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Our Ref: 180657

Your Ref: PP-06905848

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31 May 2018

Your contact is: Mr Jonathan Markwell, Planning

Dear JSA Architects,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180657

Application type: Approval of Conditions

Address: Red Cow Ph 50 Crown Street Reading RG1 2SE

Proposal: Discharge of condition 9 (Construction Method Statement) of planning permission 170291

I refer to the above application to discharge condition 9 (Construction Method Statement) of planning permission 170291 and respond as follows:

Condition 9 (Construction Method Statement)

The Construction Method Statement details, as shown on the following:

Construction Method Statement by JSA Architects, Rev A dated and received 30/05/18

WD-200A Location plan, existing site and demolition basement plan 'Ref Condition 9', as received 18/04/18

WD-205D Proposed location, site plans and basement plan, as received 18/04/18

are approved pursuant to condition 9.

Please note that the Transport Development Control Officer advises that the proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. The document can be viewed using the following link

http://www.reading.gov.uk/media/1764/Guidance-Notes-for-Activities-on-the-Public-Highway/pdf/Guidance_Notes_for_Activities_on_the_Public_Highway_February_2016.pdf

More specifically, it is also advised:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500. Construction Method Statement (CMS) states that there will be no onsite car parking for the construction staff. Public car parks or off-site parking in a compound will be used. Additional information has been provided confirming that the parking area illustrated on Plan WD- 200A is for visitors only. Operatives may be mini bussed in in the morning and home at night.

This is deemed acceptable.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500.

Illustrated on Site Plan WD-200A. Please note no loading or unloading must not be undertaken on the public highway.

This is deemed acceptable.

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500.

Illustrated on Site Plan WD-200A.

This is deemed acceptable.

(D) The erection and maintenance of security hoarding / scaffolding if required.

Illustrated on Site Plan WD-200A.

This is deemed acceptable.

(E) Wheel washing facilities

Illustrated on Site Plan WD-200A.

This is deemed acceptable.

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

Stated in Construction Management Plan. Inspections of the road should be undertaken to ensure the public highway remains clear of dirt and debris.

This is deemed acceptable.

(G) Footpath Closures / Road Closures needed during construction

The Construction Method Statement states that foot path closures will be required; therefore the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to. The Street Works team at Reading Borough Council must be contacted to agree and discuss footpath closures. Contact Details are: Street.Works@reading.gov.uk

This deemed acceptable (subject to approval from Street Works).

(H) Traffic Management needed during construction.

CMS states that Road Marshalls will be used for construction traffic.

This is deemed acceptable.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

Given the sites location and to avoid congestion within the town, deliveries cannot be made to site during the following times, 8.00 - 9.15am and 4.00 - 6.00pm, Monday to Friday.

Confirmation has now been received stating that deliveries will be between the hours of 9.30 to 4.00 only including the removal of waste.

This is deemed acceptable.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer