

Mr Steven Naylor  
Stonegate Homes

By email only

Frances Martin  
Executive Director for Economic Growth  
and Neighbourhood Services

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13 July 2022

Your contact is: Ms Claire Ringwood, Planning

Dear Mr Naylor,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 211787

**Application type:** Approval of Conditions

**Address:** Curzon Club 362 Oxford Road Reading RG30 1AQ

**Proposal:** Discharge of conditions 6, 11, 14, 15 and 23 of planning permission 201391

I refer to your Approval of Conditions application as described above.

### **Condition 6: Roof mounted photovoltaics**

Drawing No: S47/02/SK203 - PV Array Layout & Details, received by the local planning authority on 3<sup>rd</sup> November 2021, has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

### **Condition 11: Noise Assessment**

The Environmental Noise Assessment by Acoustic Consultants Ltd, reference: 9119/JL/PR, Rev B, dated 15/10/2021 and Drawing No: S47/02/SK103 Rev B - Typical Apartment Ventilation Services Layout, received by the local planning authority on 3<sup>rd</sup> November 2021, have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

#### Condition 14: Noise Assessment of the mechanical plant

The Environmental Noise Assessment by Acoustic Consultants Ltd, reference: 9119/JL/PR, Rev B, dated 15/10/2021, received by the local planning authority on 3<sup>rd</sup> November 2021 has been reviewed. The noise assessment proposes suitable noise limits for mechanical plant associated with the ground floor use however, the proposed plant is not known at this stage. This condition cannot therefore be discharged.

#### Condition 15: Contamination Assessment

The Land Contamination Preliminary Risk Assessment by Phlorum Limited, project number 9879, dated 25/09/2020 and the Phase II Site Investigation & Risk Assessment Report by ST Consult, project ID: JY0420, report date 19<sup>th</sup> August 2021 Report Issue 1, received by the local planning authority on 3<sup>rd</sup> November 2021 and the Ground Investigation Report by Soiltechnics Ltd, document number: STU5697-R01 Rev A, dated June 2022, received by the local planning authority on 20<sup>th</sup> June 2022, have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

#### Condition 23: Vehicle Access

Drawing No: CIV01 Rev P1 - Site Access Layout And Details, received by the local planning authority on the 3<sup>rd</sup> November 2021, has been reviewed and the proposed location of the access is considered acceptable. However, the applicant is advised that the proposed construction does not comply with the Highway Authority's construction requirements. In this instance, the access will be constructed on private land as it is not adoptable Highway. Therefore, the Council have no grounds to ensure the construction is up to Authority's specification as it will not be maintained by the Council.

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.

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

Yours sincerely

*C. Ringwood*

Ms Claire Ringwood  
Planning Officer

## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>