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18th April 2019

Your contact is: Nathalie Weekes, Planning

Dear Mr Price

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190267

Address: 3-5 King Street, Reading

Proposal: Application for approval of details reserved by conditions 4, 5, 6, 7, 8, 9 and 10 of planning permission 181566 dated 10th January 2019.

I refer to your application as described above. I apologise that an informative on the decision notice for 181566 states that there are several pre-commencement conditions whereas there are only two - conditions 4 and 7. You are keen to progress the works on site and therefore this decision letter only discharges the pre-commencement conditions.

I have prepared a table to clarify the status of the other conditions applied for, which I hope you find useful. In summary, a further application is required to discharge Conditions 5 and 6 and compliance with conditions 8, 9 and 10 will be achieved once the development has been completed in accordance with the details as approved when planning permission was granted.

APPLICATION 181566 DATED 10TH JANUARY 2019, CONDITIONS STATUS

CONDITION	NOTES/Information submitted	Discharge
4. - No development to take place until Construction method statement approved	Following discussions to mitigate concerns regarding the Construction Method statement the following information was provided: Crane and lorry locations plan Contract lifting solutions W3021 - Reading Construction Management Rev F Submitted 16 th April 2019 W3021 Reading Site Plan 2 Submitted on 11 th April FS104980150 Hoarding licence Submitted 9 th April CMS confirmed acceptable and now needs to be followed throughout construction period for full compliance with this condition.	YES

5. No mechanical plant until a Noise assessment submitted and approved	Evidence submitted: Noise Impact Assessment Technical Report 32308 R1 submitted on 26th March 2019 was still short of the -10dB required level to discharge Condition 5. The applicant is going to reconsider the type of plant or identify ways to reduce noise levels by enclosing the proposed plant. W3021 Reading Plant Noise Assessment 2 was submitted on 9th April 2019. An additional addendum is required to be added to the previous Noise assessment submitted to confirm that the boxing in of the plant will reduce noise levels as required by Condition 5. This condition needs to be met before occupation.	NO
6. No B1(a) use until Waste collection, delivery and servicing arrangements submitted and approved	Evidence submitted: Condition 6 cannot be discharged until the Waste collection and delivery servicing arrangements have been submitted to the Local Planning Authority for consideration and the Waste collection delivery and servicing plan has been approved. Agent confirmed a full strategy will be provided prior to any occupation of the premises in compliance with the terms of the condition.	NO
7. Construction hours statement for scheme of works	Evidence submitted: W3021 - Reading Construction Management Rev F Submitted 16th April 2019 J1263 Waste note 200 00055 05/02/18 Hazardous materials J1263 Reading - works completion certificate - asbestos Fox Industrial services letter dated 16th April 2019 re asbestos Submitted 16th April 2019 Asbestos survey Submitted on 11th April 2019 W3021 Reading Site Plan 2 Submitted on 11th April 2019 Reading DWG Welfare plan W3021 Construction phase H&S plan CDM 2015 Rev 3 Submitted 26th March 2019 Details acceptable and now needs to be followed throughout construction period for full compliance.	YES

8. Materials to be used in construction of external surfaces shall only be implemented and completed in accordance with approved details	Letter from DWP dated 13 th February 2019 stated that matters are confirmed and contained within the relevant contract documentation to ensure compliance. This condition needs to be met before occupation.	NO
9. No use as B1(a) until Staff changing area built in accordance with approved plans	Letter from DWP dated 13 th February 2019 stated that matters are confirmed and contained within the relevant contract documentation to ensure compliance. This condition needs to be met before occupation.	NO
10. No use as B1(a) until all accessible facilities completed in accordance with approved plans	Letter from DWP dated 13 th February 2019 stated that matters are confirmed and contained within the relevant contract documentation to ensure compliance. This condition needs to be met before occupation.	NO

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Nathalie Weekes

Planning Officer (North/Central)