



Reading
Borough Council
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Frances Martin
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Our Ref: 200116/APC

Direct: ☎ 0118 937 2413
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26th May 2021

Your contact is: Connie Davis, Planning

Dear Mr Mather,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200116

Application type: Approval of Conditions

Address: Land at Abbotsmead Place, Caversham, Reading

Proposal: Application for approval of details reserved by conditions 3,4,5,6,7,9,14 of application 181151

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall take place until details (including physical samples and manufacturer details) of all materials (including brick, render, roof tile, glazing, window frames/cills/surrounds, doors, boundary treatments, guttering and downpipes) to be used in the construction of the external surfaces of the development, have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in full accordance with the approved details.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

The following information was submitted:

Material Schedule - Rev 2 - February 2020

Received 24th February 2020

The details were reviewed by the case officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 4

As a reminder, Condition 4 states:

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- i. a timetable for its implementation, and*
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with paragraph 163 of the National Planning Policy Framework (NPPF) and Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (altered 2015).

The following information was submitted:

Drawing: 02-24 V1 - Surface water drainage plan
Soakaway Design Report dated January 2021 prepared by Innervision Design

Received 27th April 2021

The details were reviewed by the case officer and SuDS Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 5

As a reminder, Condition 5 states:

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;*
- (ii) an assessment of the potential risks to:*
 - human health,*
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - adjoining land,*
 - groundwaters and surface waters,*
 - ecological systems,*
 - archaeological sites and ancient monuments;*

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

The following information was submitted:

Report reference 21/12016/KJC dated January 2021 - Report on a Site Investigation

Received 27th January 2021

The details were reviewed by the case officer and Environmental Health Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 6

As a reminder, Condition 6 states:

No development shall take place until a detailed remediation scheme to bring the

site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

The following information was submitted:

Report reference 21/12016/KJC dated January 2021 - Report on a Site Investigation

Received 27th January 2021

The details were reviewed by the case officer and Environmental Health Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 7

As a reminder, Condition 7 states:

The remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

The following information was submitted:

Report reference 21/12016/KJC dated January 2021 - Report on a Site Investigation

Received 27th January 2021

The details were reviewed by the case officer and Environmental Health Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 9

As a reminder, Condition 9 states:

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority.

The submitted details shall include:

- (a) hard surfacing materials; and*
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and*
- (c) written specifications for the approved soft landscaping (including cultivation and other operations associated with plant and grass establishment);*
- (d) biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new building and native and wildlife friendly landscaping*
- (e) tree pit specifications.*

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 and CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

The following information was submitted:

Drawing: 02-22 v3 - Proposed soft landscape and bio-diversity plan

Received 26th May 2021

Drawing: 02-25 v2 - Construction Method Statement Site set up plan

Received 12th May 2021

Drawing: 02-21 Rev V - Proposed Hard Landscape Plan

Received 27th April 2021

The details were reviewed by the case officer, Natural Environment Officer and Ecologist. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 14

As a reminder, Condition 14 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided*
- b) location on site for storage of plant and materials used in constructing the development*
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- d) any footpath closures or road closures needed during construction*
- e) wheel washing facilities on site*
- f) a scheme for recycling waste resulting from the construction works*
- g) the provisions to be made for the control of noise and dust coming from the site during demolition and construction.*

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

The following information was submitted:

Drawing: 02-25 v2 - Construction Method Statement Site set up plan

Received 12th May 2021

Construction Method Statement - January 2020

Received 29th January 2020

The details were reviewed by the case officer and Transport Officer. The above details are considered to be acceptable. However, as you will be aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has been completed; the wording of the condition required details to be submitted prior to commencement.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

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

Planning Officer