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11 September 2019

Your contact is: **Richard Eatough, Planning**

Planning Reference 191419/APPCON
Confirmation of discharge of planning conditions
Former Bath Road Reservoir site (now known as Haden Square), Bath Road,
Reading

I refer to your letter of 22 August 2019 asking for confirmation as to whether the planning conditions for the above development have been fully discharged and respond as follows:

Condition	Summary of requirement of condition	Status/comments
Condition 1	Commencement within three years	Complied with.
Condition 2	Approved plans	Complied with.
Condition 3	Submission of materials	Discharged under ref. 140912/APPCON on 13/6/14.
Condition 4	Build out in accordance with Flood Risk Assessment	Restrictive condition. Assumed complied with.
Condition 5	Submission of surface water drainage scheme	Discharged under ref. 131069/APPCON on 2/7/14.
Condition 6	Contamination 1: submit report	Discharged under ref. 131069/APPCON on 2/7/14.
Condition 7	Contamination 2: remediation scheme	
Condition 8	Contamination 3: implementation	
Condition 9	Contamination 4: unforeseen contamination	Restrictive only during build-period. No longer applies.
Condition	Submission of updated bat	No record of a submission, however,

10	survey	the Council's Ecologist was involved in the discharge of other conditions, so assume this condition was complied with at the time.
Condition 11	Construction of bat barn	Restrictive. Assume complied with.
Condition 12	Scrub clearance outside nesting season	Restrictive only during build period. Assume complied with.
Condition 13	No clearance before badger sett survey	130221/APPCON approved initial works only on 6/3/13. However, further information submitted and considered acceptable under 131109/APPCON on 11/10/13
Condition 14	Japanese Knotweed eradication survey	Various letters on file indicate that this requirement was discharged on 9/7/13.
Condition 15	Submission of biodiversity enhancements	No record of a submission, however, the Council's Ecologist was involved in the discharge of other conditions, so assume this condition was complied with at the time.
Condition 16	Tree protection during decommissioning	Discharged under ref. 130414/APPCON on 24/5/13
Condition 17	Arboricultural method statement	
Condition 18	Tree protection plan	
Condition 19	Arboricultural method statement (RPAs of protected trees)	
Condition 20	Hard and soft landscaping scheme	Discharged under ref. 151353/APPCON on 11/9/2015
Condition 21	Landscaping implementation	Restrictive. Assume complied with.
Condition 22	Landscaping replacement within five years	This condition will continue to apply for a period of five years after the planting of all trees/shrubs
Condition 23	Submission of boundary treatment	No record of submission. However, not aware of any complaints with the build in this respect.
Condition 24	Construction of access before development	Complied with.
Condition 25	Stop up existing access	Complied with.
Condition 26	Provision of visibility splays	Discharged under ref. 131416/APPCON dated 11/6/14 but remains restrictive thereafter
Condition 27	Cycle storage	Discharged by submission ref. 141873/APPCON on

Condition 28	Refuse arrangements	140922/APPCON 25/6/14.
Condition 29	Construction method statement	Discharged by submission ref. 130140/APPCON on 24/5/2013.
Condition 30	Noise and dust during construction	
Condition 31	Hours of construction/demolition	Discharged by submission 130341/APPCON on 4/4/2013.
Condition 32	Noise protection to dwellings	No record of submission. However, not aware of any complaints with the build in this respect.
Condition 33	Archaeological Written Scheme of Investigation	Letters on file indicate that the WSI was discharged on 7/8/13.
Condition 34	Submission of levels details	Discharged by submission 131069 on 2/7/14.
Condition 35	Submission of external lighting details	Discharged by submission ref. 141685/APPCON on 13/11/2015
Condition 36	Code for Sustainable Homes compliance	Discharged by submission ref. 150823/APPCON on 17/6/2015
Condition 37	Secured By Design principles	131222/APPCON on 11/6/2014

Please note that this development has not been subject to a site visit to check for compliance with the conditions attached to the above permission.

In summary, the above conditions are considered to either have been formally discharged, or otherwise I can confirm that the Local Planning Authority does not wish to pursue any enforcement action against any conditions above which do not appear to have been formally discharged.

Additionally, for your information, our s106 and Monitoring Officer has confirmed that all relevant s106 contributions were paid in full on 31/8/214. Any further restrictions/obligations in that agreement, where relevant, would continue to apply.

I trust this response is suitable for your purposes.

Yours sincerely,



Richard Eatough
Acting Development Management Team Leader