

Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

23 May 2018

Our ref: APA/JRPRO/16/1448
Your ref:

Dear Sir/Madam

RE: 2 Bedford Road, Reading, RG1 7HS

Please find herewith, a Full Planning Application for the above site to demolish the former Royal Public House and erect a part 5 storey building which would provide a new unit (Use Class A1/A2/A3) at ground floor and 6 self-contained flats (Use Class C3) above.

As part of the planning application the following documents and plans have been submitted:

- General Planning Application Form (Full)
- Site Location Plan *prepared by Robin Ashley Architects LLP*
- Existing and Proposed Plans *prepared by Robin Ashley Architects LLP*
- Planning and Heritage Statement *prepared by Aspbury Planning*
- Retail Sequential Assessment *prepared by Aspbury Planning*
- Design and Access Statement *prepared by Robin Ashley Architects LLP*
- Community Infrastructure Levy Form *completed by Aspbury Planning*
- Statement of Economic Viability *prepared by Intali*
- Sustainability Report *prepared by Robin Ashley Architects LLP*
- Energy Efficiency Report *prepared by Robin Ashley Architects LLP*
- Daylighting and Sunlight Report *prepared by Robin Ashley Architects LLP*
- Daylight Bat Survey *prepared by John Wenman Ecologists Consultancy LLP*
- Material Details *prepared by Robin Ashley Architects LLP*
- Air Quality Assessment (Part 1 and 2) *prepared by Aether*
- Noise Assessment *prepared by Acoustic Design Technology*
- Transport Statement *prepared by Local Transport Projects*
- External Lighting Report *prepared by Robin Ashley Architects LLP*

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2 Bedford Road, Reading, RG1 7HS

- Consultation Report *prepared by Robin Ashley Architects LLP*
- Supporting Letter *from Haslams*

The proposal subject of this application will involve the demolition of the public house and the provision of a new A1/A2/A3 unit at ground floor and 6 residential unit above. The development constitutes sustainable development and complies with the relevant local and national planning policies.

We are pleased, to commend this well founded planning application to you and we look forward to an early grant of planning permission, subject to such reasonable planning conditions as you consider to be appropriate.

In the meantime, should you require any further information or clarification, or wish to discuss any aspect of the Application, please do not hesitate to contact the writer.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'L. McCombe'.

Laura McCombe MTCP
Town Planner

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