

Mr Sanjay Sharma
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James Crosbie
Head of Planning, Development
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Our Ref: 190200

Your Ref: PP-04307447

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5 April 2019

Your contact is: Julie Williams, Planning

Dear Mr Sharma,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190200

Application type: Approval of Conditions

Address: Land To The Rear Of 52 Norcot Road Reading RG30 6BU

Proposal: Application to discharge conditions 3, 5, 9, 10, 15 & 16 of approved planning application 151144 (Allowed on appeal APP/E0345/W/17/3173270)

I refer to your application as described above.

Condition 3 - materials

You have provided images of grey marley eternit roof tiles for the roof, Heather bricks for the external walls and Upvc window and door details. These are considered to be an acceptable choice for this development. 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.

Condition 5 - Contamination report

Condition 9 - Construction Methods - noise & dust

The information submitted was considered by colleagues and amendments were requested. You replied on 4th April to provide an updated CMS plan and Statement with additional information and detail of noise control within the CMS statement and plan. You have also corrected the permitted hours of work within the CMS statement so that they are as per the approved planning condition of 8am-6pm Monday to Friday 9am -1pm Saturday and no work Sundays and Bank Holiday.

It can therefore be confirmed that the submitted information is acceptable and the environmental protection conditions will be met when the development is carried out in accordance with these approved details.

Condition 10 - Construction Methods - construction deliveries

Condition 15 - Construction Methods - site management

Transport colleagues commented on the submitted information and plan and noted:

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 Council's website using the following link. <http://www.reading.gov.uk/maintenanceandroadworks>

Comments made in respect of Construction Method Plan 180306-11.

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

Vehicle parking is indicated on the attached Site Plan drawing which is within the confines of the site and is acceptable. However, limited on-site parking will be available, therefore, the contractor must ensure that it is appropriately managed.

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

Storage of plant and materials will be located within the site as indicated on the Site Plan. Delivery vehicles will back up into the site and will be guided by the operatives. This is acceptable.

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

A security metal fencing will be installed at the front of the site with the removable metal hoarding for access and for the safety of the public. Materials and equipment will be located at the rear garden and will be secured by a gate. This is acceptable.

D) Any footpath closures or road closures needed during construction

No footpath closures or road closures are indicated. Given the location of the site, it is unlikely that any works will impact on the highway or require road closures. This is acceptable.

E) Wheel washing facilities on site

A hose will be provided for wheel washing at the front of the site to ensure vehicles leaving the site carry no dirt on to the public highway. Provision will be made for washing down the footpath following material deliveries and general foot traffic. This is acceptable.

F) Scheme for recycling waste resulting from the construction works.

Not a highways or transport concern but appear acceptable.

The measures within the approved Construction Method Statement must 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.

Condition 16 - Landscaping

On the 2nd April 2019 you provided drawing 180306 - 10B. This has been found to provide acceptable landscaping proposals with methods for planting and maintenance and is approved. The landscaping should now be carried out only in accordance with the approved details and maintained as specified in accordance with condition 17.

To conclude, it can be confirmed that the information submitted in respect of the above listed conditions is acceptable and this element of the relevant conditions is met. Full compliance requires the terms of the conditions to now 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

A handwritten signature in black ink, reading "Julie Williams", enclosed within a thin black rectangular border.

Julie Williams
Area Planning Manager