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Our Ref: 220863/APC

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23rd August 2022

Your contact is: Connie Davis, Planning

Dear John,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220863

Application type: Approval of Conditions

Address: 65 Kiln Road, Emmer Green, Reading, RG4 8UE

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (Construction Method Statement) 10 (Ecological Enhancements) and 13 (Hard and Soft Landscaping) of permission 210977

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development as hereby permitted shall commence beyond foundation level until a schedule 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 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 materials were confirmed:

Traditional Desimpel UK Jewel Multi 65mm Brick
Antique Brown Roof Tiles
White PVC Windows
Composite white front door

Confirmed on 11th August 2022 and 13th June 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 210977. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

[Pre-Commencement] No development as hereby permitted 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 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;

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:

LAND.01.C - Hard and Soft Landscape

Received 11th August 2022

CMS.01.B - Construction Method Statement

Received 26th July 2022

The details were reviewed by the case officer and Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 210977. As such, this condition is hereby discharged.

Condition 10

As a reminder, Condition 10 states:

[Pre-Commencement] Prior to commencement of the development hereby permitted, details of biodiversity enhancements, to include 4 bird and or bat boxes, tiles or bricks on and around the new buildings, a new wildlife pond a minimum of 3 x 3m in size, and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a closing out report from a suitably qualified ecologist confirming that they have been installed as per the approved plans shall be submitted to and approved in writing by the council.

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

The following information was submitted:

LAND.01.C - Hard and Soft Landscape
Received 11th August 2022

CMS.01.B - Construction Method Statement
Received 26th July 2022

The details were reviewed by the case officer and Reading Borough Council Ecology Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 10 of planning permission 210977. As such, this condition is hereby discharged.

Condition 13

As a reminder, Condition 13 states:

[Pre-Commencement] No development as hereby permitted shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting

season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

LAND.01.C - Hard and Soft Landscape
Received 11th August 2022

CMS.01.B - Construction Method Statement
Received 26th July 2022

The details were reviewed by the case officer and Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 13 of planning permission 210977. 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