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Your Ref: PP-12285300-v1

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21 September 2023

Your contact is: Marcie Rejwerska, Planning

Dear Mr Vials,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230929

Application type: Approval of Conditions

Address: 266-268 Oxford Road Reading RG30 1AD

Proposal: Application for approval of details reserved by conditions 4 (Solar Panel Details) and 8 (Method Statement) of application 221403

I refer to your application as described above.

As a reminder, Condition 4 states:

Prior to the installation of the solar panels, full details of the proposed roof mounted Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

Condition 8 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 WHERE REQUIRED:

- 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;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

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 insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

Construction Method Statement Rev.A [Lauran Construction Ltd], dated 23 August 2023, received 23 August 2023

5270-PL12 Condition 4 - PV Panel Roof Plan & Elevation, dated August 2023, received 23 August 2023

5270-PL31 Condition 4 - Proposed Section Solar Panels, dated September 2023, received 20 September 2023

PV Panel Specification, Jinko Solar, received 4 July 2023

Installation Guide GS-Roof System, Fastensol, received 4 July 2023

With regards to condition 4, the details were reviewed by the case officer. The positioning of the proposed solar panels is considered acceptable, and there is no identified risk of glare. The proposed maintenance plan is included in the proposed elevations plan and follows the advice from the manufacturer. This is considered sufficient to fulfil the requirements of Condition 4 of planning permission 221403. As such, this condition is hereby discharged.

With regards to condition 8, the construction method statement was reviewed by the case officer and the Transport Development team. The submitted statement is considered acceptable and sufficient to fulfil the requirement of Condition 8 of planning permission 221403. As such, this condition is hereby discharged.

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

Marcie Rejwerska
Senior Planning Officer