



3 ABBOTS PARK, PRESTON BROOK, RUNCORN, CHESHIRE, WA7 3GH
TELEPHONE: 01928 785 900 FAX: 01928 785 950

5 July 2018

Richard Eatough
Principle Planning Officer
Planning Department
Reading Borough Council
Civic Centre
Reading
RG1 7AE

Dear Richard Eatough,

Town and Country Planning Act 1990 (As Amended)

Redevelopment of site to provide a Build to Rent development comprising of 315 apartments as a mix of studio, one-bedroom, two-bedroom and three-bedroom units.

Former Cooper Reading BMW, Kings Meadow Road, Reading, RG1 8BN

Application to Discharge Conditions on Permission 162166

This application is submitted by the Watkin Jones Group to discharge conditions 13, 23 and 25 of the above planning permission. An application has been submitted electronically via the Planning Portal (PP-) and a cheque for £116 made payable to Reading Borough Council, being the requisite application fee.

Please find submitted with the application:

- A cheque to the sum of £116 made payable to Reading Borough Council;
- Land Gas Remediation Report;
- Drawing 20022 Pr1 – Secured by Design Elevations;
- SK01 Pr1 – Part M Category 2 Accommodation.

Application to Discharge Conditions

Condition 13 – Land Gas Remediation

The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

This application seeks to discharge the above condition in full, please see the Land Gas Remediation Report submitted as part of this application.

Condition 23 – Doors and Glazing

No development above slab level shall take place until full details of secure windows/doors/other glazed areas (laminated glass) at ground floor level have been submitted to and approved in writing by the Local Planning Authority. The approved glazing shall be installed in accordance with the approved details before the development hereby permitted is first occupied and it shall be permanently maintained with such glass thereafter.

Drawing 20022 Pr1 is submitted to discharge the requirements of the condition.



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Condition 25 – Part M Category 2 Accommodation Provision

No development above slab level shall take place until a schedule identifying 10% of the residential units being capable of meeting an accessibility standard equivalent to that set out at Part M, Category 2 of the Building Regulations 2010 (as amended) has been submitted to and approved in writing by the Local Planning Authority. The identified residential units shall thereafter be retained in accordance with the above standard for the lifetime of the development.

Drawing SK01 Pr1 is submitted to satisfy the requirements of this condition.

Final Comment

I will endeavour to contact you over the next few days to discuss the Council's agreed timescales for determining the application and I trust that the application can proceed through to approval at the earliest opportunity.

Should you have any queries or require any additional information, please contact me on 01928 785900.

Yours sincerely
FOR THE WATKIN JONES GROUP

A handwritten signature in black ink, appearing to read 'M. Hughes'.

Mike Hughes MSc MRTPI
Senior Planner

