

Mrs Anupama Srivastava
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RG40 4XF

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
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Our Ref: 191854

Your Ref: PP-08304753

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26/02/20

Your contact is: Tom Hughes, Planning

Dear Mrs Anupama Srivastava,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191854

Application type: Approval of Conditions

Address: 11 Lancaster Close Reading RG1 5HB

Proposal: Discharge of Conditions 6 (CMS) and 7 (AMS & TPP) of Planning Permission 191405/HOU

I refer to your application as described above.

Condition 6 of Planning Permission 191405/HOU stated:

'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*
- any footpath closures or 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'.

A Construction Method Statement has been supplied, addressing the requirements of Condition 6. The Construction Method Statement is acceptable, and full compliance with this condition will occur when the development is completed in accordance with the approved details. The Construction Method Statement is hereby approved pursuant to Condition 6 of Planning Permission 191405/HOU.

Condition 7 of planning permission 191405/HOU stated:

'No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38'.

The following was received on 04/02/20:

Tree Protection Plan, by GHAtrees

Arboricultural Method Statement ref: GHA/MS/122460:20, dated 03/02/20, by GHAtrees

The Tree Protection Plan and Arboricultural Method Statement is deemed acceptable. Full compliance with this condition will occur when the development is completed in accordance with the approved details, as per Condition 8 of the permission. The submitted Tree Protection Plan and Arboricultural Method Statement are hereby approved pursuant to Condition 7 of Planning Permission 191405/HOU.

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

Tom Hughes
Planning Officer