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Our Ref: 180779

Your Ref:

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3 July 2018

Your contact is: Ms Claire Ringwood, Planning

Dear Mr Ahmed,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180779

Application type: Approval of Conditions

Address: Manor Farm Road, Reading

Proposal: Confirmation of compliance with conditions relating to planning permission 12/00481/OUT (121062)

I write following your request for confirmation that all dischargeable conditions relating to the above planning permission have been complied with.

Having examined the Council's planning records the conditions relating to planning permission 12/00481/OUT (Civica Ref 121062) are listed below. As you will appreciate this is a particularly complicated site and a large majority of the conditions relate to each phase of the development. Work is still ongoing at the site and therefore some phases may not yet have been completed. As such the information provided below may not show compliance with all the conditions and in some cases information cannot be found to show that any information has been submitted to discharge certain conditions. It should also be noted that where conditions relate to each phase of the development the information found may not cover all phases.

Condition 1: Submission of Phase 3C Reserved Matters

Reserved Matters application 131633 was approved on 25th April 2014.

Condition 2: Phase 3C to begin before the expiration of 7 years

This condition does not require discharging.

Condition 3: Phase 3B to begin before the expiration of 3 years

This condition does not require discharging.

Condition 4: Approved Plans

This condition does not require discharging.

Condition 5: Reserved Matters on Phase 3C

This condition does not require discharging.

Condition 6: Removal of permitted development rights

This condition does not require discharging.

Condition 7: Dwelling mix

This condition does not require discharging.

Condition 8: Hard and soft landscaping within Phase 3B

This condition was discharged under application 131432/APPCON on 13th February 2015 in respect of Block Y only.

This condition was discharged under application 150423/APPCON on 20th May 2015 in respect on Block K.

This condition was discharged under application 152254/APPCON on 9th March 2016 in respect of Blocks A and J.

Condition 9: Details of existing and proposed functional services

This condition was discharged under application 130105/APPCON on 4th July 2013 in respect of Block Y only.

This condition was discharged under application 152254/APPCON on 9th March 2016 in respect of Blocks A and J.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Condition 10: Implementation of hard and soft landscaping

This condition does not require discharging.

Condition 11: Landscape management plan

This condition was discharged under application 130829/APPCON 1st August 2013 in respect of Block Y only.

This condition was discharged under application 150423/APPCON on 20th May 2015 in respect of Block A, Block B, Block C, Block D, Block J and Block K.

Condition 12: Materials

This condition was discharged under application 130618/APPCON on 19th January 2015 in respect of Block Y only.

This condition was discharged under application 151865/APPCON on 10th December 2015 in respect of Block J only.

This condition was discharged under 161154/APPCON on 28th September 2016 in respect of Block A only.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Condition 13: Overland balancing ponds/wetlands

Details to allow the discharge of this condition were submitted as part of the reserved matters submission (130668) for the Foudry Brook Corridor and Wildlife Heritage Site and discharge confirmed under 161154/APPCON on 28th September 2016.

Condition 14: Contamination not previously identified

This condition was part discharged under application 140086/APPCON on 19th February 2014 in respect of Phases 3B and 3C.

Condition 15: Surface water drainage

This condition does not require discharging.

Condition 16: Method(s) for piling foundations

This condition was discharged under application 130105/APPCON on 4th July 2013 in respect of Block Y only.

This condition was discharged under application 152254/APPCON on 9th March 2016 in respect of Blocks A and J.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Condition 17: External lighting scheme

This condition was discharged under application 130945/APPCON on 20th September 2013.

Condition 18: Proposed bridge link across Foundry Brook

This condition was discharged under application 151365/APPCON on 11th September 2015.

Condition 19: Construction Method Statement

This condition was discharged under application 130105/APPCON on 4th July 2013 in respect of Block Y only.

This condition was discharged under application 151683/APPCON on 30th November 2015 in respect of Blocks A and J only.

This condition was discharged under application 161219/APPCON on 12th September 2016.

Condition 20: Compliance with Council's standards on road safety

This condition does not require discharging.

Condition 21: Details of adoptable estate roads and footways

This condition was discharged under application 130105/APPCON on 4th July 2013 in respect of Block Y only.

This condition was discharged under application 152254/APPCON on 9th March 2016 in respect of Blocks A and J.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Condition 22: Surface Water Drainage

This condition does not require discharging.

Condition 23: Allocation of parking spaces

This condition was discharged under application 130618/APPCON on 19th January 2015 in respect of Block Y only.

This condition was discharged under application 160350/APPCON on the 21st June 2016 in respect of Block J only.

This condition was discharged under application 161154/APPCON on 28th September 2018 in respect of Block A only.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Condition 24: Lifetime Homes

This condition was discharged under application 160350/APPCON on the 21st June 2016 in respect of Block J only.

This condition was discharged under application 161154/APPCON on 28th September 2018 in respect of Block A only.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Condition 25: Sustainable Homes

No records can be found to show this condition has been discharged.

Condition 26: Post Construction Review

No records can be found to show this condition has been discharged.

Condition 27: Footpath for public use

This condition does not require discharging.

Condition 28: Scheme to ensure noise levels

This condition was discharged under application 130618/APPCON on 19th January 2015 in respect of Block Y and related to the first part of the condition only.

The condition was discharged under application 150380/APPCON on 13th May 2015 in relation to Block Y.

This condition was discharged under application 151122/APPCON on 5th August 2015 in respect of Block K.

This condition was discharged under application 160350/APPCON on the 21st June 2016 in respect of Blocks C and K only.

This condition was discharged under application 161219/APPCON on 12th September 2016.

This condition was discharged under application 172154/APPCON on 22nd January 2018 in respect of Block A only.

Condition 29: Mechanical ventilation systems

This condition does not require discharging.

Condition 30: Land gas site investigation

This condition was discharged under application 130105/APPCON on 4th July 2013 in respect of Block Y only.

This condition was discharged under application 151122/APPCON on 5th August 2015 in respect of Block C.

Condition 31: Ingress of land gas

This condition was discharged under application 130105/APPCON on 4th July 2013 in respect of Block Y only.

This condition was discharged under application 151122/APPCON on 5th August 2015 in respect of Block C.

Condition 32: Provision of roads

This condition does not require discharging.

Condition 33: Vehicle parking space

This condition does not require discharging.

Condition 34: Bicycle storage

This condition was discharged under application 151683/APPCON on 30th November 2015.

This condition was discharged under application 160350/APPCON on the 21st June 2016 in respect of Block K only.

This condition was discharged under application 161154/APPCON on 28th September 2018 in respect of Block A only.

This condition was discharged under application 161219/APPCON on 12th September 2016 in respect of Blocks B and D.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

C. Ringwood

Ms Claire Ringwood
Planning Officer