



Miss L Cook
Stride Treglown
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 180666

Your Ref: PP-06909846

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

10 August 2018

Your contact is: Steve Vigar, Planning

Dear Miss Cook,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180666

Application type: Approval of Conditions

Address: Health and Life Sciences Building, University Of Reading Shinfield Road Reading

Proposal: Application for approval of details reserved by conditions 3, 4, 6, 7 and 8 of permission 162219/FUL.

I refer to your application as described above.

Condition 3 - Materials

The materials samples detailed on the following drawings, and the materials samples made available on site as detailed and clarified in the email from Stride Treglown dated 3 August 2018 are **approved** pursuant to Condition 3.

- 1459939-STL-00-ZZ-DR-A-ZZZZ-21003 Rev PL03 - External North Elevation
- 1459939-STL-00-ZZ-DR-A-ZZZZ-21004 Rev PL03 - External East Elevation
- 1459939-STL-00-ZZ-DR-A-ZZZZ-21005 Rev PL03 - External West Elevation
- 1459939-STL-00-ZZ-DR-A-ZZZZ-21006 Rev PL03 - External South Elevation
- 1459939-STL-00-ZZ-DR-A-ZZZZ-21007 Rev PL03 - Material Elevations
- 1459939-STL-XX-ZZ-SH-A-4075-56000 Rev PL03 - External Material Samples

No further details are required to be submitted to satisfy Condition 3.

Condition 4 - Biodiversity Enhancements

The Ecological Management Plan (EPR, P16/00-1B dated 13 April 2018) provides the specifications and locations of bird and bat boxes, hedgehog nest boxes and insect biomes, and appropriate maintenance

details. The appended landscaping scheme also includes sections of grassland planted with a meadow seed mix, as well as hedgerow and shrub plantings. These details are **approved** pursuant to Condition 4.

No further details are required to be submitted to satisfy Condition 4.

Condition 6 - Construction Method Statement

The CMS document ref. CRXB0002-CMS/1 dated 5 March 2018 is **approved** pursuant to Condition 6.

No further details are required to be submitted to satisfy Condition 6.

Condition 7 - Underground Services

There remains a conflict between the proposed services and proposed tree planting. Either the service positions will need to be amended (under this condition), or the landscaping (through a Non-material Amendment if possible).

Condition 8 - Ground Gas

The submitted scheme contained within Geo-environmental Site Assessment 60441574 3 March 2017 shows the gas protection that will be installed in the substructure as recommended by the contaminated land assessments and is **approved** pursuant to Condition 8.

No further details are required to be submitted to satisfy Condition 4.

(Condition 9 - Groundwater Protection - please refer to 181085/APC)

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

SDV

Steve Vigar
Principal Planning Officer