



Mr R Friend
2 Bell Court
Leapale Lane
Guildford
GU1 4LY

Frances Martin
Executive Director for Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street, Reading,
RG1 2LU
☎ 0118 937 3787

Our Ref: 191133/APPCON

Direct: ☎ 0118 937 4237

e-mail: Nathalie.Weekes@reading.gov.uk

25th September 2019

Your contact is: Nathalie Weekes, Planning

Dear Lambert Smith Hampton,

Application Reference: 191133

Application type: Approval of Conditions

Address: Davidson House Forbury Square Reading Berkshire RG1 3EB

**Proposal: Discharge of Conditions 5 and 6 of planning application 172092
dated 12th February 2018**

I write with regards to conditions at the above site.

As a reminder, Condition 5 (Construction Method Statement) states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) location on site for storage of plant and materials used in constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008

(altered 2015) and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

The below information has been submitted for Condition 5:

- Construction method statement from Featherstone commercial interiors dated 25th June 2019 for Davidson House
Received 11th July 2019.

As a reminder, Condition 6 (Construction Method Statement) states:

Prior to commencement of works for the basement floor gymnasium, a scheme for insulating the premises to control the transmission of noise emanating from the gymnasium and to prevent audible noise nuisance shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed, specified and constructed in accordance with BS8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme shall be implemented as approved prior to commencement of the use and retained at all times as such thereafter.

Reason: to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough Council LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

- Noise impact assessment of proposed fitness studio from ACA acoustics dated 5^h July 2019

Received 11th July 2019.

Conclusion

I can confirm that Condition 5 and 6 of planning permission ref. 172092, are considered to have been discharged, providing that the development is undertaken in accordance with the approved details and information.

As limited on-site parking will be available, the contractor must ensure that it is appropriately managed.

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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Nathalie Weekes

Planning Officer *S78*

