

Pioneer Designs Ltd
17 Kingswood Court
Reading
RG30 2AU

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 201012

Your Ref:

Direct ☎: 0118 9374729

e-mail: anthony.scholes@reading.gov.uk

23 November 2020

Your contact is: Mr Anthony Scholes, Planning

Dear Pioneer Designs Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201012

Application type: Approval of Conditions

Address: Land Adjacent 221 Wensley Road Reading RG1 6EE

Proposal: Discharge of conditions 3 (materials), 4 (construction method statement), 5 (landscaping), 6 (SAP assessment), 14 (Electric vehicle charging point) or 190720

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.

Condition 3 - Materials

This condition requires that prior to the commencement of the development a schedule of materials to be submitted to and approved by the Local Planning Authority. The applicant has provided the following information:

- Application letter (including partial materials schedule (appendix A) received 15 July 2020
- Expanded External materials schedule (Titled "External Materials"), received 12 August 2020;
- Brick sample photograph, as received 23 November 2020

The details as provided are sufficient to partially discharge this condition, although construction must occur in accordance with these details to fully discharge the condition.

Condition 4 - Construction Method Statement

This condition requires that prior to the commencement of the development a Construction Method Statement (CMS) be submitted to and approved by the Local Planning Authority. The following information was submitted to discharge this condition:

- Application letter, which includes Appendix B 'Construction method statement, as received 14 July 2020;

The details contained are sufficient, and this condition is hereby partially discharged, subject to construction being undertaken in accordance with the details provided.

Condition 5 - Landscaping

This condition requires that prior to the commencement of the development a site specific landscaping plan be submitted to and approved by the Local Planning Authority. The following information was submitted to discharge this condition:

- Drawing No: 190401-12B - Proposed landscaping plan, as received 18 November 2020

Subject to implementation in accordance with the above, the details are considered acceptable, this condition is hereby partially discharged.

Condition 6 - SAP assessment

This condition requires that prior to the commencement of the development a pre-assessment SAP assessment, and water efficiency statement be submitted to and approved by the Local Planning Authority. The following information was submitted to discharge this condition:

- SAP report submission for Building Regulation Compliance, dated 02/07/2020, as received 15 July 2020
- The water calculator 13 August 2020

The details are considered acceptable, and this condition is hereby discharged.

Condition 14 - EV Charging

This condition requires that prior to the commencement of the development details of 1 EV charging point must be submitted to and approved by the Local Planning Authority. The applicant has provided the following:

- Supporting letter, including appendix D "electric vehicle charger" as received 15 July 2020
- Drawing No: 190401-12B - Proposed landscaping plan (including EV charging point location), as received 18 November 2020

Subject to implementation in accordance with the above, the details are considered acceptable, this condition is hereby partially discharged.

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

Yours sincerely

A stylized, handwritten signature in black ink, consisting of a large, sweeping 'A' followed by a series of connected loops and a final upward stroke.

Mr Anthony Scholes
Senior Planning Officer

A small, handwritten mark or signature in black ink, possibly representing the initials 'AS'.