

Wolstenholme Limited
2 The Rise
Kingston Blount
Chinnor
OX39 4RY

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 190906

Your Ref: PP-07911384

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

29 July 2020

Your contact is: Steve Vigar, Planning

Dear Mrs Wolstenholme

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190906

Application type: Approval of Conditions

Address: Southcote Mill Southcote Farm Lane Reading RG30 3DZ

Proposal: Application for discharge of conditions 3,4,5,6,7,8,9,10,11,12 and 13 of planning permission 171588.

I refer to your application as described above.

3 - Materials

The following materials details are **approved** pursuant to Condition 3:

External walls:

- North Elevation: Existing stonework to be retained, with repairs made as necessary in Cotswold Stone. All new stonework is to match existing.
- South Elevation: Existing brickwork is to be retained, with repairs/cleaning made as necessary. Any new brickwork is to match existing.
- South Elevation: Existing area of wall with patchy stone/brick finish to South Elevation to receive new 3-coat lime rendered wall finish
- East & West Elevation: Walls to be extended up in height as necessary, to underside of new roof. New/existing walls to receive new 3-coat lime rendered wall finish.

Mortar:

Lime mortar

Rainwater goods:

Dark grey powder coated aluminium gutters and downpipes.

Doors & Windows:

Dark Grey powder coated aluminium external window and door frames.

Where windows/doors are to be installed within existing openings, the existing brick cills and voussoirs/head details are to be retained. Where windows/doors are to be installed within new openings, the existing brick cills and voussoirs/head details are to be replicated.

Fenestration reveal details, as shown on Drawing W1236-130 dated April 2019

Cladding:

VM Zinc, or equivalent, standing seam façade panels, with dark grey finish.

Roof:

VM Zinc, or equivalent, standing seam zinc roof, with dark grey finish.

No further details are required to be submitted in order to discharge the condition.

4 - Foul and Surface Water Drainage

The rainwater harvesting arrangements for surface water drainage to be used for surface water collected from the new roof as shown on Drawing W1236-150 rev. C dated July 2020 are **approved** pursuant to Condition 4.

The foul drainage arrangements as shown on Drawing W1236-150 rev. C dated July 2020 and technical details of APEX SAF treatment plant (model 30 or 40) are **approved** for the purposes of this application.

This approval does not override any additional permits or licences that may be required separately from Planning. Please refer to <https://www.gov.uk/permits-you-need-for-septic-tanks/contact>

No further details are required to be submitted in order to discharge the condition.

5 - CMS and CEMP

The following details are **approved** pursuant to Condition 5:

Construction Method Statement drwg no. 151 A dated June 2019

Construction Environmental Management Plan W1236 Wire Mill rev. v4 dated 5 June 2019

Outline Construction Method Statement W1236 Wire Mill rev. V2 dated 20 May 2019

The developer will need to comply with any additional requirements of the Canal and River Trust and Environment Agency in respect of the construction process.

No further details are required to be submitted in order to discharge the condition.

6 - Updated Bat Survey

Evidence in the form of the CIL commencement notice suggests that works began prior to

August 2019, albeit without the benefit of all conditions being discharged. An updated bat survey is not required under the terms of Condition 6, however this does not affect the legal obligations on the developer in respect of bats at any time throughout the construction process.

No further details are required to be submitted in order to discharge the condition.

7, 8 and 9 - Land Contamination Investigation and Remediation

The desktop Report by Your Environment, ref YE6635 Issue 00, dated 7 February 2019 and subsequent intrusive investigation report by GPE ref. GPE 20/007 dated 29 April 2020 are **approved** pursuant to Conditions 7, 8 and 9.. The developer should note the final paragraph of the GPE report which states that “... it is recommended that a watching brief is maintained for any potential sources of contamination during the groundworks phase of this development. Should any suspect materials be encountered they will need to be inspected/sampled so that appropriate remedial measures can be taken if required.

No further details are required to be submitted in order to discharge the condition.

This does not affect the developers statutory responsibilities in respect of Contaminated Land. It should also be noted that additional permits/licences may be required in respect of adjacent waterways.

10 - Historic Building Survey

The following documents are **approved** pursuant to Condition 10:

‘Archaeological features to be retained’ dated 13 February 2020

Drawing 20C Ground Floor Plan (showing portholes within new floor)

Building Recording report by TVAS WSR 18/208 rev.A dated March 2019

Building Recording Comments by TVAS received 2 December 2019

‘Interpretation Resources’ received 2 December 2019

No further details are required to be submitted in order to discharge the condition.

11 - Archaeological WSI

The following documents are **approved** pursuant to Condition 11:

‘Archaeological features to be retained’ dated 13 February 2020

Building Recording report by TVAS WSR 18/208 rev.A dated March 2019

Building Recording Comments by TVAS received 2 December 2019

Archaeological supervision as described in Wolstenholme Architects covering note rev. B received 7 June 2019

No further details are required to be submitted in order to discharge the condition.

12 - Arboricultural Method Statement and Tree Protection Plan

The AMS dated May 2020, received 28 May 2020, is **approved** pursuant to Condition 12.

No further details are required to be submitted in order to discharge the condition.

13 - Hard and Soft Landscaping

The following documents are **approved** pursuant to Condition 13:

‘Wire mill landscaping’, by Adrian Lawson, received 28 May 2020

Landscape Management Plan

Drawing W1236-150 rev. C dated July 2020, received 29 July 2020

No further details are required to be submitted in order to discharge the condition.

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. Conditions are only ‘discharged’ once all requirements are fully complied with. Some requirements may be ongoing.

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

Yours sincerely

SDV

Steve Vigar

Principal Planning Officer

Cc Canal and River Trust