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5 April 2019

Your contact is: Julie Williams, Planning

Dear Gemma,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 190322

**Application type:** Approval of Conditions

**Address:** 200 Oxford Road Reading RG30 1AB

**Proposal:** Application for discharge of conditions 3, 4 & 5 of planning permission 171322

I refer to your application as described above.

### **Condition 3 - Materials**

With the submission of additional details on 4th April 2019, which confirmed:

External walls: Ashington Red Multi with Telford Brindle for details

Roof: BritSlate Duchess Graphite

Windows and Sills - Cotswold Stone

Windows/doors - White Upvc.

It can be confirmed that the proposed materials are acceptable and full compliance with this condition will occur when the property is built and completed using these approved materials as detailed on the plan CND - 03.

### **Condition 4 - Transport CMS**

This condition requires that the proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway.

A) Space on site where vehicles of site operatives can be parked with details of how site operatives and visitors will be required to make use of the parking area provided.

CMS states that there is no parking on site or in the surrounding street as on street parking is controlled via the RBC residents permit scheme. Time restricted parking bays are also present outside the site. CMS confirms operatives and visitors to the site will not be permitted to park on the public highway. Given the restrictions in place this is deemed acceptable.

B) Location on site for storage of plant and materials used in constructing the development.

CMS states that plant and materials will be stored to the rear of site. Revised plan CND-04 has been submitted illustrating storage area. It should be noted that any unloading and unloading must not obstruct the highway and flow of traffic.

C) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site.

CMS states lockable security hoarding is to be used; this has been illustrated on revised plan CND-04 illustrating the erection of the hoarding in relation to the public footway. It should be noted if any part of the footway is obstructed or encroached upon; a license will need to be obtained from the Highways Street Care Department within the Council.

D) Footpath closures / road closures needed during construction

CMS states that road closures are not anticipated. Confirmation has now been provided stating that foot path closures will also not be required. If any road closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to.

E) Wheel washing facilities.

CMS states that due to the constraints of the site no vehicles will be moving in and out of then site. Manual equipment will be used to clear debris including the public highway. The contractor must ensure that debris etc is not transferred on to the pedestrian path as well as the carriage way. Regular inspections of the road and footway are required. This is acceptable.

F) A scheme for recycling waste resulting from construction works. - Not for Transport to comment but measures look acceptable.

Condition 5 - Construction nuisance

The information submitted within the CMS for the management of noise and dust during works is good so the condition can be discharged.

It can therefore be confirmed that the information provided meet the requirements of these 3 conditions. Full compliance will require these approved details to be followed.

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



Julie Williams  
Area Planning Manager