

Pinnacle Architecture Limited
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Wolverhampton
WV1 4TH

Emma Gee
Interim Executive Director Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 230596

Your Ref: PP-12133349-v1

Direct ☎:

e-mail: Joel.Grist@reading.gov.uk

Your contact is: Joel Grist, Planning

Dear Pinnacle Architecture Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230596

Application type: Approval of Conditions

Address: 26-30 Swansea Road (28-32 northfield road dev.) Reading RG1 8AH

Proposal: Application for approval of details reserved by conditions 7 (Energy verification), 21 (Remediation) and 22 (Not previously identified contamination) of application 191924

Split Decision

I refer to your application as described above. The Local Planning Authority approves the following details submitted in respect of conditions 21 and 22 of approved development 191924:

Freeland Horticulture Ltd Topsoil Analysis Report: Beenham Topsoil - February 2023, ref: 1133-SA.

Enzygo Geoenvironmental Ltd letter dated 31/03/2023, ref: CRM.1870.001.GE.L.001.A

- Both received 03/05/2023.

However, the Local Planning Authority refuses the following details submitted in respect of condition 7 of approved development 230596:

Regulations Compliance Reports (individual for each dwelling)

Block Compliance Worksheet: As Built

- Both received 03/05/2023

The details are refused for the following reasons: The Regulations Compliance Reports show that Plots 1-4 do not achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate. The block compliance report averages the emission rates out over all 9 plots however condition 7 requires each dwelling to achieve the 19% figure. The Regulations Compliance Reports also

states that the water use for each dwelling is less than or equal to 125litres per person per day however condition 7 requires that the higher water efficiency target of 110litres pppd is met.

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.

Yours sincerely

Joel Grist
Senior Planning Officer