

Summary of Planning conditions and submission of information for
approval as required
In relation to

**RESIDENTIAL DEVELOPMENT at
42, Shinfield Road, Reading,
RG2 7BW**

The Planning approval dated 13th March 2019 referenced 180788 has the following planning conditions and information or actions required are noted accordingly:

Condition 1

The development hereby permitted shall begin within three years from the date of this planning permission.

Noted, with no further action required as anticipated start date is during 2019, formal submission of information is not required

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans received 15th May 2018, unless otherwise indicated:

Proposed Elevations - Drawing no: 2-201, Rev B

Proposed Elevations - Drawing no: 2-202, Rev B

Proposed Street Elevation - Drawing no: 2-203, Rev A

Proposed Block Plan - Drawing no: 2-101, Rev A, received 16th July 2018

Proposed Floor Plans - Drawing no: 2-102, Rev E, received 24th Jan 2019

Noted, with no further action required as construction drawings are based upon approved drawings

Condition 3

Pre-commencement

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, and window frames and hard landscaping have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Noted, Materials choices are submitted as part of conditions clearance application, formal submission of information is not required

Condition 4

Prior to occupation and in line with the submitted outline parking proposal from "Readings Letting" dated 26th June 2018 student parking, arrivals and departure will be managed in accordance with this plan approved in writing by the local planning authority, unless otherwise agreed in writing by the local planning authority.

Noted, with confirmed action prior to occupation, formal submission of information is not required

Condition 5

(a) No building or use hereby permitted shall be occupied or the use commenced until the vehicle parking areas have been completed as shown on the approved plan.

(b) Thereafter the parking area shall be kept free of obstruction and available for the approved use at all times.

Noted, formal submission of information is not required

Condition 6

Prior to first occupation of the HMO hereby permitted, details of secure, covered and lockable bicycle storage spaces shall be submitted to the Local Planning Authority for approval in writing.

The approved bicycle storage spaces shall be provided in accordance with the approved details prior to first occupation and shall not be used thereafter for any purpose other than the storage of bicycles.

Proposals are shown on submitted drawing SR42-BR-30

Condition 7

No dwelling/building shall be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Proposals are shown on submitted drawing SR42-BR-30

Condition 8

The HMO use at ground and first floors hereby approved shall be restricted to 14 no. single occupancy bedrooms, with a maximum of fourteen tenants at any one time.

Noted, formal submission of information is not required

Condition 9

The HMO accommodation hereby approved shall not be occupied until a management plan covering the internal and external communal areas, including the proper use of bin stores and responsibility for refuse and recycling collection arrangements, has been submitted to and approved by the Local Planning Authority.

Thereafter the approved management plan shall be adhered to while the property is in use as a HMO (see attached informative for further details).

Noted, formal submission of information will be provided in due course

Condition 10

The rooms, as shown on approved Proposed Floor Plans - Drawing no: 2 -102, Rev E (received 24th Jan 2019) to be for communal use, shall be retained for communal use for so long as the property remains in use as a HMO.

Noted, formal submission of information is not required

Condition 11

No development (above ground slab) shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Noted, hard and soft landscape scheme proposals are submitted as part of the clearance of conditions application

Condition 12

The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Noted, formal submission of information is not required

Condition 13

Pre-commencement

No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Noted, bat survey and follow up licence has been submitted to the council, but is included for information within this application set of information

Condition 14

Pre-commencement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Noted, proposals are submitted as part of the clearance of conditions application with method statement covering the issues raised.

Condition 15

Pre-commencement

No development shall take place until a scheme has been submitted to and been approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust coming from the site during demolition and construction. The development shall not commence until the approved scheme has been fully implemented and the scheme shall be followed until the development is completed.

Noted, proposals are submitted as part of the clearance of conditions application with method statement covering the issues raised.

Condition 16

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Noted, formal submission of information is not required