

West Hart Partnership
5 Aldergate
Tamworth
B79 7DJ

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 181030

Your Ref: PP-07048294

Direct ☎: 0118 9372461

e-mail: julie.williams@reading.gov.uk

23 July 2018

Your contact is: Julie Williams, Planning

Dear Mr Lewis,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181030

Application type: Approval of Conditions

Address: The Surgery Tylers Place Tilehurst Reading RG30 6BW

Proposal: Application for discharge of conditions 3 & 4 of planning permission 172128

I refer to your application as described above.

Condition 3 requires the submission of a Construction Methods Statement before development commences. Following comments provided by the Council's Transport DM Team a revised CMS Rev B was provided on 11 July 2018.

The proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. The Construction Method Statement condition requires the following points to be addressed;

- a) Space on site where vehicles of site operatives and visitors - There is no parking within the site so all personnel will be encourage to use public transport or the P & D carpark next to the site. The CMS confirms that all operatives will not park on adjacent residential streets. This is acceptable.
- b) loading and unloading - The CMS states that deliveries will be dropped off at the transfer point but this was not illustrated on the site compound drawing on page 2. CMS Rev B confirmed that materials drop of and transfer would be undertaken within the site.
- c) location on site for storage of plant and materials used in constructing the development - A storage area is illustrated on the site compound drawing but the site will operate just in time deliveries to minimize the need for a large storage area. This is acceptable.
- d) the erection and maintenance of security hoarding around the site - The site will be secured with Heras fencing around the works area and gates open into the site. This is acceptable.

- e) any footpath closures or road closures needed during construction - It is not stated whether any road or footpath closures are required. However, given the location of the site it is highly unlikely, therefore, this is acceptable.
- f) washing facilities on site - Following each delivery or removal of waste from site an operative will be tasked with ensuring all public highways and surrounding areas are free of mud and debris. Where required we will use a jet washer to clean the wheels of any vehicles and wash away any mud left on the public highway. This is acceptable.

Condition 4 requires details of external materials to be approved before development commences. An "External Materials Schedule" sheet (dated 12.6.18) has been submitted. However the brick sample panel provided on site showed that the "Sahara Buff" brick to be too pale in colour to appropriately blend with the existing building and not different enough to be a contrast. An alternative brick sample called "Bristol Golden" was provided and is accepted as a better match. Subject to the building being completed using the materials shown on the "External Materials Schedule" but with "Sahara Buff" replaced by "Bristol Golden" this condition will be met.

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

A handwritten signature in cursive script that reads "Julie Williams". The signature is written in dark ink on a white background.

Julie Williams
Area Planning Manager