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Our Ref: 190912/APC

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20th November 2019

Your contact is: Connie Davis, Planning

Dear Mr Richardson

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190912

Application type: Approval of Conditions

Address: 73 Southcote Lane, Reading, RG30 3AQ

Proposal: Discharge of conditions 3, 6, 8, 9 and 11 of planning permission 162358

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and doors have been submitted to 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 following information was submitted:

Material Schedule - April 2019

Received 10th June 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 162358. As such, this condition is hereby discharged.

Condition 6

As a reminder, Condition 6 states:

(a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

The following information was submitted:

Material Schedule - April 2019

Received 10th June 2019.

215 02-20 C2 - Landscaping Plan

Received 6th August 2019

The details were reviewed by the case officer and RBC transport officer. It is considered that the information provided is sufficient to fulfil the requirements of part (a) of Condition 6 of planning permission 162358. As such, this condition is hereby part discharged. In order to fully discharge Condition 6, parts (b) and (c) are required to be implemented and complied with at all times hereafter.

Condition 8

As a reminder, Condition 8 states:

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.

The following information was submitted:

Construction Method Statement

Received 10th June 2019

215 02-22 C2 - Site Setup Plan

Received 6th August 2019

The details were reviewed by the case officer and RBC transport officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 8 of planning permission 162358. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 states:

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

The following information was submitted:

Arboricultural Method Statement: 73 Southcote Lane, Reading, RG30 3AQ
19th August 2019
Ref: GHA/MS/121260:19
Revision A

including the Tree Protection Plan Rev A dated August 2019 (Appendix A) received on 6 August 2019.

Received 5th November 2019

Tree Protection Plan Rev A

Received 6th August 2019

The details were reviewed by the case officer and RBC Natural Environment officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of planning permission 162358. As such, this condition is hereby discharged.

Please note the requirement of Condition 10 to ensure the development is carried out with the approved Arboricultural Method Statement and Tree Protection Plan

Condition 11

As a reminder, Condition 11 states:

No development shall take place until there has been submitted to and been approved in writing by the local planning authority a plan indicating the proposed landscaping (turfing and planting) and boundary treatment to be erected. The landscaping and boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality in accordance with Policy CS38 & Policy CS7.

The following information was submitted:

215 02-20 C2 - Landscaping Plan

Received 6th August 2019.

The details were reviewed by the case officer and RBC Natural Environment officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 11 of planning permission 162358. As such, this condition is hereby discharged.

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,

Connie Davis

Planning Officer