



Reading
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Chesters Place Limited
Mr Thorpe
Land Adj to 114-116 School Road
Tilehurst
Reading
RG31 5AX

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

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

Our Ref: 220857/APC

Direct: ☎ 0118 937 2413
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25th July 2022

Your contact is: Connie Davis, Planning

Dear Mr Thorpe,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220857

Application type: Approval of Conditions

Address: Land adjacent to 114-116 School Road, Tilehurst, RG31 5AX

Proposal: Application for approval of details reserved by conditions 3, 4, 9, 10, 15 and 18 of application 220086

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces (including brickwork detailing and stall risers) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved 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 visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

‘Material Schedule for Post-Foundation Level V3’, prepared by C Thorpe, dated 22nd July 2022

Received 22nd July 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 220086. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

[Pre-commencement] 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 or alternative facilities where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be advised and required to make use of the parking area provided;*
- b) Location on site or alternative facilities 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;*

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 information was submitted:

‘Construction Method Statement & Management Plan V2’, prepared by C Thorpe, dated 17th July 2022

Received 19th July 2022

The details were reviewed by the case officer and Reading Borough Council Transport and Environmental Health Officers.

The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 9

As a reminder, Condition 9 states:

[Pre-commencement] Prior to commencement of development, details of biodiversity enhancements, to include a minimum of 4 integral bird and bat boxes, tiles or bricks on the buildings and new wildlife friendly planting shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan (2019).

The following information was submitted:

‘Biodiversity Enhancements’, prepared by C Thorpe, dated 6th July 2022

Received 6th July 2022

The details were reviewed by the case officer and Reading Borough Council Ecology Officer.

The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 10

As a reminder, Condition 10 states:

[Pre-commencement] No development shall commence on site until a detailed

scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The following information was submitted:

Noise Report prepared by Anderson Acoustics dated June 2022, reference 5945_001R_1-0_CW.DOCX

Received 17th June 2022

The details were reviewed by the case officer and Environmental Health Officer.

The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 15

As a reminder, Condition 15 states:

[Pre-commencement] 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 information was submitted:

Full SAP Calculation Printout (As Designed) prepared by Elmhurst Energy

Received 13th June 2022

The details were reviewed by the case officer.

The above details are considered to be acceptable in the absence of any contrary information from the Council's Sustainability team. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 18

As a reminder, Condition 18 states:

[Pre-commencement] *No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show*

how:-

(a) Two electric vehicle charging facility can be provided on site

(b) No building or use hereby permitted shall be occupied or the use commenced until the electric vehicle charging facility for that building or use has been be completed as shown on the approved plan

(c) Thereafter the electric vehicle charging facility shall be kept free of obstruction and available for the approved use at all times.

REASON: To encourage travel by low-emissions vehicle in accordance with policies TR5 and EN15 of the Reading Borough Local Plan 2019.

The following information was submitted:

'Car Charger Locations', prepared by C Thorpe, dated 10th June 2022

Received 13th June 2022

The details were reviewed by the case officer and Reading Borough Council Transport Officer.

The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has commenced; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

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