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31st July 2019

Your contact is: Connie Davis, Planning

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190853

Application type: Approval of Conditions

Address: 52 Russell Street (now Aldworth Rise), Reading RG1 7NA

Proposal: Discharge of conditions 6, 17, 18, 19, 20, 21 and 22 of planning permission reference 131337

I refer to your application as described above.

Condition 6

As a reminder, Condition 6 states that:

The remediation scheme as approved by condition 5 shall be implemented in accordance with the approved timetable of works. Thereafter, no development shall commence until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.

Reason: as due to former uses, the site is potentially contaminated and to ensure the necessary remediation has been carried out to a suitable standard

Policies: CS34

The below information has been submitted for Condition 6:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

CRM.1201.001.GE.L.001 (Letter from Enzygo dated 15/11/18)

Geo-Environmental Report produced by Enzygo

The documents were reviewed by the Case Officer and the Reading Borough Council Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 131337. As such, this condition is hereby discharged.

Condition 17

As a reminder, Condition 17 states:

The hard and soft landscaping works as approved in condition 21 above shall be carried out in accordance with the approved details. The works shall be carried out before any of the development is occupied or in the first planting season following practical completion of the development.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenities of the development and the Conservation Area.

Policies: CS7, CS33, CS38

The below information has been submitted for Condition 17:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

1-08_101-1.E - Hard landscape treatment sheet 1

1-08_101-3.C - Planting Plan Sheet 3

AerialViewHardLandscaping.jpg - Elevated view of hard landscaping in forecourt of development

SoftLandscapingForecourt - View of the soft landscaping in the forecourt area of the development

1AldworthRiseTreeAtBack - View of tree in back garden of 1 Aldworth Rise - formerly Plot 1

3AldworthRiseTreeAtBack - View of tree in back garden of 3 Aldworth Rise - formerly plot 3

The documents were reviewed by the Case Officer and the Reading Borough Council Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 17 of planning permission 131337. As such, this condition is hereby discharged.

Condition 18

As a reminder, Condition 18 states:

No dwelling shall be first occupied until the development has been completed in accordance with the energy/thermal efficiency construction standards as set out in the document, Block Compliance form for property reference 3260-1 by

Elmhurst Energy, issued 28 April 2016. The development shall thereafter be retained in accordance with approved report.

Reason: to ensure that the development is carried out in accordance with adopted sustainable building standards.

Policies: CS1

Policies: CS7, CS8

This condition was modified under Non-Material Amendment application 180513.

The below information has been submitted for Condition 18:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

Certificate of competition of works (plots 1, 2, 3) dated 21/05/19

Summary of input data for New Build (As Built) 3260-3 (3 Aldworth Rise) - dated 10/05/19

Summary of input data for New Build (As Built) 3260-2 (2 Aldworth Rise) - dated 10/05/19

Summary of input data for New Build (As Built) 3260-1 (1 Aldworth Rise) - dated 10/05/19

Sustainability statement for water consumption

3 Aldworth Rise Energy Performance Certificate (dated 10/05/19)

2 Aldworth Rise Energy Performance Certificate (dated 10/05/19)

1 Aldworth Rise Energy Performance Certificate (dated 10/05/19)

Full SAP Calculation (As Built) 3260-2 - 3 Aldworth Rise (dated 10/05/19)

Full SAP Calculation (As Built) 3260-2 - 2 Aldworth Rise (dated 10/05/19)

Full SAP Calculation (As Built) 3260-1 - 1 Aldworth Rise (dated 10/05/19)

Basic Compliance Report New Build (As Built) 3260-3 - 3 Aldworth Rise (dated 10/05/19)

Basic Compliance Report New Build (As Built) 3260-2 - 2 Aldworth Rise (dated 10/05/19)

Basic Compliance Report New Build (As Built) 3260-1 - 1 Aldworth Rise (dated 10/05/19)

Block Compliance New Build (As Built) - Block reference 3260 (dated 10/05/19)

Summary for input data for New Build (As Designed) - 3 Aldworth Rise (dated 08/05/19)

