

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260556
Address:	424-426 Reading Road, Winnersh, RG41 5EP.		
Proposal:	Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.		
Type of Development:	Minor Dwellings (1-9)		
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

I have no objection to this application as it appears to be exactly the same as application 203604 which was given approval in March 2021.

Additional information has been provided with this application including an Arboricultural Method Statement (AMS) and detailed landscape plans which were previously required through conditions. I have reviewed this information and find these acceptable so compliance with the AMS, Detailed Planting Plan and Landscape Strategy plan will need to be conditioned. Amended wording is provided below.

Conditions & Reasons (if required)

Landscaping (Amended standard condition CL5)

Hard landscape details shall be carried out in accordance with the Landscape Strategy plan (1730 L90-200 B) by Landscape Perspective. Planting shall be carried out in accordance with the Detailed Planting Plan (1730 L90-300 B) by Landscape Perspective in the first planting and seeding seasons following the occupation of the

building(s).

All hard and soft landscape works 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 five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Protection of trees (Amended standard condition CL7)

a) No development or other operations shall take place except in complete accordance with the BS5837:2012 Arboricultural Method Statement (GHA/MS/777160:26) by GHA Trees and dated 16th February 2026 and associated Tree Protection Plan Rev A dated December 2025 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:

26th March 2026

Signed:

C. Brimble