

Mr J. Johnson
Bellway Homes (Thames Valley Division)
Pacific House
Imperial Way
Reading
RG2 0TD

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 182096

Your Ref:

Direct ☎: 0118 9372980

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

13 May 2020

Your contact is: Steve Vigar, Planning

Dear Mr Johnson,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 182096

Application type: Approval of Conditions

Address: Portman Road Reading Berkshire RG30 1DZ

Proposal: Application to discharge conditions 4,5,14,16,17,18,21,22,24,28 of planning permission 180319

I refer to your application as described above.

Condition 4 - Arboricultural Method Statement

The Arboricultural Method Statement dated October 2018, ref 9404_AMS.001 Rev B by Aspect is **approved** pursuant to Condition 4

Please note the following advice:

- i) It would be prudent for the tree protection fencing around T46 to be extended to incorporate as much of the surrounding landscaping bed as feasible to protect the ground for the approved planting
- ii) The condition requires implementation of the approved AMS in order to be fully discharged. The LPA will expect progress reports, as indicated in the AMS, to demonstrate compliance with the AMS to enable full discharge on completion.

Condition 5 - Materials

The following materials are **approved** pursuant to Condition 5, to be used in accordance with the approved drawings and submitted Materials Plan by Hester Architects drawing no. 101 dated July 2018

Bricks

Blue Brick - Portman Blue Blend K508 (K508 WDF brick manufactured by Feldhaus Klinker Vertriebs GmbH as per the sample provided).

Red Brick - Forterra Teviot Red brick
Grey Brick - Ibstock Leicester Grey Stock

Roof Covering

Natural Slate - Siga 65v

Windows

White uPVC by Munster Windows

Copings

Buff colour GRP by Stormking

Condition 14 - Biodiversity Enhancements

The submitted Biodiversity Enhancement Plan by James Blake Associates, ref. JBA 18/325 Portman Road, dated November 2018 and associated timetable for implementation spreadsheet by Bellway Dwg No.00001 Rev No.A, dated 7 November 2018, are **approved** pursuant to Condition 14.

Condition 16 - Drainage Strategy

The following drainage details are **approved** pursuant to Condition 16:
Bellway Surface Water Discharge Technical Note dated 19th December 2019
Drawing 5672 01 rev. D dated 31 October 2018
Drawing 5672 02 rev. E dated 31 October 2018

Condition 17 - Contaminated Land Investigation

Geo-environmental Site Assessment ref. 28916-R01(00) dated 17 March 2017 and Risk Assessment ref. CRM.1265.007.GE.R.001.A Revision A dated July 2018 are **approved** pursuant to Condition 17.

Condition 18 - Contaminated Land Remediation

Remedial Methodology CRM.1265.007.GE.R.002.A Revision A dated July 2018 and Risk Assessment ref. CRM.1265.007.GE.R.001.A Revision A dated July 2018 are **approved** pursuant to Condition 18.

Condition 21 - Land Gas Investigation

Geo-environmental Site Assessment ref. 28916-R01(00) dated 17 March 2017 and Risk Assessment ref. CRM.1265.007.GE.R.001.A Revision A dated July 2018 are **approved** pursuant to Condition 21.

Condition 22 - Land Gas Remediation

Remedial Methodology CRM.1265.007.GE.R.002.A Revision A dated July 2018 and Risk Assessment ref. CRM.1265.007.GE.R.001.A Revision A dated July 2018 are **approved** pursuant to Condition 22.

Condition 24 - External Lighting

Annotated version of drawing 5672:50 rev. F showing DETA bulkhead and downlighter, received 22 January 2020 and associated DETA specification sheets. Both received 22 January 2020, received 22 January 2020

Ecology report ref. JBA 18/325 ECO1 SR, dated 1 November 2018

Streetlights schedule dated 7 November 2018

Drawing 5762 05 Street Lighting Sheet 1 dated September 2018

Drawing 5762 06 Street Lighting Sheet 2 dated September 2018

Condition 28 - Broadband Connection

The details of the means by which the approved dwellings are to be provided with superfast broadband connectivity comprising the letter from Bellway dated 31 October 2018 and details of the IFNL service are **approved** pursuant to Condition 28.

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

SDV

Steve Vigar
Principal Planning Officer