statement shall be submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site, and
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- k) Full details of hours of construction, demolition or associated deliveries.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

Plan and documents:

Condition 6 CMS-A1 (1) REV A.pdf

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 6 of planning permission PL/22/0776.

Condition 7:

Prior to commencement of development, full details of the vehicle access serving the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicle access shall thereafter be constructed in accordance with the approved details prior to first occupation.

Plans and documents:

Cond 7 Vehicle Access-A1 (1) REV A.pdf

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 7 of planning permission PL/22/0776.

Condition 8:

Prior to commencement of development (including demolition and any preparatory works), an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Plans and documents

Condition 8 Arboricultural Statement

Following consultation with the Natural Environment officer, the submitted details are **NOT** acceptable.

The submitted details are hereby NOT approved pursuant to Condition 8 of planning permission PL/22/0776

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

Catrin Davies
Senior Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>