



3 ABBOTS PARK, PRESTON BROOK, RUNCORN, CHESHIRE, WA7 3GH
TELEPHONE: 01928 785 900 FAX: 01928 785 950

05 March 2018

Mr Richard Eatough
Principle Planning Officer
Planning Department
Reading Borough Council
Civic Centre
Reading
RG1 7AE

Dear Richard Eatough,

Town and Country Planning Act 1990 (As Amended)

Redevelopment of site to provide a Build to Rent development comprising of 315 apartments as a mix of studio, one-bedroom, two-bedroom and three-bedroom units.

Former Cooper Reading BMW, Kings Meadow Road, Reading, RG1 8BN

Application to Discharge Conditions on Permission 162166

This application is submitted by the Watkin Jones Group to discharge conditions 17 and 18 of the above planning permission. An application has been submitted electronically via the Planning Portal (PP- 06793670) and a cheque for £116 made payable to Reading Borough Council, being the requisite application fee.

Please find submitted with the application:

- A cheque to the sum of £116 made payable to Reading Borough Council;
- Demolition & Environmental Management Method Statement;
- Construction & Environmental Management Method Statement; and
- P10000 Site Location Plan.

Application to Discharge Conditions

The conditions to which the discharge application relates is set out below:

Condition 17 – Demolition & Environmental Management Method Statement

'No demolition shall take place until a Demolition and Environmental Management Method Statement has been submitted to and been approved in writing by the local planning authority. The statement must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during demolition. The plan should include, but not be limited to:

- a) Provision of a plan at no less than 1:500 to show 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 demolition*



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- e) *Wheel washing facilities on site*
- f) *A scheme for recycling waste resulting from the demolition works*
- g) *Procedures for maintaining good public relations including complaint management, public consultation and liaison*
- h) *All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300hours on Saturdays and; at no time on Sundays and Bank Holidays*
- i) *Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from demolition works.*
- j) *Control measures for dust and other air-borne pollutants*
- k) *Measures for controlling the use of site lighting whether required for safe working or for security purposes*

The measures within the approved Demolition and Environmental Method Statement shall be maintained and adhered to throughout the course of the demolition phase of the development.'

This application seeks to discharge the above condition in full, please see the enclosed Demolition & Environmental Management Method Statement.

Condition 18 – Construction & Environmental Management Method Statement

'No development shall take place until a Construction and Environmental Management Method Statement has been submitted to and been approved in writing by the local planning authority. The statement must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during demolition. The plan should include, but not be limited to:

- a) *Provision of a plan at no less than 1:500 to show 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 demolition*
- e) *Wheel washing facilities on site*
- f) *A scheme for recycling waste resulting from the demolition works*
- g) *Procedures for maintaining good public relations including complaint management, public consultation and liaison*
- h) *All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300hours on Saturdays and; at no time on Sundays and Bank Holidays*
- i) *Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from demolition works.*
- j) *Control measures for dust and other air-borne pollutants*
- k) *Measures for controlling the use of site lighting whether required for safe working or for security purposes*

The measures within the approved Construction and Environmental Method Statement shall be maintained and adhered to throughout the course of the demolition phase of the development.'

This application seeks to discharge the above condition in full, please see the enclosed Construction and Environmental Method Statement.

Final Comment

I will endeavour to contact you over the next few days to discuss the Council's agreed timescales for determining the application and I trust that the application can proceed through to approval at the earliest opportunity.

Should you have any queries or require any additional information, please contact me on 01928 785900.

Yours sincerely
FOR THE WATKIN JONES GROUP

PP. J Smith

Terri-Anne Cross
Planner

