

Bidwells
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Our Ref: 180387 and 180605

Your Ref: PP-06778189

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Your contact is: Susanna Bedford, Planning

Dear Bidwells,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180387 and 180605

Application type: Approval of Conditions

Address: 132-138 Caversham Road Reading RG1 8AY

Proposal: Discharge of conditions 9, 10, 11, 12 and 15 of planning permission 170366.

I refer to your application as described above.

Condition 9 - Management plan for the green roof

Submitted information: Green Roof Management Plan (GRMP) produced by Axiom Architects, document 4132/JK02 dated 16.01.18.

This information is considered to be acceptable to discharge this condition. However as the proposal is for a sedum roof the applicant is advised to also follow any additional guidance from their chosen supplier for the green roof.

Condition 10 - Noises assessment for proposed Plant

Information submitted: Acoustic Report by KP Acoustics dated 03/04/2018, Plant screen details (4132_D-432) and Daikin Schematic with unit sizes and Technical Data Book (TYYQ-T-090218)

This information is considered to be acceptable subject to installation of the air conditioning at the specification set out in the hereby approved documentation.

Condition 11 - Vehicle Parking and Turning Plan

Submitted Information : Drawing 162719/AT/A01, Drawing 162719/AT/A02, Swept Path Analysis ref 162719/AT/A03

The dimensions of the parking spaces comply with the DfT Guidance Manual for Streets. All spaces are provided to the recommended standard of 4.8m long by 2.4m wide with a 6m forecourt depth. The swept path analysis undertaken demonstrates that a medium-sized vehicle would be able to enter and leave the site in a 2 point movement. Larger vehicles may require some back and fore maneuvering which is acceptable considering traffic volumes and speeds are low.

Condition 12 - Car Park Management Plan

Submitted Information : Amended Car Park Management Plan produced by Vectos dated February 2018, received by the Local Planning Authority via email on the 13th September 2018.

Ward Members were advised of the revised document (via e-mail on 17th September) and no further comments were received. This information is therefore considered acceptable to discharge this condition.

Condition 15 - Refuse Collection Strategy

Submitted information: Refuse Collection Strategy (letter) produced by Easy Hotel dated February 2018.

This information is therefore considered acceptable to discharge this condition.

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.

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

Yours sincerely

Susanna Bedford

Susanna Bedford
Principal Planning Officer