

Ms G Beazley
The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Our Ref: 220080/APC
Your Ref:

E-mail: david.brett@reading.gov.uk

Monday 21st November 2022

Your contact is: **David Brett, Planning**

Dear Ms G Beazley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220080/APPCON

Application type: Approval of Conditions

Address: 29 Russell Street, Reading, RG1 7XD

Proposal: Application for approval of details reserved by condition 4 (Air Quality) and 10 (CMS) of application 161332

I refer to the above-mentioned application and the details submitted pursuant to the following conditions:

Condition 4: Air Quality

No development shall take place until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

The following documents have been received pursuant to Condition 4:

- Proposed Basement and Ground Floor Plans - 8631-16-MVHR (dated 16-01-22)
- Proposed First and Second Floor Plan - 8631-16-MVHR (dated 16-01-22)
- Brink Excellent 180 - Heat Recovery Ventilation - Manufacturer Details
- Declaration of Conformity - Brink Climate Systems B.V.

Received on 21/01/2022

- Email from agent confirming no cooling is associated with the system

Received on 06/05/2022

- Email from agent confirming locations of inlets and outlets

Received on 18/11/2022

The details pursuant to Condition 4 were reviewed by the Environmental Protection Officer, who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 161332. As such, this condition is hereby discharged.

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 10: Construction Method Statement

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

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures / Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

The following documents have been received pursuant to Condition 4:

- Construction Method Statement - prepared by The Keen Partnership
- Proposed Site Plan CMS Plan - 8631-16-CMS Plan (dated 16-01-22)

Received on 21/01/2022

The details pursuant to Condition 10 were reviewed by the Transport Development Control Officer, who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 10 of planning permission 161332. As such, this condition is hereby discharged.

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.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Kind regards,

David Brett

David Brett
Senior Planning Officer