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Our Ref: 191283, 191306, 191376, 191399,
191511 and 191561

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Date :19th June 2020

Your contact is: **Susanna Bedford, Planning**

Dear Hester Architects,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191283, 191306, 191376, 191399, 191511 and 191561

Application type: Approval of Conditions

Address: Cox & Wyman Ltd Cardiff Road, Reading, RG1 8EX

Proposal: Application for discharge of conditions 3, 4, 7, 10, 15, 16, 17, 18,22, 24, 26, 27, 28 and 32 of planning approval 171814

I refer to your application as described above.

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.

Following the grant of permission 200092 NMA (10/5/2020) that allow a revised landscaping scheme and the submission of further details please see the revised discharge of condition table below.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Susanna Bedford

Susanna Bedford
Principal Planning Officer

Condition	Application ref	Information Submitted	LPA Response
1. Time limit	N/A		
2. Approved plans	N/A		
3. Materials	191283	Materials schedule (Table and Materials Key graphics) received by the Local Planning Authority 28.10.2019 <i>Note the replacement of the metal cladding with blue bricks due to changes in the fire regulations and cladding fire classification; and replacement of buff coloured paving slabs with charcoal paving slabs.</i> Further Plan: 'Details of Reclaimed Finials' produced by Bellway Homes received 30.2.2020	The schedule of proposed materials is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
4. CMS	191283	Construction Method Statement produced by Stuart Michael Associates ref 6317/CMS/ Issue 9 dated May 2020 Received 18.5.2020	The information within CMS V9 is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
5. Vehicle parking spaces as approved	-		
6. Access as approved	-		
7. Cycle parking	191376	Site Plan 19028 10 - dated 21.6.2019 Asgard Brochure Site master supplies cycle storage Brochure 2018 191028 150 Apartment Received 12.12.2019	This information is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
8. Bins - as approved	-		

9. Provide postal address	-		
10. Notification of no parking permits	191511		
11. Stopping up of existing access	-		
12. Provision of private roads	-		
13. Glazing and ventilation as approved	-		
14. No mech plant until noise assessment approved	-		
15. Control of dust and noise	191283	As submitted within Construction Method Statement produced by Stuart Michael Associates ref 6317/CMS/ Issue 7 dated November 2019 Received 25.11.2019 Superseded by ref 6317/CMS/ Issue 9 dated May 2020 Received 18.5.2020	This information is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
16. Phase II assessment	191283	Geo- Environmental Report produced by Enzyo Ltd ref CRM.1265.013. GE.R.001.C dated May 2019 Indexed as received 7.1.2020	This information is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
17. Remediation scheme	191283	As above	As above
18. Validation report remediation scheme	181283		Condition 18 cannot be discharged until a Validation Report has been submitted - it is noted by officers this cannot occur until the remediation scheme has been carried out.
19. If contamination is found	-		
20. Hours of construction	-		
21. No burning on site	-		
22. Tree Protection Plan	191306	Arboricultural Method Statement containing Tree Protection Plans dated March ref 10342_AMS.001	See Replacement Condition 22.

		Rev A, prepared by Aspect Aboriculture received 4 March 2020 approved within Non Material Amendment application ref 200092.	
23. Landscaping in accordance with approved plans			
24. Details of functional services No development shall take place until full details of proposed and existing functional services above and below ground have been submitted to and been approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details and retained thereafter.	191399	Proposed and Existing Services Plan ref BELTV -906 - Rev C Received 28.2.2020	This information is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
25. Planting maintained for 5 years	191399		
26. Landscape Management Plan	191511	Landscape Management Plan dated February 2020 ref 6969.lan.man.002, received 4 March 2020 approved within Non Material Amendment application ref 200092.	See Replacement Condition 26.
27. Lighting details	191561	Plan 'STREET LIGHTING DESIGN' ref MMA15471 Rev R. produced by MMA Lighting dated 13.09.2019 Received 20.09.2019 Letter of assessment produced by Aspect Ecology dated 18.05.2020 Received 19.05.2020	This information is considered to be acceptable. Works shall only be carried out in accordance with the approved details.

28. Biodiversity details	191399	Biodiversity Enhancement and Monitoring Scheme document Ref: 5150 BN02 BEMS vf1 produced by Aspect Ecology dated June 2020 Received 19.6.2020	This information is considered to be acceptable. Works shall only be carried out in accordance with the approved details.
29. Veg clearance	-		
30. FRA and SUDS	-		
31. SUDS	-		
32. SUDS	191511	DRAINAGE STATEMENT INCORPORATING DRAINAGE MAINTENANCE MANAGEMENT PLAN Report 19-034/02 Rev B produced by Odyssey issued 15/06/2020 Received 16.06.2020	The information is considered to be acceptable by the SUDS Officer. Works shall only be carried out in accordance with the approved details.
33. Requirement for 19% emission rate improvement	-		
34. Play space details		Yes	Remain under review.
35. Flat roofs not utilised as amenity space	-		
36. Removed PD - ext	-		
37. Removed PD windows	-		
38. Home offices ancillary to main dwelling	-		