

Des Dunlop
D2 Planning Limited
14 Church Road
Bristol
BS9 3EF

Date: 20th July 2020
Job ref: PER106

Dear Des,

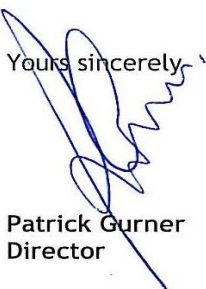
200496 – 8 Riley Road, Reading

I refer to the 14th July 2020 Reading Highways comments on the above planning application and I have addressed the points raised below.

1. We note that a Section 278 Agreement will be required to convert the existing verge to footway.
2. JI Architects Layout Drawing 161.02, updated to Revision D, shows that each dwelling has 2 car parking spaces with minimum size 2.4m x 4.8m. The dimensions for garages serving Plots 1, 2 & 3 meet the Council's current standards. Parking is also provided in front of the garages.
3. I have prepared the enclosed drawing 2330-001 to show that visibility splays of 2.4m x 43m are achievable where necessary.
4. We note that a licence will be required from Reading Highways to undertake any works on the Public Highway.
5. Cycle storage will be provided in accordance with the Council's current standards, namely a minimum of 2 cycle spaces per dwelling. Secure and covered storage, with Sheffield type stands, will be provided within the rear gardens of each dwelling, as shown on JI Architects Layout Drawing 161.02, updated to Revision D.
6. Bin storage and collection points have also now been shown on JI Architects Layout Drawing 161.02D. Bin storage is located so that it is no further than 15m from the Public Highway.
7. A Construction Method Statement will be covered by Planning Condition.

I trust the above is satisfactory and addresses the points raised. If you require any further information, please do not hesitate to contact me.

Yours sincerely,



Patrick Gurner
Director

Enc PSP Drawing 2330-001 Visibility Splays