

Town Planning Bureau
The Barn
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Redhill
RH1 6BT

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 220730

Your Ref: PP-11257940-v1

Direct ☎: 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

30 September 2022

Your contact is: Nathalie Weekes, Planning

Dear Town Planning Bureau,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220730

Application type: Approval of Conditions

Address: 1 Station Road Reading RG1 1LG

Proposal: Application for approval of details reserved by conditions 7) 5% improvement in dwelling emission rate, 9) refuse and recycling bin store and 10) refuse and recycling collection of application 191588

I refer to your application as described above.

Condition 7 (5% improvement in the dwelling emission rate)

Condition 7 requires written verification demonstrating that the dwellings have achieved a minimum of a 5% 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, to be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The following details are approved pursuant to Condition 7:

Full SAP Calculation printout, Design SAP Elmhurst energy 08/11/2019
As received 19 May 2022

Condition 9 (Refuse and recycling bin store)

Condition 9 requires details of refuse and recycling bin stores to be sited within the basement area as shown on the approved plans in Condition 2 above to be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The details shall include measures to prevent pests and vermin accessing the bin store (s). The approved bin storage, including pest and vermin control

measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling and shall not be used for any purpose other than bin storage at all times thereafter. The following details are approved pursuant to Condition 9:

URB-483c-FN1a, CONDITION 9 & 10 REFUSE & RECYCLING COLLECTIONS, Town Planning Bureau,
08/09/2022

As received 08 September 2022

Condition 10 (Refuse and recycling collection)

Condition 10 requires details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), to be submitted to and approved in writing by the Local Planning Authority prior to first occupation. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details. The following details are approved pursuant to Condition 10:

URB-483c-FN1a, CONDITION 9 & 10 REFUSE & RECYCLING COLLECTIONS, Town Planning Bureau,
08/09/2022

As received 08 September 2022

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

Should you wish to discuss this matter further, please contact me via email address as above.

Yours sincerely

NW
Nathalie Weekes