



Reading
Borough Council
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HAC Designs
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RG41 5RD

Keith Townsend
Executive Director Economic Growth and
Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 231009

Your Ref: PP-12327969-v1

e-mail: Ryan.Allen@reading.gov.uk

15 September 2023

Your contact is: Mr Ryan Allen, Planning

Dear HAC Designs,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231009

Application type: Approval of Conditions

Address: 1 Oxford Street Caversham Reading RG4 8HN

Proposal: Application for approval of details reserved by condition 5 (Construction Method Statement) of application 230110

I refer to your application as described above.

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.

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

Condition 5

As a reminder, Condition 5 states:

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;***
- b) Location on site for storage of plant and materials used in constructing the development;***
- d) Identification of any footpath closures or road closures needed during construction;***
- e) Required wheel washing facilities on site;***

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to the constrained nature of the site and adjoining highway, in the interests of highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

Received 20/07/23

Drawing No: 22081.S.PP-09 - Construction Method Statement - dated 06/23

The details were reviewed by the case officer and Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 230110. As such, these details are **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. I trust the above is satisfactory, however, please contact me on the e-mail address above if you have any further queries.

Yours sincerely,

Ryan Allen

RCA

Planning Officer

SDV