

Your
contact is:

Brian Conlon, Planning

Dear Mr Chater,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201523/APPCON

Application type: Approval of Conditions

Address: Hamilton Centre, 135 Bulmershe Road, Reading, RG1 5SG

Proposal: Application for approval of details reserved by conditions 3, 4, 5, 6, 7, 8, 9, 20 & 22 of approved application No. 191634.

This discharge of conditions application specifically relates to the following conditions:

- 3. Materials
- 4. Existing and proposed ground levels
- 5. Hard and Soft Landscaping Scheme & services
- 6. Biodiversity Enhancements
- 7. Arboricultural Method statement
- 8. Full means of enclosure
- 9. Construction Environmental Management Plan
- 20. BREEAM
- 22. Drainage Scheme

Condition 3 – Materials

It can be confirmed that the submitted materials details reference:

E03700-HCC-XX-XX-DR-A-3107 C1

E03700-HCC-XX-XX-DR-A-3108 C1

FE01-51 (Photo sample)

FE12-43 (Photo sample)

Received on 7th December 2020 have been considered by Reading Borough Council and are considered acceptable to meet the requirements of Condition 3.

In order to fully discharge this condition, the development must be constructed fully in accordance with these approved materials.

Conditions 4 – Existing and Proposed Ground Levels

It can be confirmed that the submitted proposed ground levels in respect of existing natural features and TPO trees to the boundaries of the site as specified on:

208HC02 Topo and Utility Survey-Sheet1
208HC02 Topo and Utility Survey-Sheet2
208HC02 Topo and Utility Survey-Sheet3

Proposed External Works Levels:

E03700-ECH-ZZ-XX-DR-C-0011-PR_EW_SHT1 (C01)
E03700-ECH-ZZ-XX-DR-C-0011-PR_EW_SHT1 (C02)
E03700-ECH-ZZ-XX-DR-C-0012-PR_EW_SHT2 (C01)
E03700-ECH-ZZ-XX-DR-C-0012-PR_EW_SHT2 (C02)

Received on 30th October 2020

Are considered acceptable and meet the requirements of Condition 4.

In order to fully discharge this condition, the development must be constructed fully in accordance with these approved ground levels.

Condition 5 – Hard and Soft Landscaping Scheme

It can be confirmed that the submitted hard and soft landscaping scheme as specified on:

E03700-HCC-Z1-00-DR-L-7007 Rev PL5 Planting Plan (Planning Condition Issue)
Tree Pit detail plan E03700-L-7401 Rev PL1
E03700 RBC STRUCTURAL ENGINEERING SPECIFICATION - CONSTRUCTION Rev t1 dated 30 January 2020 (2021)
E03700-ECH-ZZ-XX-DR-C-0081-COMBINED_UTILITIES_SHT1-C06 received on 10th March 2021

Received are considered acceptable and meet the requirements of Condition 5.

In order to fully discharge this condition, the hard and soft landscaping scheme must be constructed fully in accordance with these approved details, with adherence to any agreed ongoing maintenance, replacement and watering.

Condition 6 – Biodiversity Enhancements

It can be confirmed that the submitted Biodiversity Enhancements as specified on E03700-HCC-02-XX-DR-A-3100 C2 and E03700-HCC-02-XX-DR-A-3102 C2 dated the 9th December 2020 showing the position of Ibstock Enclosed Bat Box C and swift nesting brick product code GSWB-AK is considered acceptable and meet the requirements of Condition 6.

In order to fully discharge this condition, the Biodiversity Enhancements as approved must be constructed fully in accordance with these approved details, with adherence to any agreed ongoing maintenance as required by the manufacturer.

Condition 7 – Arboricultural Method Statement

It can be confirmed that the submitted Arboricultural Method Statement reference JSL3778_770 2.0 dated 14.12.20, received on 14th December 2020 is considered acceptable and meet the requirements of Condition 7.

In order to fully discharge this condition, the AMS must be implemented fully in accordance with the approved details and for the relevant period of construction, with evidence required to show continued compliance. The retained services of an Arboricultural Consultant should be considered to oversee and supervise as is detailed in the AMS, providing supervision reports of each visit / discussion.

In relation to the proposed works to the TPO Limes at Lakeside Care Home, the Applicant should be reminded that tree works past the boundary line e.g. appropriate target pruning, in line with BS3998 recommendations, will require the consent of the land owner.

Condition 8 – Means of Enclosure

It can be confirmed that the submitted means of enclosure as specified on E03700-L-7001 revPL2 and dated the 10th December 2020 is considered acceptable and meet the requirements of Condition 8.

In order to fully discharge this condition, the approved means of enclosure must be constructed fully in accordance with these details.

Condition 9 – Construction Environmental Management Plan

It can be confirmed that the submitted Construction Environmental Management Plan (CEMP) reference 'Construction Method Statement - Construction Issue 30-11-2020 Revision B' dated the 30th November 2020 is considered acceptable and meet the requirements of Condition 9.

In order to fully discharge this condition, the approved CEMP must be implemented fully in accordance with these details for the period specified. The CEMP must also be read in conjunction with the email dated 1st December 2020 from the Maiden Erlegh Trust confirming that no lettings of the pitches will occur, be arranged or permitted during the construction phase of the Hamilton Centre.

Condition 20 – BREEAM

It can be confirmed that the BREEAM REFURBISHMENT & FIT-OUT: PRE-ASSESSMENT REPORT prepared by RPS Consulting Services Ltd ('RPS') dated 28 May 2020 ref. BOE12071, confirms that it is predicted that the proposed development should achieve a score of 67.45%, thereby demonstrating a 'Very Good' rating is achievable. It is agreed that this is acceptable in this instance, and therefore meets the requirements of Condition 9.

Condition 22 – Drainage scheme

It can be confirmed that the submitted drainage scheme as specified on the following drawings are considered acceptable and meet the requirements of Condition 22.

E03700 RBC STRUCTURAL ENGINEERING SPECIFICATION - CONSTRUCTION Rev t1 dated 30 January 2020 (2021)

E03700-ECH-ZZ-XX-DR-C-0081-COMBINED_UTILITIES_SHT1-C06 received on 10th March 2021

E03700 Drainage Management Plan Rev A

E03700-ECH-ZZ-XX-CA-C-SW Manhole Schedules (C02)

E03700-ECH-ZZ-XX-DR-C-0002-PR_DRN_SHT2 (C02)

E03700-ECH-ZZ-XX-DR-C-0003-PR_DRN_BUILDING (C03)

E03700-ECH-ZZ-XX-DR-C-0052-DRN_DTS_SHT2 (c02)

E256120_01_B - Phoenix Centre

GEOLight 400 Datasheet

SDS Geolight Brochure

SDS GEOLight Maintenance 2020

Received on 10th December 2020

In order to fully discharge this condition, the drainage scheme must be constructed fully in accordance with these approved details, with adherence to any agreed ongoing maintenance, inspection and repair requirements.

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,

A handwritten signature in black ink, reading 'BConlon' in a cursive style.

Brian Conlon BA Hons MSC MRTPI
Principal Planner