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Our Ref: 190421

Your Ref: PP-07704131

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19 February 2020

Your contact is: Mr James Overall, Planning

Dear Bluebird Engineering Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190421

Application type: Approval of Conditions

Address: 2 Northcourt Avenue Reading Berkshire RG2 7HS

Proposal: Application for discharge of conditions 3 and 4 of planning permission 182018

I write in reference to the discharge of planning conditions at the above site.

Condition 3 - Materials

The materials to be used in the construction of the external surfaces of this development shall be red brick to match the existing brickwork as indicated on the approved plans or documents. The development shall be completed using the approved materials and details before the building is occupied.

***Reason:** in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7.*

A brick sample was received on 15th March 2019. This brick appears to match the other face bricks used elsewhere on the building, and as such is considered to be acceptable. Condition 3 is therefore considered to be satisfied and as such can be discharged.

Condition 4 - Construction Method Statement

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

- *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,*
- *A location on site for storage of plant and materials used in constructing the development,*

- Any footpath closures needed during construction
- A scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of highway safety, protecting pedestrians and motorists from obstruction and to protect the amenity of local land uses or neighbouring residents in accordance with Policy DM12.

The Transport department has reviewed the submitted Construction Method Statement, and following comments have been made:

Parking of Vehicles of Site Personnel, Operatives and Visitors

There are extensive parking restrictions including double yellow lines and limited waiting bays on Northcourt Avenue preventing indiscriminate on-street parking. The storage and parking plan (drawing A-1600) indicates that contractor parking will be accommodated within the private car park to the rear of the site. This is acceptable.

Storage of plant and materials used in constructing the development

All plant and construction materials are to be securely stored within the site compound which is identified on the storage and parking plan (drawing A-1600). This is acceptable.

Any footpath closures needed during construction

The applicant has confirmed by 9/5/19 that no footpath closures are required during construction. However, it should be noted that if hoarding is to be erected on the public highway, a license must be obtained from the Council's Highways department.

A scheme for recycling waste resulting from the construction works

Not a highways or transport concern.

With regards to recycling waste, the skip licence holders will be handling the recycling; and the measures within the Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Conclusion

It is considered that the information and samples provided are sufficient to discharge both conditions 3 and 4 of planning permission 182018.

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.

Yours sincerely,

Mr James Overall
Senior Planning Officer