

06 December 2023



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Southcote
Planning Application Reference:	230612
Site Address:	Former Alice Burrows, Dwyer Road, Reading
Proposed Development	Redevelopment of the Site at Dwyer Road to deliver 30 new dwellings, alongside new access, soft and hard landscaping, parking and ancillary works
Applicant	Reading Borough Council
Report author	Ethne Humphreys
Recommendation	As per main report
S106 Terms	As per main report
Conditions	As per main report
Informatives	As per main report

RECOMMENDATION:

As per the main agenda report

- 1. Further Natural Environment, Ecology and SuDs matters**
 - 1.1 Further to revised plans and details received during the course of the application, an updated response has been received from the Council's Natural Environment Officer.
 - 1.2 In short, information relating to root barriers, soil volume provision, tree pit details, diversity mix and irrigation for green roofs is acceptable.
 - 1.3 Further details are required in respect of mulched areas (to be consistent on all relevant plans) and boundary treatments; this will be secured via condition. The Arboricultural Method Statement required changes to be made (relating to pruning, no-dig areas, construction walls with RPAs, monitoring requirements) which has not been undertaken and this will also be secured via condition.

- 1.4 In relation to off-site tree planting, the applicant contacted the Council's Parks Team 29th November to discuss trees numbers and locations. These matters remain to be resolved as part of the S106 legal agreement – with careful consideration in terms of where the trees will be located – within close proximity to the site as a priority and then spreading further in the Reading Borough. The Council's Ecologist is satisfied that a biodiversity net gain will be achieved.
- 1.5 Further SuDs information was received 4th December. The Council's LLFA Officer has confirmed that this is acceptable subject to links into the green infrastructure (tree pits etc). It remains that delegated authority is sought to resolve this matter, as per the main agenda report recommendation.

Case Officer: Ethne Humphreys