

The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 191420

Your Ref: PP-08111756

Direct ☎:

e-mail: James.Overall@reading.gov.uk

19 February 2020

Your contact is: Mr James Overall, Planning

Dear Mr Papadopoulos,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191420

Application type: Approval of Conditions

Address: 26a Chapel Hill Tilehurst Reading RG31 5DG

Proposal: Application for approval of details reserved by conditions 2, 3 and 6 of application 190057

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

Condition 2 - Materials

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and mortar and details of window and doorway reveals have been submitted to Reading Borough Council and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7.

The applicant has submitted an elevational plan (drawing number BR-09 Cond.2+3); which shows images of the following:

- Facebricks
- Roof tiles
- Headers
- Garden Paving
- Parking Permeable Paving

Hyperlinks are also provided to the suppliers, which give additional information regarding the proposed materials.

Whilst samples have not been supplied, it is considered that the details provided are sufficient for the Local Planning Authority to be able to accurately assess the impact of the proposed materials with regards to character and appearance.

The proposed materials indicated within the submitted information are considered to be acceptable, and therefore condition 2 can be discharged.

Condition 3 - Landscaping

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority.

The submitted details shall include:

- a) hard surfacing materials; and
- b) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7.

The Natural Environment (Tree) department has confirmed that the submitted information is sufficient to discharge condition 3.

Condition 6 - 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
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- retaining the footpath open and safe for use with details of any closures needed during construction
- details of any road closures needed during construction
- wheel washing facilities on site
- 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 protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

The Transport Department has reviewed the submitted Construction Method Statement and has made the following comments:

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.

On-site parking has been illustrated on Plan Cond.6-CMS Drawing No BR-19. Submitted CMS states no parking will take place on the Public Highway.

SATISFACTORY

Location on site for storage of plant and materials used in constructing the development.

Material and Plant storage have been illustrated on Plan Cond.6-CMS Drawing No BR-19 at the rear of the site. Submitted CMS confirms that no plant or material should be stored on any part of the Public Highway or footway (please note this includes grass verges).

SATISFACTORY

Erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site.

Gates and security hoarding to be erected and has been illustrated on Proposed Site Compound Plan Cond.6-CMS Drawing No BR-19.

SATISFACTORY

Footpath closures or road closures needed during construction.

It is not indicated that any footpath closures/road closures are required; however, if any road closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to.

SATISFACTORY

Wheel washing facilities on site.

This is illustrated on Plan Cond.6-CMS Drawing No BR-19 near the entrance of the site.

The Public Highway including the footway should be regularly inspected to ensure they remain free from dust and debris.

SATISFACTORY

Scheme for recycling waste resulting from the construction works.

Not for Transport to comment.

Regarding the recycling waste, the CMS states that a few skips will be provided on site as shown on the CMS plan, subject to space constraints to allow segregation of the main waste streams. Any mixed waste streams will undergo sorting and segregation off site after collection.

Main contractors will be made responsible for their own waste management and disposal to encourage efficient use of materials.

Covered storage will be provided for weather sensitive materials to reduce losses/waste caused by weather damage.

It is considered that the plan regarding recycling waste is acceptable.

This submitted Construction Method Statement is sufficient to discharge condition 6.

Conclusion

It is considered that the information and samples provided are sufficient to discharge conditions 2, 3 and 6 of planning permission 190057.

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