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Borough Council
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Our Ref: 220596/APC

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21st October 2022

Your contact is: Connie Davis, Planning

Dear Gemma,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220596

Application type: Approval of Conditions

Address: 3 Modbury Gardens, Reading, RG2 7PD

Proposal: Application for approval of details reserved by conditions
3,4,5,8,9,10,11 and 12 of application 211588

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 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:

PL-07 - Proposed Plans (showing materials)

Received 24th August 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 211588. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting and 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.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with 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: 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:

Landscape Proposals Plan - L1 Rev B

Received 21st October 2022

The details were reviewed by the case officer and the Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of condition 4 of planning permission 211588. As such, this condition is hereby discharged.

Condition 5

As a reminder, Condition 5 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 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;*

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

Received 24th August 2022

PL-04 - Proposed Site Plan (showing cycle storage, bins and EV Charging points)

Received 27th May 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 5 of planning permission 211588. As such, this condition is hereby discharged.

Condition 8

As a reminder, Condition 8 states:

No development shall commence on site until a plan showing how [INSERT NUMBER] cycle parking spaces can satisfactorily be provided on site is submitted

to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

PL-04 - Proposed Site Plan (showing cycle storage, bins and EV Charging points)

Received 27th May 2022

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of condition 8 of planning permission 211588. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 states:

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

The following information was submitted:

PL-04 - Proposed Site Plan (showing cycle storage, bins and EV Charging points)

Received 27th May 2022

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of condition 9 of planning permission 211588. As such, this condition is hereby discharged.

Condition 10

As a reminder, Condition 10 states:

No dwelling shall be first occupied until details of an electric vehicle (EV) charging scheme comprising a layout plan submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the scheme has been fully provided in accordance with the approved details. The electric vehicle charging point shall be maintained in accordance with the approved scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

PL-04 - Proposed Site Plan (showing cycle storage, bins and EV Charging points)

Received 27th May 2022

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of condition 10 of planning permission 211588. As such, this condition is hereby discharged.

Condition 11

As a reminder, Condition 11 states:

[Pre-commencement] *Prior to commencement of the development, details of biodiversity enhancements, to include 4 bird and or bat boxes, tiles or bricks on and around the new buildings 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:

PL-07 - Proposed Plans (showing bat/ bird boxes)

Received 18th October 2022

Bird Nesting Box Details

Received 25th April 2022

The details were reviewed by the case officer and the Reading Borough Council Ecologist. It is considered that the information provided is sufficient to fulfil the

requirements of condition 11 of planning permission 211588. As such, this condition is hereby discharged.

Condition 12

As a reminder, Condition 12 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:

SAP Report Submission Issues Date: 11/07/2022

Received 22nd August 2022

The details were reviewed by the case officer. In the absence of contrary information from the Reading Borough Council Sustainability and Building Control departments, it is considered that the information provided is sufficient to fulfil the requirements of condition 12 of planning permission 211588. 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