Summary for input data for New Build (As Designed) - 2 Aldworth Rise (dated 08/05/19)

Summary for input data for New Build (As Designed) - 1 Aldworth Rise (dated 08/05/19)

Full SAP Calculation for New Build (As Designed) - 3 Aldworth Rise (dated 08/05/19)

Full SAP Calculation for New Build (As Designed) - 2 Aldworth Rise (dated 08/05/19)

Full SAP Calculation for New Build (As Designed) - 1 Aldworth Rise (dated 08/05/19)

Basic Compliance Report for New Build (As Designed) - 3 Aldworth Rise (dated 08/05/19)

Basic Compliance Report for New Build (As Designed) - 2 Aldworth Rise (dated 08/05/19)

Basic Compliance Report for New Build (As Designed) - 1 Aldworth Rise (dated 08/05/19)

The documents were reviewed by the Case Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 18 of planning permission 131337. As such, this condition is hereby discharged.

Condition 19

As a reminder, Condition 19 states:

No dwelling shall be occupied until details of an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include low-level bollard lighting and entrance lights to dwellings. Furthermore no dwelling shall be occupied until the lighting scheme has been completed and operational in accordance with the approved details. The scheme shall be retained in an operational state thereafter.

Reason: in order to ensure adequate lighting levels, in the interests of security and to minimise light pollution.

Policies: CS7, DM4

The below information has been submitted for Condition 19:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

Stelled - Lighting Specification & Information

Hagen 1 Outdoor Wall Sconce with Motion Sensor

Outdoor Flush Mount with PIR sensor

BR-1-08-101-1 - Hard Landscaping

ForecourtLightingAtDusk - View of forecourt lighting only at dusk

AllForecourtLightingOn - View of all forecourt lighting and façade lighting on in dark

The documents were reviewed by the Case Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 19 of planning permission 131337. As such, this condition is hereby discharged.

Condition 20

As a reminder, Condition 20 states

No dwelling shall be occupied until the vehicle parking and turning space has been provided in accordance with the approved plan A-1040 Rev B. The space shall thereafter be kept available for parking at all times.

Reason: to ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to road users.

Policies: CS24, DM12

The below information has been submitted for Condition 20:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

AerialViewHardLandscaping.jpg - Elevated view of hard landscaping in forecourt of the development

The documents were reviewed by the Case Officer and the Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 20 of planning permission 131337. As such, this condition is hereby discharged.

Condition 21

As a reminder, Condition 21 states:

No dwelling shall be occupied until details of secure, covered and lockable bicycle storage (equipped with secure Sheffield cycle stands) has been submitted to and approved by the Local Planning Authority. The bicycle storage facilities shall be installed as approved before occupation of the dwellings to which they relate and be retained for cycle storage thereafter.

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

The below information has been submitted for Condition 21:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

Asgard Bike Storage

Bike Store x 3 Dimensions

External Measurements

1AldworthRiseCycle.jpg - Photograph of cycle store at 1 Aldworth Rise

2AldworthRiseCycleStore.jpg - Photograph of cycle store at 2 Aldworth Rise

3AldworthRiseCycleStore.jpg - Photograph of cycle store at 3 Aldworth Rise

The documents were reviewed by the Case Officer and the Reading Borough Council Transport officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 21 of planning permission 131337. As such, this condition is hereby discharged.

Condition 22

As a reminder, Condition 22 states:

The residential units hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby

approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area.

Policies: DM12

The below information has been submitted for Condition 22:

Covering Letter

Details for conditions being discharged, along with attached evidence (letter)

Letter from Reading Borough Council dated 17/04/18 RE. Street Naming & Numbering

Plot to Postal List

Street Naming and Numbering (1 - 3 Aldworth Rise) - Map

The documents were reviewed by the Case Officer and the Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 22 of planning permission 131337. As such, this condition is hereby discharged.

I can therefore confirm that conditions 6, 17, 18, 19, 20, 21 and 22 of planning permission ref. 131337, are considered to have been discharged.

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