



Mr Jay Chauhan
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Our Ref: 192011/APC

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2nd of March 2020

Your contact is: James Schofield, Planning

Dear Mr Chauhan

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 192011

Application type: Approval of Conditions

Address: 8 Ardler Road, Caversham, Reading, RG4 5AE

Proposal: Application for discharge of conditions 3 & 4 following grant of planning permission 180656.

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development (barring demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the development, including all external materials such as brickwork, roofing, glazing, window frames/cills/surrounds, doors, guttering & downpipes and boundary treatments, and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and physical samples of those materials. The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the proposed buildings, the streetscene and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

The following information was submitted:

Drawing No: 17007-0-401 Rev P3 Specifications
Received 19th December 2019

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 180656. As such, this condition is hereby discharged.

In order to fully comply with the requirements of this condition, the development must be carried out using the materials hereby approved.

Condition 4

As a reminder, Condition 4 states:

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

a) 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

b) location on site for storage of plant and materials used in demolishing and constructing the development

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

d) any footpath closures or road closures needed during demolition and/or construction

e) wheel washing facilities on site

f) a scheme for recycling waste resulting from the demolition and/or construction works

g) the provisions to be made for the control of noise and dust coming from the site during demolition and construction.

The measures within the approved Demolition and 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 Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The following information was submitted:

Construction Method Statement & Management Plan
Received 19th December 2019

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 180656. As such, this condition is hereby discharged.

In order to fully comply with the requirements of this condition, the development must be carried out in accordance with the method statement hereby approved.

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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

James Schofield

Planning Officer