

Jennings Design Ltd
York House Valley Court
Canal Road
Bradford
BD1 4SP

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 200001

Your Ref: PP-08397414

Direct ☎: 01189374150

e-mail: Tom.Hughes@reading.gov.uk

14 July 2020

Your contact is: Tom Hughes, Planning

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200001

Application type: Approval of Conditions

Address: Fairfield Services Basingstoke Road Reading RG2 0TA

Proposal: Discharge of Conditions 5 (control of noise and dust), 8 (AMS and TPP), 9 (CMS) and 11 (landscaping) of planning permission 191014/FUL

I refer to your application as described above.

Condition 5 of planning permission 191014/FUL stated:

'No development shall take place until a scheme has been submitted to and been approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust coming from the site during demolition and construction. The development shall not commence until the approved scheme has been fully implemented and the scheme shall be followed until the development is completed.'

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4'.

Pursuant to this condition, a Construction Management Plan has been supplied. Following consultation with Environmental Protection, it is confirmed that the measures for the control of noise and dust as set out in the Construction Management Plan are acceptable and the condition can be discharged on this basis. Full compliance with this condition will occur when the development is undertaken and completed in accordance with the approved Construction Management Plan. The Construction Management Plan is hereby approved pursuant to condition 5 of planning permission 191014/FUL.

Condition 8 of planning permission 191014/FUL stated:

'No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved'

in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38'.

Pursuant to this condition, an Arboricultural Method Statement and Tree Protection Plan by Squires Young has been supplied (received 18/03/20). The document includes Drawing No: SY19-259-AMS-TPP-19-07. Following consultation with Natural Environment, it is confirmed that the measures within the Arboricultural Method Statement and Tree Protection Plan are acceptable and the condition can be discharged on this basis. Full compliance with this condition will occur when the development is undertaken and completed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The Arboricultural Method Statement and Tree Protection Plan is hereby approved pursuant to condition 8 of planning permission 191014/FUL.

Condition 9 of planning permission 191014/FUL stated:

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:

- 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*
- location on site for storage of plant and materials used in constructing the development*
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- any footpath closures or road closures needed during construction*
- wheel washing facilities on site*
- a scheme for recycling waste resulting from the construction works*

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 DM12'.

Pursuant to this condition, a Construction Management Plan has been supplied. The document includes Appendix B - Site Layout Plan. Following consultation with Transport Development Control and Natural Environment, it is confirmed that the measures as set out in the Construction Management Plan are acceptable and the condition can be discharged on this basis. Full compliance with this condition will occur when the development is undertaken and completed in accordance with the approved Construction Management Plan. The Construction Management Plan is hereby approved pursuant to condition 9 of planning permission 191014/FUL.

Condition 11 of planning permission 191014/FUL stated:

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) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.*

(d) Tree pit specifications.

Reason: in the interest of the visual amenity of the local environment in accordance with Policy CS7.

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

Drawing No: SY19-259-LPP-19-06 Rev. A - Landscape Planting Plan (received 05/02/20)

Drawing No: 10019023 - Proposed Hard Landscaping Plan (received 05/02/20)

Drawing No: 10019023 DRAIN 2020 Rev. C - Drainage Plan (received 08/04/20)

Drawing No: 10019023 SERV CO 2020 Rev. C - Services Co-ordination (received 08/04/20)

Drawing No: 10019023 SERV 2020 Rev. C - Services Layout

Following consultation with Natural Environment, it is confirmed that the measures as set out in the drawings received, as above, are acceptable and the condition can be discharged on this basis. Full compliance with this condition will occur when the development is undertaken and completed in accordance with the approved drawings. The above drawings are hereby approved pursuant to condition 11 of planning permission 191014/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 faithfully

SDV

PP

Tom Hughes