

31 January 2024



Reading
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Title	PLANNING APPLICATION UPDATE REPORT
Planning Application Reference:	231644/REG3
Site Address:	Park Lane Primary School (Infants), School Road, Tilehurst
Proposed Development	Demolition of an existing modular building and installation of a double stack modular building (GIFA approx. 360sqm). Further internal refurbishment of a number of rooms within the existing main building with modifications to external areas, including new play areas, replacement boundary and internal fencing and a new pedestrian access off School Road, to segregate vehicles and pedestrians entering the site, with new staff car parking.
Conditions Amended	3. Temporary permission for the modular unit only – reinstatement after 5 years unless extended 15. Amended to: SUDs to be provided as approved before occupation

1. Additional information provided

Surface water drainage

- 1.1 The applicant has responded to suggestions for alternative surface water drainage designs to make use of surface water for landscape maintenance.
- 1.2 There are constraints on the site which have dictated the design approach. The tree belt to the north reduces the area available when taking tree root protection zones into account and the natural topography of the site is mainly flat with little or no fall. There are also utilities and services, both existing and proposed, that traverse the proposed car park area from the highway into the site/new modular building. The new development will be served by electric, water, surface water drainage and the infrastructure for the Air Source Heat Sump. The geology of the site also means that shallow infiltration is not available. These constraints will also impact on the design of the tree pits for the new trees proposed to the west of the new building.
- 1.3 The proposed suds system and drainage strategy is to infiltrate the surface water run-off back into ground via a crate soakaway system > 1.2m depth. The car park has additional storage and a level of water quality treatment in the tanked sub-base material prior to discharging to ground in the crate system. The soakaway has been designed to cater for all storms up to and including the 1:100 yr + 40% climate change storm events.

Impact on trees & ecology

- 1.4 A revised planning drawing 7001-revP3 has been submitted to clarify that it is 8 trees that are agreed as being removed. Also, an updated AIA (Arboricultural Impact Assessment) for the Infants School application site has been provided. This identifies the areas where cellular confinement systems are now proposed for hard surfaces, which should assist with the concerns in this regard.
- 1.5 While the applicant considers that an AIA is in many regards as one might expect for an AMS (Arb Method Statement) it remains our Natural Environment officer's opinion that an AMS is still required with a supervision timetable and a clear Tree Protection Plan. This does not need to duplicate the content of the AIA but focus on the means of

construction, such as, the preparation of the foundations needed and how tree protection principles will be applied.

- 1.6 The applicant has confirmed a commitment to work to protect the existing trees and the green link as a whole and clarifies that the outdoor classroom canopy will use a no-dig raft base system. With regards to the planting of new trees they are happy to work with officers to identify the best locations and species for the proposed trees around the playing field site.
- 1.7 The applicant was also able to respond to the concerns raised by on ecology with an amended plan E05323-HCC-DR-L-7005 Rev P4 (below) setting out details of biodiversity planting. The amended plan has been agreed.
- 1.8 It has been pointed out that condition 3 (temporary permission) should only apply to the modular classroom structure and not the additional car parking and other associated changes proposed.
- 1.8 Finally, an up to date photograph of the application site is provided. The recommendation remains to grant planning permission for 5 years with amended conditions as shown above.



E05323-HCC-DR-L-7005 Rev P4



Current photograph of site