



Mr Peter Gray
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Our Ref: 210576/APC

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3rd June 2021

Your contact is: Connie Davis, Planning

Dear Mr Gray,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210576

Application type: Approval of Conditions

Address: Gardeners Arms Ph, 48 Surley Row, Emmer Green, Reading, RG4 8NA

Proposal: Application for approval of details reserved by condition 15
(Construction Management Plan and Method Statement) of application 190040

I refer to your application as described above.

Condition 15

As a reminder, Condition 15 states:

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall 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) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works*
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*

h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
i) Provisions to be made for the control of noise coming from the site during demolition and construction;
j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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 CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

Construction Management Plan

Received 14th April 2021

The details were reviewed by the case officer and Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 15 of planning permission 190040. As such, this condition is hereby discharged.

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