



Lisa Probyn
Via email only
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Keith Townsend
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Our Ref: 230719

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26th September 2023

Your contact
is: Ms Ethne Humphreys, Planning

Dear Ms Probyn,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230719

Application type: Approval of Conditions

Address: 389 Gosbrook Road, Caversham, Reading

Proposal: Application for approval of details reserved by conditions 13 (Noise Assessment), 14 (Dust Management Plan), 16 (Arboricultural Method Statement and Tree Protection Plan) and 20 (Lighting Report) of application 210279

I refer to the above application to discharge planning permission conditions 13 (Noise Assessment), 14 (Dust Management Plan), 16 (Arboricultural Method Statement and Tree Protection Plan) and 20 (Lighting Report) of application 210279 and respond as follows:

Conditions 13 (Noise Assessment)

The Council's Environmental Protection officer has confirmed that the details, as shown on the following:

Noise Impact Assessment Ref: 23-10763 by Syntegra Consulting dated April 2023

Received 25th May 2023

Purge ventilation details stated within Email dated and received 10th July 2023 09.58am from Lisa Probyn

Noise details stated within Email dated and received 30th August 14.39pm from Lisa Probyn

Are acceptable pursuant to the discharge of condition 13. For completeness, it would be appropriate for the vent inlets to be located as far as possible from pollution sources i.e. the main road.

Conditions 14 (Dust Management Plan)

The Council's Environmental Protection officer has confirmed that the details, as shown on the following:

Air Quality and Dust Management Plan Ref: 23-10763 by Syntegra Consulting dated May 2023
Received 25th May 2023

Are acceptable pursuant to the discharge of condition 14.

Conditions 16 (AMS and TPP)

The Council's Natural Environment officer has confirmed that the details, as shown on the following:

Arboricultural Method Statement Ref. 2147-KC-XX-YTREE-MethodStatement-RevA by Keen Consultants
dated Jul 2023

Received 12th July 2023

Tree Protection Plan Drg. No. PRI22910-03A

Received 4th September 2023

Are acceptable pursuant to the discharge of condition 16. The two documents should be provided together to contractors.

Conditions 20 (Lighting Report)

The Council's Ecology Consultant has confirmed that the details, as shown on the following:

External Lighting Design Proposals Issue No.03 by Country Estates dated 11th August 2023

Received 14th August 2023

Are acceptable pursuant to the discharge of condition 20. For completeness, wiring routes must avoid crossing planting beds.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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 via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ms Ethne Humphreys
Senior Planning Officer