



The Keen Partnership
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James Crosbie
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Our Ref: 182089

Your Ref: PP-07444702

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18 April 2019

Your contact is: Steve Vigar, Planning

Dear Gemma,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 182089

Application type: Approval of Conditions

Address: 1 Elm Park Road Reading RG30 2TP

Proposal: Application to discharge conditions 3,4,5 & 6 of planning permission 171226.

I refer to your application as described above.

There was some discussion at the start if the landscaping details could be prepared in time to be considered as part of this application. Luckily the required plan was submitted and so this decision also refers to condition 6.

Condition 3 - Materials

Drawing BR-CON-03 sets out the proposed materials. The walls to be cream render with brick details. Details of bricks not specified but should match those used on the boundary wall. The roof to be Marley Clay Plain tiles smooth blue in colour. Block paving to be permeable block charcoal in colour. Window frames etc grey Upvc. Materials are acceptable and now should be used when completing the development.

Condition 4 - CMS

Comments made in respect of Construction Method Plan Drawing no. BR- CON-04

A) Parking of Vehicles of Site Personnel, Operatives and Visitors

The site is located within a controlled resident's parking zone and there are no parking spaces available within the site. Therefore, the contractor must ensure that it is appropriately managed. The CMS confirms that; "NO PARKING WILL TAKE PLACE ON THE PUBLIC HIGHWAY". This is acceptable.

B) Loading and unloading of plant and materials used in constructing the development

The loading and unloading of plant and materials will take place within the site by a small LGV and vans. The CMS confirms that no loading or unloading will be allowed to take place from the highway. This is acceptable.

C) Storage of plant and materials used in constructing the development

Plant and material will be stored as shown on the Construction site plan which is within the building. The CMS confirms that no plant or materials will be stored on the public highway at any time. This is acceptable.

D) The erection and maintenance of security hoarding / scaffolding if required.

New gates and 2m high hoarding to be erected to the front of the site used and secured by padlocked, to restrict public access. This is acceptable, however, any gates should open into the site.

E) Wheel washing facilities

A wheel washing facility is illustrated on the CMS plan close to the site entrance. This is acceptable.

F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

This is acceptable

G) Footpath Closures / Road Closures needed during construction - Not indicated

H) Traffic Management needed during construction. - Not indicated

Overall the provisions of the CMS are acceptable. However you are reminded that the proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. Any licenses required for the development can be obtained from the Councils website using the following link. <http://www.reading.gov.uk/maintenanceandroadworks>

Condition 5 - Boundary Treatment

The details shown on drawing BR CON-03, as received on 27 November 2018, are that the 2 m high brick garden wall to the north and east facing site boundaries are to be retained with a low brick wall and railings for part of street and north boundary near to front door. This proposed boundary is acceptable and now needs to be provided before occupation to meet the full terms of this condition.

Condition 6 - Landscaping

Drawing L1 was submitted on 22 January. Landscape plan L1, dated 18- 12-2018, from David Williams appears fine for the site and appropriate to discharge part b of condition 6. The hard landscaping details are referred to above in the materials and boundary treatment comments. As above, the landscaping now needs to be provided before occupation to meet the full terms of this condition.

Yours sincerely



pp.Steve Vigar
Principal Planning Officer