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Our Ref: 211274

Your Ref: PP-10100664-v1

Direct ☎: 01189374150

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10 September 2021

Your contact is: Tom Hughes, Planning

Dear Miss Wright,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211274

Application type: Approval of Conditions

Address: 1 The Triangle Tilehurst Reading RG30 4RW

Proposal: Discharge of conditions 4 (refuse storage), 5 (refuse collection), 6 (habitat enhancement) and 10 (litter strategy) of planning permission 210681/FUL

I refer to your application as described above.

Condition 4 of planning permission 210681/FUL 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: 07.22/02.3 - Refuse Store

Site Photograph

An existing gated refuse store, located to the rear of the site within the car park, would be used for the storage of refuse and recycling. It is confirmed that the proposed refuse and recycling storage is acceptable. The submitted details are hereby approved pursuant to condition 4 of planning permission 210681/FUL.

Condition 5 of planning permission 210681/FUL states:

'Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.'

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:

Waste Management Plan

Drawing No: 07.22/02.3 - Refuse Store

Site Photograph

Refuse and recycling would be collected from the refuse store, as agreed above, on a weekly basis. It is confirmed that the proposed arrangements are acceptable. The submitted details are hereby approved pursuant to condition 5 of planning permission 210681/FUL.

Condition 6 of planning permission 210681/FUL states:

'No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.'

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.'

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

Habitat Enhancement Scheme, ref: B030678, by Tetra Tech

Habitat enhancement in the form of two bird boxes and climbing planting would be implemented. It is confirmed that these details are acceptable. The submitted details are hereby approved pursuant to condition 6 of planning permission 210681/FUL.

Condition 10 of planning permission 210681/FUL states:

'Prior to the first occupation of any cafe use hereby permitted, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first occupation of the cafe use and be permanently retained and maintained thereafter.'

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.'

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

Waste Management Report

It is confirmed that the details contained within the Waste Management Report are acceptable. The submitted details are hereby approved pursuant to condition 10 of planning permission 210681/FUL.

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