

Danks Badnell Architects Ltd.
Kings Stables
3-4 Osborne Mews
Windsor
SL4 3DE

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221574

Your Ref: PP-11636020-v1

Direct ☎: 0118 9373248

e-mail: sian.hickey@reading.gov.uk

Your contact is: Sian Hickey, Planning

Dear Danks Badnell Architects Ltd.,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221574

Application type: Approval of Conditions

Address: 11-12 Market Place Reading RG1 2EG

Proposal: Application for approval of details reserved by conditions 6 (Method Statement) and 11 (Habitat Enhancement) of Application 220725

I refer to your application as described above.

Condition 6

As a reminder condition 6 states:

6. No development shall commence on site, including any works of demolition, until a site specific Demolition and 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.

Condition 11

As a reminder condition 11 states:

11. * No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

The following documents have been submitted:

Method Statement received 21 October 2022

Noise and Dust Construction Method Addendum received 16 November 2022

Wheel wash cleaning details received 8 November 2022

Biodiversity Enhancements Plan received 30 November 2022

The details were reviewed by the case officer, RBC Environmental Health Officer, RBC Transport Officer, and the RBC Ecology Consultation Officer. The information provided is sufficient to fulfil the requirements of Conditions 6 and 11 of planning permission 220725. As such, the above documents are hereby **approved** pursuant to conditions 6 and 11.

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

Sian Hickey
Planning Officer