

Ms. K. Outterside
DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

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Our Ref: 200018

Your Ref: PP-08388755

Direct ☎: 0118 9372980

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

3 November 2020

Your contact is: Steve Vigar, Planning

Dear Ms Outterside,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200018

Application type: Approval of Conditions

Address: Plot F Station Hill Reading RG1 1DX

Proposal: Application for approval of details reserved by Condition 36 of permission 190441 (Plot F) (Security/Anti-Crime Management).

I refer to your application as described above.

The following details are **approved** pursuant to Condition 36:

A: Laminated External Glazing

Explosion Protection Design Note -Addendum, File ref: DN-2525046-XX-RS-20200708-BlastAssessmentAddendum Rev01 dated 19 June 2020

Explosion Protection Design Note (Retail) - Addendum, File ref: DN-2525046-XX-RJ-20200810-BlastAssessmentAddendumRetail Rev02, dated 27 October 2020

DP9 Email of 21 October confirming *"We have received confirmation from the architects that all installed glazed façade will be laminated, this includes all ground floor areas and all entrance points (except for the retail units - see below), basically the all areas which include any form of glazing."*

The retail glazing is addressed separated - see above.

DN-2525046-XX-RS-20200619-Blast Assessment Rev01

B and C: Emergency Vehicle Access and Hostile Vehicle Mitigation

SHR-LDA-SB-GF-DR-L-110-102- HL Mark-Up dated 11 June 2020

D: ATM and Public Toilet Management

None proposed

E: Shared Surfaces

N/A

F: Litter Bins

None proposed

G: Café Seating Areas

None proposed and therefore no outdoor seating approved at this stage. Early engagement with RBC Licensing is recommended.

H: Crowd Management

As per CCTV below.

I: Robustness of Public Realm

As per approved landscaping design and CCTV below.

J: CCTV

None proposed under this condition. However a comprehensive CCTV system is secured under the terms of the S106 agreement and this will achieve the same aims as this condition.

K: Secure Access Control

ELECTRICAL SERVICES SECURITY & ACCESS CONTROL LAYOUT GROUND LEVEL BLOCK E SHEET 1 OF 2

SHR-HL-BE-GF-GA-E-690-2300-1 rev. P4 dated August 2019

ELECTRICAL SERVICES SECURITY & ACCESS CONTROL LAYOUT GROUND LEVEL BLOCK F SHEET 2 OF 2, SHR-HL-BF-GF-GA-E-690-2300-2, rev. P4 dated August 2019

ELECTRICAL SERVICES SECURITY AND ACCESS CONTROL LAYOUT LEVEL 01, BLOCK E SHEET 2 OF 2, SHR-HL-BE-01-GA-E-690-2301-2 C03 dated September 2020

ELECTRICAL SERVICES SECURITY AND ACCESS CONTROL LAYOUT LEVEL 06, BLOCK E SHEET 2 OF 2, SHR-HL-BE-06-GA-E-690-2306-2 C03 dated September 2020

L: Secured by Design and Safer Parking Scheme

To be secured under conditions attached to reserved matters approvals.

M: External Lighting Strategy

Station Hill, Reading, Phase 1 Exterior Lighting Calculations - Revision 02 - dpa lighting consultants dated 16 October 2020

N: Anti-social Behaviour

As per CCTV (above) and approved landscaping.

O: Compartmentation

ELECTRICAL SERVICES SECURITY & ACCESS CONTROL LAYOUT GROUND LEVEL BLOCK E SHEET 1
OF 2

SHR-HL-BE-GF-GA-E-690-2300-1 rev. P4 dated August 2019

ELECTRICAL SERVICES SECURITY & ACCESS CONTROL LAYOUT GROUND LEVEL BLOCK F SHEET 2
OF 2, SHR-HL-BF-GF-GA-E-690-2300-2, rev. P4 dated August 2019

ELECTRICAL SERVICES SECURITY AND ACCESS CONTROL LAYOUT LEVEL 01, BLOCK E SHEET 2
OF 2, SHR-HL-BE-01-GA-E-690-2301-2 C03 dated September 2020

ELECTRICAL SERVICES SECURITY AND ACCESS CONTROL LAYOUT LEVEL 06, BLOCK E SHEET 2
OF 2, SHR-HL-BE-06-GA-E-690-2306-2 C03 dated September 2020

These compartmentation details are agreed at a basic level for the purposes of condition 36 - without prejudice to further requirements of Secured By Design accreditation as secured under approvals 190465 and 190466 where it is expected that the matter of compartmentation both in terms of physical measures and management practices will be considered more fully.

No further details are required to be submitted in respect of Condition 36.

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