

Mr Thomas Luke
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RG4 7TH

Emma Gee
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Our Ref: 231002

Your Ref: PP-12323892-v1

Direct ☎:

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17 August 2023

Your contact is: David Brett, Planning

Dear Mr Thomas Luke,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231002

Application type: Approval of Conditions

Address: Blewgarth The Warren Caversham Reading RG4 7TH

Proposal: Application for approval of details reserved by conditions 4 (biodiversity enhancements), 11 (SAP-Dwelling Emission Rates) and 13 (Land gas risk assessment) of application 221644

I refer to your application as described above.

Condition 4: Biodiversity Enhancements

The condition reads as follows: **[Pre-commencement]** Prior to the commencement of works, details of biodiversity enhancements, to include a minimum of one universal nest brick and one bat brick/tile built into the new dwelling and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and prior to occupation of the development a letter report from a suitably qualified ecologist with photos of the bricks in situ shall be submitted to and approved in writing by the council.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan (2019).

The following submitted documents are approved pursuant to condition 4:

- Pre-Commencement Information: Proposed Bat Box

Received on 15/08/2023

Condition 11: SAP-Dwelling Emission Rates

The condition reads as follows: **[Pre-commencement]** No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The

Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following submitted documents are approved pursuant to condition 11:

- Energy Assessment / SAP Details Applied, prepared by Energy Calculations Ltd on 5th June 2023.
Reference: SAP 10 - M00468

Received on 18/07/2023

Condition 13: Land Gas Risk Assessment

The condition reads as follows: **[Pre-commencement] Risk Assessment**

a) The development hereby approved shall not be commenced until a site-specific land gas risk assessment in accordance with current guidance and a detailed land gas site investigation as necessary has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications for the development hereby approved.

Remediation Scheme

b) The development hereby approved shall not be commenced until a remediation scheme demonstrating how the development is to be protected against the possibility of land gas in accordance with the findings of the above risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and completed as approved before the development is first occupied and those measures incorporated into the development shall thereafter be retained as approved at all times thereafter.

Implementation of Approved Remediation Scheme

c) No part of the development hereby approved shall be first occupied until a validation report by an independent assessor demonstrating the remediation has been carried out fully in accordance with the approved scheme has been submitted to and approved by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

The following submitted documents are approved pursuant to condition 13:

- Groundwater and Ground Gas Monitoring Results - Reference ICE0180/LD01/230731 - Prepared by IBEX Consulting Engineers Limited, dated 31/07/2023 (revised 15/08/2023)

Received on 15/08/2023

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 by email or the direct line as above.

Yours sincerely

David Brett

David Brett

Senior Planning Officer