

Ms H Bowler  
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Giorgio Framalicco  
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Our Ref: 180697

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9 August 2018

Your contact is: Steve Vigar, Planning

Dear Ms Bowler,

## TOWN AND COUNTRY PLANNING ACT 1990

**Application Reference:** 180697

**Application type:** Approval of Conditions

**Address:** Block A (Phase 1A) St Martins Precinct Church Street Caversham Reading

**Proposal:** Application for approval of details reserved by Conditions 4A (landscaping), 8 (Tree Protection), 18 (Parking Phasing), 19 (cycle parking phasing) and 31 (noise assessment) of planning permission 140997 (as amended by 160018/NMA).

I refer to your application as described above.

### Condition 4A Landscaping (Phase 1A only)

In accordance with Condition 4A as varied by 180673/NMA, the following landscaping details are approved pursuant to Condition 4A:

Landscaping document 1607\_08\_180629\_Rev B including:

1607/900-01/P2 Phase 1A Hard and Soft Landscaping Plan

1607/900-02/P1 Retail Terrace Hard Landscaping Plan

1607/900-03/P1 Service Yard Hard Landscaping Plan

1607/900-04/P2 Retail Cycle Parking Hard Landscaping Plan

28578 RG-L-01 Revision D - Soft Landscape Planting Plan

1607\_08\_010 Strata Cell Structure System 1of4

1607\_08\_011 Strata Cell Structure System 2of4

1607\_08\_012 Strata Cell Structure System 3of4

1607\_08\_013 Strata Cell Structure System 4of4

**Condition 8 Tree Protection (All phases)**

Existing Condition 8 requires approval of all tree protection for all phases prior to commencement (of any phase). This is amended under 180673/NMA, to allow Phase 1a to proceed.

The submitted Tree Protection Plan and Arboricultural Method Statement dated June 2018, received 9 July 2018 is **approved** pursuant to amended Condition 8, but in respect of Phase 1A only.

**Condition 18 - Parking Phasing**

Vehicle parking specific to Phase 1A is approved under ref. 180673/NMA. Condition 18 of permission 140997 requires a phasing plan to include approved drawing MP-02 rev P6 as its final phase. The details currently submitted do not meet this requirement as they are limited to Phase 1A only.

**Condition 19 - Cycle Parking Phasing**

Cycle parking specific to Phase 1A is approved under ref. 180673/NMA. The details currently submitted do not meet the requirements of Condition 19 as they are limited to Phase 1A only.

**Condition 31 Noise Mitigation (Phase 1A)**

The fourth floor rooftop equipment (AC VRF condensers, Chiller condenser, Freezer condenser, Kitchen extract fan) and associated mitigation measures, as detailed in Noise Impact Assessment ref. 70034664 rev.1 dated 7 February 2018 are **approved** pursuant to condition 31.

Details of the ground floor equipment (AHU and toilet extract) have not been submitted and as such further details should be submitted separately, once available, in order to satisfy the requirements of Condition 31.

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