

Mr David Sedman
Plan Architecture Limited
51 Church Street
South Cave
HU15 2EP

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0846
Your Ref:
PP-15040465

Direct: ☎ 01189373699
25/08/2026

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Wilson,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0846

Application Type: Approval of details reserved by a condition

Location: 42 BATH ROAD, READING, RG1 6PG

Proposal: Application for Approval of Details Reserved by Condition 5 (Landscaping) of application PL/25/1767

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

As a reminder, Condition 5 states:

No development shall commence on site until details of the proposed soft landscaping, to include a minimum of three new trees, have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) specification (including cultivation and other operations associated with plant and grass establishment)*
- b) tree pit specifications*
- c) schedules of plants, noting diverse species, planting sizes and proposed numbers/densities where appropriate, to include a minimum stock size of 12-14cm girth, and 3m in height at the time of planting*
- d) implementation timetable;*
- e) a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*

The approved soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by 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.

Information submitted:

J260364-GCL-ZZ-ZZ-D-L-0200_P02 - Soft Landscape Proposal Plan

J260364-GCL-ZZ-ZZ-T-L-0600_P02 – Soft Landscape Management & Maintenance Plan

Received 18 August 2026

The above information has been reviewed by the case officer and the RBC Natural Environment team. The documents have been revised in line with the Tree Officer's comments and are now considered acceptable. The information in the documents is considered sufficient to fulfil the requirements of Condition 5 and the replanting plan and schedule is hereby approved.

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 for the conditions to be discharged in full.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

Marcelina Rejwerska

Senior Planning Officer