

Address of Agent:
Darwin Group Ltd
London House
Shawbury Business Park
Shawbury
SY4 4EA

Address of Development:
Kendrick Girls School
41-43 London Road
Reading
RG1 5BN

Date: 30/09/2019

Full Planning Application Reference Number: 190973 (Full Planning Approval)

This Application Type: Non-Material Amendment

Description of the Approved Development as shown on the Decision Letter:

Construction of three storey building and associated works.

This letter is to detail the proposed Non-Material Amendment sought to amend the wording of the following planning conditions:

Condition No. 8 –

No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction (2011)

Condition No. 9 –

No development shall be occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition.

Reason: To ensure that the development is carried out in accordance with sustainable building standards.

RBCS Policy CS1 and SPD Sustainable Design and Construction (2011)

Condition No. 12 –

The approved remediation scheme as detailed within Phase 1 Desk Study & Phase 2 Report on Ground Investigation May 2019) prepared by Darwin Group Ltd and received on 18 Sept 2019 shall be implemented fully in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

Proposed rewording:

Condition No. 8 –

Prior to first occupation a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction (2011)

Condition No. 9 –

Within 6 months of the date of first occupation of the building hereby approved a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor will be submitted to and approved in writing by the Local Planning Authority. This certificate shall demonstrate that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 8.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction (2011)

Condition No. 12 –

The approved remediation scheme as detailed within Phase 1 Desk Study & Phase 2 Report on Ground Investigation May 2019 prepared by Darwin Group Ltd and received on 18 Sept 2019 shall be implemented fully in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to occupation of the building hereby approved.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

Should you require any further information to assist with this application, please do not hesitate to contact me.

Kind Regards

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