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18 June 2020

Your contact is: Planning Administration, Planning

Planning Reference 210658/APPCON

Confirmation of discharge of planning conditions:

Flats 1-4 (inclusive), Flats 1-4 (inclusive) at 77, Flats 1 and 2 at 79, 81 & 83 St Georges Road, Reading, RG30 2RQ

Confirmation that all conditions in planning permission 152301 ("St Georges Hall", St Georges Road) have been discharged.

I refer to your email asking for confirmation as to whether the planning conditions for the above development have been fully discharged and respond as follows:

Condition	Summary of requirement of condition	Status/comments
Condition 1	Commencement within three years	Complied with.
Condition 2	Approved plans	Complied with.
Condition 3	Operational hours	Restrictive. Assume complied with.
Condition 4	Construction of access before occupation	Restrictive only during build period. Assume complied with.

Condition 5	Construction of vehicle parking spaces before occupation	Restrictive only during build period. Assume complied with.
Condition 6	Provision of Bicycle storage	Discharged under planning application 180777
Condition 7	Construction Method Statement	Discharged under planning application 171877
Condition 8	Sustainable drainage scheme submitted	Discharged under planning application 180234 & 181396
Condition 9	Sustainable drainage scheme completed and maintained.	This condition will continue to apply
Condition 10	Materials	Discharged under planning application 181393
Condition 11	Arboricultural Method Statement	Discharged under planning application 171403
Condition 12	landscape aftercare and maintenance	Plan discharged under planning application 181393. This condition will continue to apply for a period of five years after the planting of all trees/shrubs.
Condition 13	soft landscaping scheme	Restrictive only during build period. Assume complied with.
Condition 14	Any trees or plants	This condition will continue to apply for a period of five years after the planting of all trees/shrubs
Condition 15	scheme of works	Discharged under planning application 171895
Condition 16	Lockable gate at the entrance to the ally leading to Beecham Road, shall be kept open during church services and other events at the church hall	Assume complied with. Ongoing.
Condition 17	No fences, gates or walls (other than those expressly	Restrictive. Ongoing.

	authorised by this permission) shall be erected within the communal amenity space located to the front or rear of the new residential dwellings.	
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Please note that this development has not been subject to a site visit to check for compliance with the conditions attached to the above permission.

In summary, the above conditions are considered to either have been formally discharged, or otherwise I can confirm that the Local Planning Authority does not wish to pursue any enforcement action against any conditions above which do not appear to have been formally discharged.

I trust this response is suitable for your purposes.

Yours sincerely,

Christina Kilbee
Senior Technical Support Officer