

FAO Robin Moxon
Crestbridge Corporate Trustees Limited as trustee
of G Reading JPUT
1230 Parkview
Arlington Business Park
Reading
RG7 4SA

VIA EMAIL ONLY

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 210704

Your Ref: PP-09776905-v1

Direct ☎: 0118 9372286

e-mail: alison.amoah@reading.gov.uk

1 December 2022

Your contact is: Mrs Alison Amoah, Planning

Dear Robin,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210704

Application type: Approval of Conditions

Address: Reading International Business Park Land to the South of A33 Relief Road Reading Berkshire RG2 6DA

Proposal: Application for approval of details reserved by conditions 3, 4, 5, 12, 14, 15, 16, 21, 31, 32, 33 and part discharge (construction period) of condition 34 of application 192054

Thank you for your application for discharge of the above conditions. The following documents are approved:

Condition 3 - Materials

- Joint Schedule of External Materials and Colours, dated March 2021, prepared by AJA Architects, received 6th May 2021
- Unit 1 Elevations & Sections Materials & Colours (Typical for Development) - Drawing no: 6204 - 161, received 28th January 2022

Condition 4 - Tree Pit Specifications

- Tree Pit in Soft Detail 1219-402 Rev P2, received 7th February 2022 • Tree Pit Next to Hard Surfaces Detail 1219-409 Rev P01 received 10th November 2021
- Tree Pit Next to Hard Surfaces Detail 1219-410 Rev P01 received 25th January 2022

The Natural Environment Officer in an email of 31/1/22 required demonstration that *"sufficient soil volume is provided within the narrow soft strip for the species proposed without the extension of the pit under the adjacent hard surfacing - the area in question is between the car parks for Unit/Warehouses 3 and 4"*. Your response in an email dated 7/2/22 was that *"The area in question is a linear planting feature +2.5m wide and approx. 37m in length. The area widens out at its western*

end to 7.6m and is connected to an extensive area of landscape at its eastern end. There are 5no. trees in this area - 1no. Betula pendula, 2no. Alnus cordata, and 2no. S. aucuparia. Overall, the area is approx. 134m². This would give each tree approx. 26m². If we exclude the western most tree in the planting area which is in a larger area, this will reduce to about 19m² for each of the 4no. trees in a connect, linear feature." This is confirmed as acceptable by the Officer.

Condition 5 - Landscape Management Plan

- Landscape Management and Maintenance Plan, Document ref: RILP-MGS- ZZ-ZZ-SP-L-9004 Rev P05, dated 25/10/2022, prepared by MacGregor Smith Ltd, received 26th October 2022

Condition 12 - CMS

- Construction Method Statement, Rev 3, prepared by Kier, dated and received 21st October 2022

Condition 14, 15 & 16 - Contamination, Remediation and Validation

- Geoenvironmental and Geotechnical Site Investigation [& Appendices], Document ref: 314168-01 (00), dated February 019, prepared by RSK Environment Ltd, received 6th May 2021
- Non-technical summary of RSK: Supplementary Ground Investigation report 252590-01 (00), prepared by Baynham Meikle, received 22nd December 2021
- Supplementary Ground Investigation Report, Document ref: 252590-01 (02), dated February 2022, prepared by RSK Environment Ltd, received 4th February 2022

Condition 21 - SUDS

- SUDS Maintenance Plan, Document ref: R102, dated September 2019, prepared by Baynham Meikle Partnership Ltd, received 6th May 2021
- Proposed Drainage Strategy Plan (Site Wide) - Drawing no: RILP-BMP- ZZ-ZZ-DR-C-5200 Rev PC1, received 6th May 2021
- Drainage Simulation Report, Document ref: RILP-BMP-WI-XX-RP-D-0001 PC1, prepared by Baynham Meikle Partnership Ltd, received 18th February 2022
- Drainage Simulation Report drawing RILP-BMP-WI-XX-RP-D-0001 Rev PC1 received 18th February 2022
- Email from Baynham Meikle Partnership Ltd 8th February 2022

Condition 31 - Delivery and Servicing Plan

- Proposed Vehicle Tracking Plan - Drawing no: RILP-BMP-W1-ZZ-DR-C- 0009 Rev P2, received 6th May 2021
- Proposed Vehicle Tracking Plan - Drawing no: RILP-BMP-W2-ZZ-DR-C- 0010 Rev P2, received 6th May 2021
- Proposed Vehicle Tracking Plan - Drawing no: RILP-BMP-ZZ-ZZ-DR-C- 0011 Rev P2, received 6th May 2021

Condition 32 - Electric Vehicle Charging Points

- Electric Vehicle Supply Equipment Specification, Document ref: RILP-SPE-00-XX-SP-E-9002, dated 25th March 2021, prepared by SPIE, received 6th May 2021
- Site Layout Plan - Drawing no: 6204-103 Rev F, received 6th May 2021 11th August 2021

Condition 33 - External Lighting

- Denver Elite Wall Light Specification - UK 6
- D Series Specification - UK 4
- External Lighting Layout - Drawing no: RILP-SPE-ZZ-00-DR-E-3000 Rev P04 received 10th September 2021

Condition 34 - Emergency Plan - Radiation (Part discharge with regard to construction staff)

- Section 3.10 of Construction Method Statement, Rev 3, prepared by Kier, dated and received 21st October 2022

In order to discharge the conditions, the development must be carried out 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.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer