

David Cassells
Via email only:
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Frances Martin
Executive Director for Economic Growth
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Civic Offices, Bridge Street,
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Our Ref: 220675/APC

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21st March 2023

Your contact is: Miss Ethne Humphreys, Planning

Dear Mr Cassells,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220675

Application type: Approval of Conditions

Address: 124-128 Cardiff Road, Reading

Proposal: Application for Approval of details reserved by conditions 8 (Vehicular Access), 9 (Cycle Parking), 12 (EVC), 14 (SUDS), 16 (Hard and Soft Landscaping), 17 (AMS and TPP) & 21 (A) and (B)(ESTP) of planning permission ref: 210007

I refer to your application as described above.

Condition 8 (Vehicular Access)

The vehicular access details, as shown on the following:

- Additional Swept Path Analysis 70063683-PL-0003 PO1

Received 14th September 2022

Has been reviewed by the Council's Transport Officer and are considered acceptable.

Condition 9 (Cycle Parking)

The cycle parking details, as shown on the following:

- Proposed Parking Bays 70063683-PL-0002 P03

Received 9th May 2022

Has been reviewed by the Council's Transport Officer and are considered acceptable.

Condition 12 (EVC)

The proposed electric vehicle charging details, as shown on the following:

- Proposed Parking Bays 70063683-PL-0002 P03

Received 9th May 2022

Has been reviewed by the Council's Transport Officer and are considered acceptable.

Condition 14 (SuDS)

The SuDS details, as shown on the following:

- Technical Note D1 - Drainage Strategy dated 6th May 2022

Received 9th May 2022

Has been reviewed by the Council's Lead Flood Officer and are considered acceptable.

Condition 16 (Hard and Soft Landscaping)

The landscaping details, as shown on the following:

- Proposed Soft Landscape and Planting Plans P016

Received 13th January 2023

- Landscape Management Plan Ref. 7006383/LUD/LMP/001 dated August 2022

Received 14th September 2022

Has been reviewed by the Council's Natural Environment Officer and are considered acceptable.

You are reminded that in respect of landscaping, and for full compliance, the approved landscaping must be implemented and, as per the condition, any new shrubs which die, fail to thrive, become seriously diseased or are removed within a period of 5 years from completion of the works are to be replaced.

Condition 17 (AMS and TPP)

The AMS and TPP details, as shown on the following:

- Arboricultural Method Statement dated August 2022

- Tree Protection Plan 70063683-ARB-TPP-1.0 Rev 2

- Tree Construction Details 70063683-02 P014

Received 14th September 2022

Condition 21 (A) and (B) (ESTP)

The employment skills and training details, as shown on the following:

- Employment Skills and Training Plan

Received 14th September 2022

Has been reviewed by the Council's Economic Development Manager and are considered acceptable.

However, as you are already aware, the confirmation in this letter cannot be taken that the conditions are discharged, as works commenced prior to the issuing of this decision notice (your application form specifies that the development was started on 09/01/2022), whereas the wording of the conditions required these details to be submitted to and approved by the Local Planning Authority prior to commencement on site including demolition works.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to these conditions, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above 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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Ethne Humphreys

Ms Ethne Humphreys
Senior Planning Officer