

Michael Sparks Associates
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Attn: Mr Matthew Thomas

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 172105

Your Ref: PP-06554949

Direct ☎: 0118 9372993

e-mail: Ralph.chakadya@reading.gov.uk

12 March 2018

Your contact is: Mr Ralph Chakadya, Planning

Dear Mr Thomas,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 172105

Application type: Approval of Conditions

Address: Land at Island Road West Island Road Reading

Proposal: Application for discharge of planning conditions 3, 5, 6, 9, 14, 15, 18, 22, 23, 28, 30 and 31 of planning permission 170444

I refer to your application as described above.

Condition 3 - Employment Skills and Training Plan (Construction Phase) I can confirm that the submitted Construction Employment and Skills Plan agreed with Reading UK CIC is considered acceptable to allow for the discharge of condition 3 of permission 170444.

Condition 5 - External Materials

I can confirm that the material sample details as shown on submitted plans 30912-PL-104 Unit 1 Elevations and 301912-PL-107B Unit B Elevations comprising the following:

- Colorcoat Prisma: Zeus (Metallic Dark Grey)
- Colorcoat HPS200 Ultra: Goosewing Grey
- Colorcoat Prisma: White
- Colorcoat Prisma: Slate Grey
- Clocoat Prisma: Sirius (Silver Metallic)

are considered acceptable. Full compliance with this condition requires each commercial unit to be completed in accordance with the relevant approved details.

Condition 6 - Construction Environmental Management Plan (CEMP) - Biodiversity

Following consultations with the Council's Ecologist and Natural Environment Officer, I can confirm that the submitted revised CEMP from Exton Estates (The Ecology Practice, Ref: 165-03, dated January 2018) is considered acceptable to allow for the discharge of condition 6 of the above permission. Please note that full compliance requires the approved CEMP to be adhered to and implemented

throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Condition 9 - Landscaping and biodiversity

Following consultations with the Council's Ecologist and Natural Environment Officer, I can confirm that the submitted details comprising the following:

1. 1736/17-01 Rev L Landscape Concept Proposal
 2. 1736/14-03 Rev D Landscape Concept Plan - River Buffer Zone
 3. 1736/17-04 Rev B Landscape Concept/Drainage Coordination Plan
 4. 1645/16-05 Extra Heavy Standard Trees Double Staking
 5. 1645/16-06 Feathered Trees Single Staking
 6. 1645/16-07 Multi Stemmed Tree Angled Staking
 7. Combined Utility Services Sketch
 8. 1736/17-RP01H Soft Landscape Maintenance and Management Specification,
- are considered acceptable to allow for the discharge of condition 9 of the above permission.

Condition 14 - Provision and management of buffer zone

Following consultations with the Environment Agency, Council's Ecologist and Natural Environment Officer, I can confirm that the following submitted details

1. 1736/14-03 Landscape Concept Plan - River Buffer Zone
 2. 1736/17-RP02D Flood Channel Buffer Zone Soft Landscape Maintenance and Management Specification,
- are considered acceptable to allow for the discharge of condition 14 of the above permission.

Condition 15 - Lighting

Following consultations with the Council's Ecologist, I can confirm that the submitted details comprising Phase 2 Lighting Scheme Ref: D29919/PY/ and accompanying lighting notes is considered acceptable to allow for the discharge of condition 15 of the above permission. The development shall be implemented in accordance with the approved details.

Condition 18 - Bicycle parking

Following consultations with the Council's Transport Officer, I can confirm cycle shelter and location details shown on the submitted drawing 30912-PL-112 Cycle shelters is considered acceptable to allow for the discharge of condition 18. Please note that this condition goes on to state:

No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Condition 22 - Construction Method Statement

Following consultations with the Council's Transport Officer the revised Construction Method Statement (CMS) BGCL/IR/CPMS&H&SP/01 Rev 01 dated 12/01/2018 by BUCKINGHAM GROUP CONTRACTING LIMITED is considered acceptable to allow for the discharge of the condition. The CMS shall be adhered at all times during the implementation of the development.

Condition 23 - Site Specific Construction Environmental Management Plan

Following consultations with the Council's Ecologist and Natural Environment Officer, I can confirm that the submitted Construction Phase Environmental Management Plan BGVL/IR/CPEMP/00 is considered acceptable to allow for the discharge of condition 23. The Plan should be adhered to at all times during the implementation of the development.

Condition 28 - Sustainable Drainage Scheme

Following consultations with the Council's Transport Officer (SUDs Lead Officer), I can confirm that the submitted details 160016 Revision P3 - Drainage Design Philosophy considered acceptable to allow for the discharge of condition 28.

Condition 30 - Contaminated Land

Following consultations with the Environment Agency I can confirm that the submitted Version 2 Ref 16-0447.04 of the report entitled, "Remediation and Verification Strategy and Piling Risk Assessment by Deltasimons issued January 2018 is considered acceptable to allow for the discharge of condition 30 of the above permission.

Condition 31 - Piling Foundations

Following consultations with the Environment Agency I can confirm that the submitted Version 2 Ref 16-0447.04 of the report entitled, "Remediation and Verification Strategy and Piling Risk Assessment by Deltasimons issued January 2018 is considered acceptable to allow for the discharge of condition 30 of the above permission.

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.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Chakadya', is displayed within a light gray rectangular box.

Mr Ralph Chakadya
Planning Officer