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14 December 2021

Your contact is: **Nathalie Weekes, Planning**

Dear Planning Prospects Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211608

Application type: Approval of Conditions

Address: 171 Basingstoke Road Reading RG2 0HF

Proposal: Discharge of conditions 6 Cycle storage, 7 CMS, and 14 EV charging of planning consent 210997

I refer to your application as described above.

Condition 6 - Cycle Storage

Condition 6 requires the submission of details of secure, covered and lockable bicycle storage spaces to be submitted to the Local Planning Authority for approval in writing, prior to first occupation of the premises hereby permitted. The approved bicycle storage spaces shall be provided in accordance with the approved details prior to first occupation and shall not be used thereafter for any purpose other than the storage of bicycles.

The applicant has submitted the following:

- Wash Bay General Arrangement Plan with Cycle Provision - ref. SK01 Rev 4; and
- The Eltham Cycle Trough (specification) -superseded
As received 27 September 2021
- Sheffield stand specifications
- ERAC003 v4 Proposed Site Plan - demonstrating the location of the proposed bicycle provision (within the approved vehicle wash bay);
- 19666masterA 12x9, 3 bay, 2 toilets modular building
As received 30 November 2021

Transport are happy to discharge the condition, given that the applicant has agreed to replace the Eltham Trough with a Sheffield Stand and located externally from the wash bay accessed from the rear elevation of the building.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Condition 7 - Construction Method Statement

Condition 7 requires the submission of a Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

The applicant has submitted the following:

Site specific method statement Rev 01 30.11.2021, Orbital Civil Engineers Ltd
As received 30 November 2021

Email from agent dated 6/12/2021 15:33 with additional CMS information in respect of noise (the construction phase is temporary and given the nature of the location (by a relatively busy road, surrounded by commercial uses etc. - i.e. not particularly sensitive), and construction hours (controlled by Condition 9) will limit any potential impact on neighbours) and vermin/pests (The contractor has confirmed that any redundant drains will be capped (with concrete) prior to creating the building slab across, and forming, the future site.)

As received 6 December 2021

Environmental Protection confirmed that on balance there was sufficient information to discharge condition 7.

Transport are happy to discharge to following condition.

A method statement has been submitted in order to discharge this condition. The document has been revised in line with comments dated 19 November 2021 and comments are provided on the specific points as follows;

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;

The document states that a parking area for site will be formed alongside the storage area. No parking of vehicles will be permitted on the highway. All operative and visitor parking will be on site in the allocated area (North elevation) and in front of the rear building once demolition is complete. This is acceptable.

b) Location on site for storage of plant and materials used in constructing the development;

The document states that material and plant will be stored in the southwest corner of the site and materials will be delivered and unloaded into a designated storage area within the works. This is acceptable.

c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

The document states that the site compound will be secured with Heras fencing which has been illustrated on the supporting CMS plan. Access gates will open into the site. This is acceptable.

d) Identification of any footpath closures or road closures needed during construction;

The document states that it is not anticipated that any footpath or road closures are required. This is acceptable.

e) Required wheel washing facilities on site;

The document states that all vehicles existing the site will be subject to a wheel wash positioned next to the exit. This is and illustrated on the supporting CMS plan.

Condition 7 can be approved, however, the measures within the approved Construction Method Statement must be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details and adhered to throughout the whole construction period.

Condition 14 - EV charging

Condition 14 requires the submission of vehicle details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority, before any building hereby permitted shall be occupied. No building/extension shall be occupied until the electric vehicle (EV) charging spaces have been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

The applicant has submitted the following:

ERAC003 v4 Proposed Site Plan - demonstrating the location of the proposed EV provision, confirming that infrastructure will be provided for charging point connection(s) but the connection will only be made when demand for EV rental vehicles requires it. Additional provision will also be made if demand increases beyond the initial provision shown in the submitted plan.

As received 30 November 2021

The information provided was acceptable and transport is happy for the condition to be discharged. Infrastructure for a total of four electric vehicle charging (EVC) spaces are provided but the connection will only be made when demand for EV rental vehicles requires it. Additional provision will also be made if demand increases beyond the initial provision.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details and that additional provision will also be made if demand increases beyond the original provision.

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 by email.

Yours sincerely

Nathalie Weekes
Planning Officer

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