



Devonshires
30 Finsbury Circus
London
EC2M 7DT

Attn: Matthew Robins

James Crosbie
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 190157
Your Ref: MZR/HGL1/95

Direct ☎: 0118 9372461
e-mail: julie.williams@reading.gov.uk

22 February 2019

Your contact is: Julie Williams, Planning

Dear Mr Robins,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190157

Application type: Approval of Conditions

Address: The Happy Prospect Ph Coronation Square Reading

Proposal: Confirmation that all obligations contained in Section 106 Agreement dated 07/03/2012 ref 11/00879/FUL have been complied with

I refer to your application as described above.

For convenience, a table is produced below containing information relating to all conditions of 11/00879/FUL. References for conditions discharge applications given:

CONDITION	SUBMISSIONS	DISCHARGED
1 - TIME	Works commenced within 3 years	YES
2 - PLANS	Works completed in accordance with approved plans (NMC ref: 121208)	YES
3 - MATERIALS	Details submitted and approved Ref: 121384 & 120940	YES 18/06/12 & 15/08/12
4 - LANDSCAPING 1	Details submitted and approved. Ref: 121384	YES 18/06/12
5 - LANDSCAPING 2	Landscaping to be carried out as approved.	YES
6 - LANDSCAPING 3	Landscaping to be maintained	YES
7 - BOUNDARY TREATMENT	Boundaries to be provided as approved	YES
8 - ACCESS	Accesses to be provided as approved	YES
9 - EXISTING	Existing access closed	YES

ACCESS		
10 - PARKING SPACES	Parking spaces provided before occupation	YES
11 - CYCLE PARKING	Cycle parking provided before occupation	YES
12 - CMS	RBC Transport confirm amended CMS acceptable 28/03/12	YES 18/06/12
13 - EXTERNAL LIGHTING	Amended lighting plan 24/04/12 considered acceptable. Ref: 121384	YES 18/06/12
14 - ARCHAEOLOGY	Berks Archaeology confirm WSI acceptable 14/02/12. Ref: 121384	YES 18/06/12
15 - CONTAMINATION	RBC Environmental Health confirm contaminated land assessment acceptable 29/03/12 Ref: 121384	YES 18/06/12
16 - CONTAMINATION 2	RBC Environmental Health confirm remediation method statement and additional information acceptable 28/08/12. Ref: 120905	YES 28/08/12
	RBC Environmental Health confirm verification report acceptable 10/05/13. 130466	YES 22/05/13
17 - CSH	Pre-Assessment Estimator submitted showing CSH L4 for houses, CSH Level 3 for flats as per condition. Ref: 121384	YES pre-commencement element 18/06/12
	Post construction review confirms required levels met for all units.	YES pre-occupation element 20/11/2013

I can therefore confirm that the planning conditions requiring detail to be approved before work started or work implemented before occupation were all discharged as required.

Yours sincerely



Julie Williams
Area Planning Manager