

ECO Group
18 Cross Street
London
EC1N 8UN

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 200626

e-mail: James.Overall@reading.gov.uk

11 September 2020

Your contact is: Mr James Overall, Planning

Dear ECO Group,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200626

Application type: Approval of Conditions

Address: 29 Cumberland Road, Reading, RG1 3LB

Proposal: Application to discharge condition 4 (Construction Method Statement) of approved application ref 170365.

I refer to your application as described above.

Condition 4 - CMS

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

- a) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.
- b) Loading and unloading of plant and materials used in
- c) constructing the development - Areas to be shown on a plan not less than 1:500
- d) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500
- e) The erection and maintenance of security hoarding/scaffolding if required.
- f) Wheel washing facilities
- g) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
- h) Footpath Closures / Road Closures needed during construction
- i) Traffic Management needed during construction.
- j) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise 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 SDPD Policy DM12.

The Transport department originally stated that the proposed construction hours in the CMS are not compliant with the planning conditions, which does not permit noisy work to start until 9am on a Saturday.

An amended CMS was received on 6th September 2020, which superseded the originally submitted version.

The amended CMS altered the working times to conform with those specified within the conditions.

Conclusion:

The amended CMS received on 6th September 2020 is considered acceptable for the purposes of discharging condition 4 of application 170365.

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 sincerely,

Mr James Overall
Senior Planning Officer