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Frances Martin
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Our Ref: 181011

Your Ref: PP-07040381

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11 September 2019

Your contact is: Mrs Alison Amoah, Planning

Dear James,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181011

Application type: Approval of Conditions

Address: Green Park Village Longwater Avenue Reading RG2 6AB

Proposal: Discharge of condition 47 for Phase 5 of planning permission 10/01461/OUT (102172)

Thank you for your application for discharge of condition 47 for Phase 5 of planning permission 10/01461/OUT (102172) as amended by non-material amendment permission 172236.

As the condition is a pre-commencement condition and Phase 5 has been under construction for some time it is not possible to formally discharge this condition which relates to surface water drainage. However, please note that it has been confirmed by the EA that the information submitted and reviewed (which included the Ground Contamination Interpretative Report Phase 5, prepared by Ramboll, June 2017 - ref: 1620000492/RPT/014, received 16th January 2019), is acceptable as no infiltration drainage is proposed.

The SUDs officer has also confirmed that having referred back to the original drainage design for the outline application undertaken by PBA and assessing this against the submitted drawings, that although the proposed discharge rate to the north has now been identified as being 10.8 l/s, which is in excess of that agreed at the outline stage, albeit very marginal 0.4l/s, it is still a reduction on the existing flows and therefore is deemed acceptable.

Had this information been received at the relevant time it would have been considered acceptable. It is confirmed that no enforcement action will be taken in this regard.

The following document as received 13th August 2019 is therefore approved:

Condition 47 - Surface Water Drainage

- Phase 5 Proposed Drainage Layout - Drawing no: 4160518-1200 Rev C11

In order to discharge the condition, the development must be carried out in accordance with the approved details.

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.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer