



Terri-Anne Cross
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Giorgio Framaliccio
Director of Planning, Development and
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Our Ref: 180333/APPCON
Your Ref:

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25 April 2018

Your contact is: Richard Eatough, Planning

Dear Terri-Anne,

Planning reference 180333/APPCON
Application to discharge planning conditions
Conditions 15 and 22 of planning permission 162166/FUL
Thames Quarter, former Coopers BMW Site, Kings Meadow Road, Reading

I refer to the above application to discharge two planning conditions and respond as follows:

Condition 15 (Foul water and surface water strategy)

You have submitted:

- Drainage drawing: T/17/2008_DRG_55-01_P1 'Foul and Surface Water Drainage Layout'; and
- Foul & Surface Water Drainage Strategy ref. T/18/2008/MCH/DS/1, dated 05/02/18 by Tier Consult.
- Further, you have indicated that details of the Construction EMS have been submitted separately under Condition 18 in the document, 'Construction Phase Health and Safety Plan, Thames Quarter, Reading', project ref. 4205 Rev. 02 - April 2017 by Watkin Jones Group.

These documents have been submitted to Thames Water for their comments and their advice was that:

"[the developer] will need to approach us for a pre-development enquiry. They can find details here: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Wastewater/Pre-development-enquirie-Form>

Our sewer records don't indicate any shared drainage within the site, but there may be newly transferred sewers that we haven't yet mapped and aren't aware of.

If the site owner finds shared drainage, the sewers may need to be diverted, as we don't allow new builds over public sewers. They will need to submit their pre-development application to us and then discuss any potential diversions with the engineer dealing with their application."

The purpose of the condition is to give the Statutory Undertaker adequate notice of connection issues for this large Major-level residential development and as there have been

no concerns forwarded, I am assuming that Thames Water is content. Accordingly, I can advise that the requirements of Condition 15 have been satisfied and this condition is discharged.

Condition 22 (SUDS)

You have submitted the document, 'Storm Water/SUDs Maintenance Plan' ref. T/17/2008, dated 05/02/2018, by Tier Consult. This has been reviewed and approved by the Council's SUDS Manager and I can confirm that Condition 22 is discharged.

Conditions 15 and 22 of planning permission 162166/FUL are hereby discharged providing that the development is undertaken and retained in accordance with the documents approved by this letter.

If you have any queries with any of the contents in this letter, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Eatough', with a stylized flourish at the end.

Richard Eatough
Principal Planning Officer (North/Central)