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Our Ref: 220784
Your Ref: PP-11280679-v1
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17 August 2022

Your contact is: Beatrice Malama, Planning

Dear Ms. Al Radi,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220784

Application type: Approval of Conditions

Address: Unit 1 Stadium Way Tilehurst Reading RG30 6BX

Proposal: Application for approval of details reserved by conditions 14 (Gate and access arrangement) and 15 (Delivery and Servicing plan) of application 201108

I refer to your application as described above.

Condition 14

As a reminder condition 14 states:

Prior to first occupation of the development hereby approved a Gate and Access Management Plan to manage how and when vehicles shall access the site without creating safety concerns and congestion onto the Public Highway shall be submitted to the Local Planning Authority for approval in writing. Thereafter the gates shall be opened and closed in accordance with the approved Gate and Access Management Plan. The gates provided shall open away from the highway and be set back a distance of at least 7.5 metres from the nearside of the carriageway of the adjoining highway.

REASON: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Condition 15

As a reminder condition 15 states:

Prior to first occupation of each UNIT hereby approved a Delivery and Servicing Plan to manage how vehicles shall access each unit without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for that unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out for each unit in accordance with the approved Delivery and Servicing Plan.

REASON: *In the interest of the safety and convenience of all highway users Policy TR3 and TR5 of the Reading Local Plan 2019.*

The following information was submitted:

Delivery and Servicing Plan Ref. MTP Ref: 22-105 dated May 2020

Gate and Access Management Plan Ref. MTP Ref: 22-105 dated May 2020

Received by the Local Planning Authority on 30th May 2022

The details were reviewed by the case officer and the Transport Development Control Manager. The information provided is sufficient to fulfil the requirements of Condition 14 and 15 of planning permission 201108. As such, the above documents are hereby approved pursuant to conditions 14 and 15.

The above conditions 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

Beatrice Malama

Beatrice Malama

Planning Officer

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