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Our Ref: 230403

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5th July 2023

Rob Gardiner
Via email only
info@ce-architects.co.uk

Your contact is: Ms Ethne Humphreys, Planning

Dear Mr Gardiner,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230403

Application type: Approval of Conditions

Address: North Street, Reading

Proposal: Application for approval of details reserved by conditions 5 (Remediation), 6 (Contamination Validation Report), 13 (External Lighting), 14 (Security), 15 (Energy Usage) and 22 (Postal Addresses) of application 220856

I refer to the above application to discharge planning permission conditions 5, 6, 13, 14, 15 and 22 of planning permission 220856 and respond as follows:

Conditions 5 and 6 (Remediation and Contamination Validation Report)

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

- Remediation Validation Report prepared by Paddock Geo Engineering _21-009rv_v2 dated June 2023
Received 13th June 2023

Are acceptable.

Condition 13 (External Lighting)

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

- C13 - Datasheet 1 HL/BK4LED600
- C13 - Datasheet 2 HR3/BLP4LED1800M
- C13 - Datasheet 3 LHR/B1AL4LED35
- C13 - Datasheet 4 SEL/B4LED2000-S0
- C13 - Datasheet 5 SEL/B4LED1500-M1

- C13 - Datasheet 6 SEL/B4LED2000-T
Received 5th June 2023

- C13 - Datasheet 7 Luminaire Locations C1554-EL01 REV A/B
- External Lighting Lux Plot C1554-EL001 REV A/B
Received 13th June 2023

Are acceptable.

Condition 14 (Security)

- Secured by Design Gold Award Certificate JN 1386/TVP/SBD/G provided by Secured by Design Consultant - Official Police Security Initiative dated 1st June 2023
Received 8th June 2023

Are acceptable.

Condition 15 (Energy Usage)

The as built SAP assessment details, as shown on the following:

- Regulations Compliance Report assessed by Matthew Edis dated 1 March 2023
- Block Compliance WorkSheet: Block 1 STRO006122
- Block Compliance WorkSheet: Block 2 STRO006122
Received 28th March 2023

Are acceptable.

Conditions 22 (Postal Addresses)

The Council's Transport Officer has confirmed that the postal address details, as shown on the following:

- Letter 'RE: Site at the corner of North Street and Weldale Street, Reading' from Reg Dore Street Naming and Numbering, GI & Business Systems at Reading Borough Council Ref 34520220107 dated 17/02/2022
- 0-GF Floor Plots W202.0 - REV-D
- 1-1st Floor Layout Plan W203-REV-L
- 2-2nd Floor Layout Plan W204.1 REV-J
- 3-3rd Floor Layout Plan W205.1 REV-J
- Street Naming and Numbering Plan
- Street Naming and Numbering Plot to Postal List by Reading Borough Council
Received 28th March 2023

Are acceptable.

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.

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

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>