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Attn: Rachel Eldridge

Giorgio Framaliccio
Head of Planning, Development
& Regulatory Services
Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 190068
Your Ref: IWOV-Matters.FID1415060

Direct ☎: 0118 9372461
e-mail: julie.williams@reading.gov.uk

4th March 2019

Your contact is: Julie Williams, Planning

Dear Ms Eldridge,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190068

Application type: Approval of Conditions

Address: 340 - 346 Wensley Road Reading RG1 6DR

Proposal: Confirmation that all the conditions for approved planning ref 09- 01109 dated 25/08/2009 have been discharged.

I refer to your application as described above. Having checked our records the following table has been compiled to show the status of each planning condition.

Application 09/01109/FUL - CONDITIONS STATUS

CONDITION	NOTES	DISCHARGED or no longer enforceable
1 - TIME	Works commenced on site in time	YES
2 - CMS to be submitted & approved	Application 10-02306 submitted. Provided acceptable details - see attached letter	YES
3 - Access constructed	Officers are satisfied that this has been done	YES
4 - Existing access stopped up	Officers are satisfied that this has been done	YES
5 - Parking to be provided	Officers are satisfied that this has been done	YES
6 - External lighting	Application 10-02306 submitted. Provided acceptable details - see attached letter	YES
7 - Landscaping to be approved	Application 10-02306 provided acceptable details - see attached letter	YES
8 - Landscaping to be provided	Officers are satisfied that this has been done	YES
9 - Landscape management	Officers are satisfied that this was done	YES

10 - Root protection methods	Application 10-02306 submitted. Provided acceptable details - see attached letter	YES
11 - Archaeology	Application 10-02306 submitted. Provided acceptable details - see attached letter	YES
12 - CforS Homes	Application 10-02306 submitted. Provided acceptable details - see attached letter	YES
13 - Working hours	No complaints received that would suggest work took place outside agreed times	YES
14 - Control of noise	A noise management scheme was approved by application 10-02306. No complaints received that would suggest harm caused.	YES
15 - No burning on site	No complaints received that would suggest burning took place	YES
16 - contaminated land survey	A survey was submitted with application 10-02306 to acceptable standard	YES
17 -Deal with contamination	Further report with application 10-02306 on contamination provided to acceptable standard	YES
18 - Remediation	Officers are satisfied that what was required has been done	YES
19 - Contamination completion report	We have no record of this report being provided	No - however given that the properties have been occupied for some time and all previous submissions were acceptable it is not considered expedient to pursue <u>this condition now.</u>
20 - FRA	Officers are satisfied that the levels set out in the FRA were complied with.	YES

The conclusion reached in respect of your enquiry is that all conditions have been met, apart from condition 19. There is no evidence of a contamination completion report being submitted as required by this condition but it is possible that a final survey was carried out as ultimately it is the developer's responsibility to ensure that a site is safe for the development proposed.

Your client could still apply to discharge this condition should a report be discovered or if a new survey is carried out but, on behalf of the local planning authority, I do not consider it to be expedient or reasonable to take any action against the applicant in respect of this condition.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely



Area Planning Team Leader



Andy Young
RBA
Boyd 3
The Admirals
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PO1 3AG

Alison Bell
Head of Planning & Building Control

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☎ 0118 937 7797

Fax: 0118 937 2435
Our Ref: 10/02306/APPCON
Your Ref:

Direct dial: 0118 939 0446

e-mail: Robert.Froud-Williams@reading.gov.uk

19 July 2011

Your contact is: Robert Froud-Williams- Senior Planner

Dear Andy,

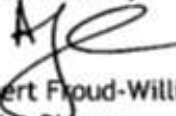
APPLICATION NUMBER: 09/01109/FUL
CONDITIONS DISCHARGE APPLICATION NUMBER: 10/02306/APPCON

Further to my email dated 8 April 2011 confirming that most of the conditions were in a position where they could be discharged, but Condition 7 and 10 are outstanding I have now received confirmation that our Natural Environment Officer is satisfied with the information now provided. I therefore now provide confirmation of the status of conditions associated with 09/01109/FUL below:-

- Condition 2 - The details submitted on 23 December 2010 together with the information set out in your email of 7 February 2011 are considered to be acceptable and therefore Condition 2 is discharged.
- Condition 6 - The information submitted on 23 December 2010 in relation to lighting has now been reviewed and is considered to be acceptable. Condition 6 is therefore discharged.
- Condition 7a - With reference to Robert Benn's email of 25 March 2011 attaching a copy of the Aug 2009 Arb Report and the Tree Protection measures as shown on plan 9081-BT3 I can confirm that the details are acceptable for the purposes of condition 7a;
- Condition 7b, 7c and 7d - With reference to Allen Rushby's email of 13 June 2011 attaching a copy of drawing no. PCM113-505 I can confirm that the details are acceptable.
- Condition 10 - With reference to Allen Rushby's email of 13 June 2011 attaching a copy of drawing no. PCM113-505 I can confirm that the details are acceptable.
- Condition 11 - The project specification for the archaeological evaluation that was received on 23 December 2010 is acceptable. The evaluation has now been undertaken and our Archaeology Officer has confirmed that the development will not have an adverse affect in this regard. This Condition is therefore discharged.

- Condition 12 - I have now considered the Code for Sustainable Homes Pre-Assessment that was received in these offices on 23 December 2010. The document demonstrates that the proposal can achieve a Code Level 4 which is acceptable and this Condition is hereby discharged.
- Condition 14 - The Noise Control Method Statement that was received in these offices on 23 December 2010 is considered acceptable and Condition 14 is therefore discharged.
- Condition 16 - The Contaminated Land Desktop Study has been reviewed and is considered acceptable. Condition 16 is therefore discharged.
- Condition 17 - The information received in these offices on 23 December 2010 together with the subsequent structural cross section demonstrates that sufficient mitigation will be put in place to deal with any risk of land gas. Therefore Condition 17 is discharged.

Yours sincerely

pp 
Robert Froud-Williams
Senior Planner