



Reading
Borough Council
Working better with you

Sunil Mehan
Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 221174/APC

Direct: ☎ 0118 937 2413
e-mail: Connie.Davis@reading.gov.uk

19th December 2022

Your contact is: Connie Davis, Planning

Dear Mr Mehan,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221174

Application type: Approval of Conditions

Address: 53-55 Argyle Road, Reading, RG1 7YL

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (Method Statement) and 5 (Hard/Soft Landscaping) of planning permission 170134

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No works above foundation level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CC7

The following information was submitted:

Proposed Materials Choices ref. MAT-53Argyle-001

Received 9th August 2022

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 170134. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- 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*
- location on site for storage of plant and materials used in constructing the development*
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- any footpath closures or road closures needed during construction*
- wheel washing facilities on site*
- a scheme for recycling waste resulting from the construction works*

provisions to be made for the control of noise and dust coming from the site during demolition and construction.

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: 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 Policies TR3 and EN16.

The following information was submitted:

Method Statement for the Building Construction Works ref. MS-53Argyle-002 Rev P3

Received 7th December 2022

AR53:CP01 Rev B - Site Compound Arrangement

Received 6th December 2022

The details were reviewed by the case officer, the Reading Borough Council Transport Officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 170134. As such, this condition is hereby discharged.

Condition 5

As a reminder, Condition 5 states:

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials; and*
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and*
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.*
- (d) Tree pit specifications*

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7

The following information was submitted:

AR53:CP01 Rev B - Site Compound Arrangement

Received 6th December 2022

External Works: Planting Plan Rev A
Maintenance Schedule

Received 5th December 2022

External Works: Hard Landscape Layout

Received 9th September 2022

The details were reviewed by the case officer and the Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 170134. 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.

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

Yours sincerely,

Connie Davis

Senior Planning Officer