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Our Ref: 210894/APC

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15th July 2021

Your contact is: Connie Davis, Planning

Dear Peter,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210894

Application type: Approval of Conditions

Address: Gardeners Arms PH, 48 Surley Row, Emmer Green, Reading, RG4 8NA

Proposal: Application for approval of details reserved by conditions 4 (Design Stage SAP) and 9 (External Lighting) of application 190040

I refer to your application as described above.

Condition 4

As a reminder, Condition 4 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 the dwellings hereby permitted have achieved a minimum of a 19% 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 built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: 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.

The following information was submitted:

- Letter from Merlin Property Services dated 25th May 2021

- Thermal Efficiency Details for Gardeners Arms, Reading, RG4 8NA produced by Merlin Property Services, Issue 1.01 dated 20th May 2021

Received 1st June 2021

The details were reviewed by the case officer. In the absence of contrary information from the Building Control and Sustainability teams, it is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 190040. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 states:

No development shall commence until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- *A layout plan with beam orientation*
- *A schedule of equipment*
- *Measures to avoid glare*
- *An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.*

The approved lighting plan shall thereafter be implemented as agreed. Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36 of the core strategy and wildlife legislation.

The following information was submitted:

- Lighting Design Strategy - Rev A

Received 24th June 2021

The details were reviewed by the case officer and the Reading Borough Council Ecologist. It is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of planning permission 190040. As such, this condition is hereby discharged.

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 on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Senior Planning Officer