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Our Ref: 201436/APC

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23rd February 2021

Your contact is: Connie Davis, Planning

Dear Mr Weston,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201436

Application type: Approval of Conditions

Address: Thorsby, 15 Kendrick Road, Reading

Proposal: Application for approval of details reserved by conditions 3 and 4 of planning permission 191738

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall commence on site until a full material schedule (along with samples provided on site), including type of finishes, be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7, EN1, EN3, EN6 and H9 of the Reading Borough Local Plan 2019.

The following information was submitted:

Material Schedule - Reference 18004_6.1_21.02.18 - dated 18th February 2021

Received 18th February 2021

The details were reviewed by the case officer Reading Borough Council Conservation Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 191738. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 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) Methodology for protection of grass verge, and street trees (including root areas)*

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:

18004-PL-22 - Proposed Construction Method Plan
Construction Method Statement - Ref: 18004_9.11_20.08.14

Received 13th October 2020

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 4 of planning permission 191738. 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