

Ms Jen Poulding
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Our Ref: 201004

Your Ref: PP-08834469

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21 October 2021

Your contact is: Tom Hughes, Planning

Dear Ms Poulding,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201004

Application type: Approval of Conditions

Address: Land Adjacent 4 Camelford Close Reading RG2 8AW

Proposal: Discharge of conditions 4 (materials), 5 ('design stage' SAP assessment), 7 (landscaping), 8 (AMS & TPP), 9 (boundary treatment), 11 (CMS) and 16 (refuse and recycling) of planning permission 190705/REG3

I refer to your application as described above.

Condition 4 of planning permission 190705/REG3 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.'

Pursuant to this condition, the following information has been supplied:

Materials Mood Board (received 15/07/21)

It is confirmed that the proposed materials are acceptable. The submitted details are hereby approved pursuant to condition 4 of planning permission 190705/REG3.

Condition 5 of planning permission 190705/REG3 states:

'No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby

permitted will achieve a minimum of a 35% 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 commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions. Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

REASON: These details are required due to insufficient information being contained within this submission and in order 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.'

Pursuant to this condition, the following information has been supplied:

Thermal Efficiency Details by Merlin Property Services, dated 29/07/21 (received 17/08/21)

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 5 of planning permission 190705/REG3.

Condition 7 of planning permission 190705/REG3 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, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. 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.'

Pursuant to this condition, the following information has been supplied:

Drawing No: 106 Rev. A - Landscaping Plan (received 05/10/21)

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 7 of planning permission 190705/REG3.

Condition 8 of planning permission 190705/REG3 states:

'No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.'

Pursuant to this condition, the following information has been supplied:

Arboricultural Method Statement, ref: GHA/MS/122560:21, dated 30/09/21, by GHA Trees (received 05/10/21)

Tree Protection Plan Rev. A (received 05/10/21)

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 8 of planning permission 190705/REG3.

Condition 9 of planning permission 190705/REG3 states:

'Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall including the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.'

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

Pursuant to this condition, the following information has been supplied:

Drawing No: 106 Rev. A - Landscaping Plan (received 05/10/21)

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 9 of planning permission 190705/REG3.

Condition 11 of planning permission 190705/REG3 states:

'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;*
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.*

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.

Pursuant to this condition, the following information has been supplied:

Proposed Site Plan V2 (received 05/10/21)

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 11 of planning permission 190705/REG3.

Condition 16 of planning permission 190705/REG3 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.'

Pursuant to this condition, the following information has been supplied:

Drawing No: 106 Rev. A - Landscaping Plan (received 05/10/21)

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 16 of planning permission 190705/REG3.

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 or the direct line as above.

Yours sincerely

SDV

PP

Tom Hughes