

Miss V. Orbart
DP9
100 Pall Mall
London
SW1Y 5NQ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211074

Your Ref: PP-09977889-v1

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

23 July 2021

Your contact is: Steve Vigar, Planning

Dear Miss Orbart,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211074

Application type: Approval of Conditions

Address: Station Hill, Plot F And Land North Of Garrard Street Reading RG1 1NR

Proposal: Application for approval of details reserved by Condition 36 (Security/ Anti-Crime Management Plan) of application 201536

I refer to your application as described above.

The following details are **approved** pursuant to Condition 36 of permission 201536 (N.B. some details previously submitted and approved under reference 200018.)

A: Laminated External Glazing

Explosion Protection Design Note -Addendum,

File ref: DN-2525046-XX-RS-20200708-BlastAssessmentAddendum Rev01 dated 19 June 2020

Explosion Protection Design Note (Retail) - Addendum,

File ref: DN-2525046-XX-RJ-20200810-BlastAssessmentAddendumRetail Rev02, dated 27 October 2020

DP9 Email of 21 October 2020 confirming: *"We have received confirmation from the architects that all installed glazed façade will be laminated, this includes all ground floor areas and all entrance points (except for the retail units - see below), basically the all areas which include any form of glazing."*

The retail glazing is addressed separately - see above.

DN-2525046-XX-RS-20200619-Blast Assessment Rev01

B and C: Emergency Vehicle Access and Hostile Vehicle Mitigation

SHR-LDA-SB-GF-DR-L-110-102- HL Mark-Up dated 11 June 2020

D: ATM and Public Toilet Management

None proposed

E: Shared Surfaces

N/A

F: Litter Bins

None proposed

G: Café Seating Areas

None proposed and therefore no outdoor seating approved at this stage. Early engagement with RBC Licensing is recommended.

H: Crowd Management

CCTV (see point J below) and Security Strategy Report Revision 02 dated 19 September 2019.

I: Robustness of Public Realm

As per approved landscaping design and CCTV below.

J: CCTV and K: Secure Access Control

SHR-ARK-XX-B1M-SK-E-60-0002 REV02

SHR-ARK-XX-RF-SK-E-60-0001 REV00

SHR-ARK-XX-LG-SK-E-60-0001 REV01

SHR-ARK-XX-GF-SK-E-60-0003 REV01

SHR-ARK-XX-12-SK-E-60-0001 REV00

SHR-ARK-XX-11-SK-E-60-0001 REV00

SHR-ARK-XX-10-SK-E-60-0001 REV00

SHR-ARK-XX-09-SK-E-60-0001 REV00

SHR-ARK-XX-08-SK-E-60-0001 REV00

SHR-ARK-XX-08-SK-E-60-0001 REV00

SHR-ARK-XX-07-SK-E-60-0001 REV00

SHR-ARK-XX-06-SK-E-60-0001 REV00

SHR-ARK-XX-05-SK-E-60-0001 REV00

SHR-ARK-XX-04-SK-E-60-0001 REV00

SHR-ARK-XX-03-SK-E-60-0001 REV00

SHR-ARK-XX-02-SK-E-60-0001 REV00

SHR-ARK-XX-01-SK-E-60-0001 REV00

All received 19 July 2021

These details are approved without prejudice to the final design of a comprehensive CCTV system covering all areas and connected to Council and Police systems is required under the terms of the S106 agreement.

L: Secured by Design and Safer Parking Scheme

To be secured under conditions attached to reserved matters approvals.

M: External Lighting Strategy

Station Hill, Reading, Phase 1 Exterior Lighting Calculations - Revision 02 - dpa lighting consultants dated 16 October 2020

N: Anti-social Behaviour

As per CCTV (above), approved landscaping and Security Strategy Report Revision 02 dated 19 September 2019.

O: Compartmentation

SHR-ARK-XX-B1M-SK-E-60-0002 REV02

SHR-ARK-XX-RF-SK-E-60-0001 REV00

SHR-ARK-XX-LG-SK-E-60-0001 REV01

SHR-ARK-XX-GF-SK-E-60-0003 REV01

SHR-ARK-XX-12-SK-E-60-0001 REV00

SHR-ARK-XX-11-SK-E-60-0001 REV00

SHR-ARK-XX-10-SK-E-60-0001 REV00

SHR-ARK-XX-09-SK-E-60-0001 REV00

SHR-ARK-XX-08-SK-E-60-0001 REV00

SHR-ARK-XX-07-SK-E-60-0001 REV00

SHR-ARK-XX-06-SK-E-60-0001 REV00

SHR-ARK-XX-05-SK-E-60-0001 REV00

SHR-ARK-XX-04-SK-E-60-0001 REV00

SHR-ARK-XX-03-SK-E-60-0001 REV00

SHR-ARK-XX-02-SK-E-60-0001 REV00

SHR-ARK-XX-01-SK-E-60-0001 REV00

All received 19 July 2021

These compartmentation details are agreed at a basic level for the purposes of condition 36 - without prejudice to further requirements of Secured By Design accreditation as secured under approvals 201533 and 201537 where it is expected that the matter of compartmentation both in terms of physical measures and management practices will be considered more fully.

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

Steve Vigar

Principal Planning Officer