

Mr Tony Thorpe
Via email only:
tonyplan.office@gmail.com

Frances Martin
Executive Director for Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☐ 0118 9373787

Our Ref: 211349

Your Ref: PP-10138206-v1

Direct ☐: 01189374085

e-mail:
Ethne.Humphreys@reading.gov.uk

12 August 2022

Your contact
is: Ms Ethne Humphreys, Planning

Dear Mr Thorpe,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211349

Application type: Approval of Conditions

Address: 105 Addington Road Reading RG1 5PZ

Proposal: Application for approval of details reserved by conditions 3-6, 8, 10 -12, 14 of application 191186

I write with regards to conditions 3 (Materials), 4 (CMS), 5 (Biodiversity Enhancements), 6 (SAP), 8 (Hard and Soft Landscaping), 10-12 (Contaminated Land) and 14 (Finished Floor Levels) of planning permission ref. 191186/FUL.

Condition 3 (Materials)

The material details as shown on the following:

- Supporting Statement - External materials and finishes
Received 17th August 2021

Are acceptable and are approved pursuant to condition 3.

Condition 4 (CMS)

The construction method details as shown on the following:

- Demolition and Construction Method Statement dated 1st February 2022
Received 1st February 2022

Have been reviewed by the Council's Transport Officer who has confirmed are acceptable and are approved pursuant to condition 4.

Condition 5 (Biodiversity Enhancements)

The biodiversity enhancements details as shown on the following:

- Landscape Proposals drawing no.785/01 rev B
Received 17th May 2022

- Proposed Elevations (1 of 1)
 - Proposed Elevations (2 of 2)
- Received 1st February 2022

Have been reviewed by the Council's Ecologist who has confirmed are acceptable and are approved pursuant to condition 5.

Condition 6 (SAP)

The SAP assessment details as shown on the following:

- Basic Compliance Report New Build (As Designed) ref.36.4-1ds
 - Basic Compliance Report New Build (As Designed) ref.3604ds
- Received 17th August 2021

Are approved pursuant to condition 6.

Condition 8 (Hard and Soft Landscaping)

The hard and soft landscaping details as shown on the following:

- Landscape Proposals drawing no.785/01 rev B
 - Details of Proposed Metal Knee Rail
 - Services Paragraph
- Received 17th May 2022

- Demolition and Construction Method Statement dated 1st February 2022
Received 1st February 2022

Have been reviewed by the Council's Natural Environment Officer who has confirmed are acceptable and are approved pursuant to condition 8.

Conditions 10-12 (Contaminated Land)

The contaminated land details as shown on the following:

- Phase 1 Geo-Environmental Investigation Desk Study ref.J117
- Appendix B Geology and Hydro Geology
- Appendix C Historical Maps
- Appendix D Site Sensitivity Maps
- Appendix E Environmental Database Search

Received 17th August 2021

Have been reviewed by the Council's Environmental Protection Officer who has confirmed are acceptable and are approved pursuant to conditions 10-12.

Condition 14 (Finished Floor Levels)

The finished floor level details as shown on the following:

- Proposed Site Plan and Sections drawing no.18/23/02 rev G

Received 17th August 2021

Are acceptable and are approved pursuant to condition 14.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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 should you have any queries.

Yours sincerely

Ethne Humphreys

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Senior Planning Officer