

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	SDL Landscape and Trees
App No:	250872
Address:	Land At Nine Mile Ride Extension, Reading, RG2 9GB.
Proposal:	Application for submission of details to comply with the following conditions of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 12 relates to levels; 14 to hard and soft landscaping scheme; 27 to construction accesses; 29 to cycle parking; 63 to ventilation and odour; 65 to a Construction Environmental Management Plan (CEMP), and 73 to fire hydrants, and the details are in relation to the supermarket development in the district centre.
Type of Development:	
Site Visit Made:	Yes/No

Summary Of Recommendations

- ☐ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Details provided are in relation to the supermarket development in the district centre.

Condition 12 – Levels

A Proposed Levels drawing is provided to which I have no objection. As part of the hard landscaping requirement we will need details of the retaining wall on the eastern edge of the public realm area.

Condition 14 – Hard and soft landscaping scheme

The following drawings and documents have been submitted to discharge this condition:

- Soft Landscape Proposals Plan (J241270-GCL-ZZ-ZZ-D-L-0200 C02)
- Public Realm General Arrangement Plan (J241270-GCL-ZZ-ZZ-D-L-0100 C02)
- Topsoil Depths Plan (J241270-GCL-ZZ-ZZ-D-L-0101 C01)
- Typical Soft Landscape Details (J241270-GCL-ZZ-ZZ-D-L-0400 C01)
- Tree Pit in Hard Landscaping Detail (J241270-GCL-ZZ-ZZ-D-L-0401 C01)
- Typical Hard Landscape Details (J241270-GCL-ZZ-ZZ-D-L-0402 C01)

- Public Realm Landscape Sections (J241270-GCL-ZZ-ZZ-D-L-0500 C01)
- NBS Landscape Specification (J241270-GCL-ZZ-ZZ-T-L-0600 C01)
- Soft Landscape Management and Maintenance Plan (J241270-GCL-ZZ-ZZ-T-L-0601 C02)

Although we have been provided with the boundary treatments on the Boundary Treatment Plan submitted with application 232927, this drawing was relatively indicative, and it would be helpful to see the location of the fence types on a more detailed hard landscape drawing, or wider general arrangement drawing as discussed below. I note the location of the knee rail is indicated on the Soft Landscape Proposals drawing.

The Public Realm General Arrangement Plan and associated Typical Hard Landscape Details provides the location and details of the types of materials to be used with details of the size and specific materials provided in the NBS Landscape Specification, which is acceptable.

The Public Realm General Arrangement Plan also indicates that further construction details are required for the proposed retaining wall adjacent the eastern edge of this area (I presume this will be detailed by the engineer). I agree and details will need to be provided and how the retaining wall relates to the hard and soft landscape details.

It is not clear if a wider general arrangement plan showing details of other hard surfaces, kerbing etc within the wider site has been provided through a separate condition as this will need to be considered alongside the detailed landscape drawings submitted as part of this application. If there is no general arrangement drawing for the wider site, this will need to be provided.

I have no objection to the Soft Landscape Proposals Plan, Landscape Specification and Soft Landscape Management and Maintenance Plan provided.

Condition 27 - Construction accesses

I have no comments to make regarding this condition.

Condition 29 – Cycle parking

I have no comments to make regarding this condition.

Condition 63 – Ventilation and odour

I have no comments to make regarding this condition.

Condition 65 – Construction Environmental Management Plan (CEMP)

I have no objection to the Construction Environment Management Plan by Build Base and dated 04/12/2024 revision 1.

Condition 73 – Fire hydrants

I have no comments to make regarding this condition.

Date:	29 th April 2025	Signed:	C. Brimble
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