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Our Ref: 181780

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10 December 2018

Your contact is: Julie Williams, Planning

Dear Ms Walters,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181780

Application type: Approval of Conditions

Address: Worton Grange Imperial Way Reading

Proposal: Application for the approval of details reserved by planning condition 68 and 70 pursuant to planning permission 151944. Conditions 68 and 70 were discharged under application 171474. This submission relates to Conditions 68 (External Lighting - Ecology) and 70 (External Lighting) in relation to Relevant Part 5 (car showrooms) only.

I refer to your application as described above.

These documents have been submitted:

- External Lighting Design Report (ref: JU10-EXTLIGHTREP-ISS11); and
- Letter from Waterman Infrastructure & Environment Ltd (ref: WIB12723-101-180911-JS-RA).

and notwithstanding that the design report includes elevations for the hotel in Part 4 this application is seeking the re-discharge of the external lighting conditions for the car showrooms area (part 5) only.

Condition 68 states:

Prior to commencement of the relevant part within the Detailed Element, a report detailing the external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the local planning authority.

The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

The approved lighting plan shall thereafter be implemented as agreed.

The submitted letter from Waterman reads: “The lighting strategy comprises LED luminaires within car parks and public areas which have no upward lighting components or upward light output in order to limit disruption to foraging and commuting bats;”

It can be confirmed that the once the external lighting is installed in Part 5 as specified in the External Lighting Design Report and described in the letter from Waterman Infrastructure & Environment Ltd (ref: WIB12723-101-180911-J5-RA) this condition will be met.

Condition 70 states:

None of the units hereby approved within the Detailed Element shall be occupied until details of external lighting of the site (road side lighting, pedestrian routes and communal areas) have been submitted to and approved in writing by the Local Planning Authority and the lighting implemented in accordance with the approved details. The external lighting shall then be maintained as approved.

The Council's Transport Development Control Manager has considered the details provided and has confirmed that once the external lighting has been installed as set out in the submitted documents this condition will be met. Continued compliance requires the external lighting to be maintained to the approved specifications.

Yours sincerely

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

Julie Williams
Area Planning Manager