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Emma Gee
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Our Ref: 230725

Your Ref:

Direct:

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30/06/2023

Your contact is: David Brett, Planning

Dear Ms Lewis,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230725

Application type: Approval of Conditions

Address: 21 Derby Road Caversham Reading RG4 5HE

Proposal: Application for approval of details reserved by Conditions 6 (Method Statement), 7 (Arboriculture Report) and 8 (SAP Calculations) of application 221291

I refer to your application as described above.

Condition 6: Construction Method Statement

The condition reads as follows: 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:

- 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 submitted documents are **approved** pursuant to Condition 6:

- Method Statement prepared by Collins and Lane Builders Limited

Received on 30/06/2023

The above condition, 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.

Condition 7: Arboricultural Method Statement

The condition reads as follows: No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

The following submitted documents are **approved** pursuant to Condition 7:

- BS:5837 Arboricultural Report Arboricultural Survey and Method Statement – SCD 05955 / 2023 prepared by Duckworths Arboriculture Ltd

Received on 25/05/2023

- Tree Protection & Planting – 21 DERBY ROAD TPP 05955 / 2023

Received on 06/06/2023

The above condition, 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.

Condition 8: SAP Calculations

The condition reads as follows: 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 documents have been received pursuant to Condition 8:

- SAP Report Submission for Building Regulations Compliance prepared by SAPs UK

Received on 25/05/2023

The details pursuant to Condition 8 have been reviewed by officers. It is considered that the information provided is sufficient to fulfil the requirements of Condition 8 of planning permission 221291. **As such, this condition 8 is therefore 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

David Brett

David Brett
Senior Planning Officer