

Your ref: 171971

Our ref: P17-1957/DoC1/JJ

27th March 2018

Ralph Chakadya
Reading Borough Council
Planning, Development and Regulatory Services
Bridge Street
Reading
RG1 2LU

Dear Ralph

RE: Discharge of Conditions of Planning Permission 171971 at 1 Darwin Close, Reading

Further to the recent grant of the above planning permission, we seek the discharge of a number of planning conditions, and provide the following documentation in addition to the required fee of £116 (paid online):

- Condition 4 – Landscaping: Plan P17-1957_01 Detailed Landscape Proposals prepared by Pegasus Group.
- Condition 7 – Boundary Treatments: see below
- Condition 9 – Cycle Parking: See below, Plan 13 rev E Ground Floor Layout and Landscaping Plan, and wall mounted cycle rack specification.
- Condition 12 – Lighting: see below and plan D33044/AE/A prepared by Kingfisher Lighting, Quarto lighting datasheet, Viva-City Pro data sheet.
- Conditions 16, 17 & 18 – Contamination: Ground Investigation Technical Report prepared by Sub Surface South East Ltd.

Condition 7 – Boundary Treatments

This condition requires that details of the proposed boundary treatment to be erected shall be agreed with the local planning authority. Currently there is chain link fencing running around the perimeter of the site with gates at both entrances to the site. It is proposed to retain the existing boundary treatments at the site. The gates will be repaired and retained also.

Pegasus Group

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Condition 9 – Cycle Storage

The approved ground floor layout plan (ref 03 rev D) shows the location of the cycle storage as being outside the proposed building at its north-east corner. However, it is now proposed to locate the cycle storage within the building at its north-east corner as this will enable secure, covered storage to be provided. A revised layout plan is provided to show the location of the parking (NOTE: the required 10 cycle stands will be provided even though only 5 are shown on the plan), which is conveniently located near one of the entrance doors. The specification of the proposed racks is also provided.

Condition 12 – Lighting

In order to address the requirements of this condition, a lighting scheme has been prepared by Kingfisher Lighting. In addition to this I can confirm that the main fittings would be mounted on wall brackets 6m above the ground shining down to light up the carparks, the other smaller ones, again downlights, would be mounted at 3m around the rear elevations for escape route lighting.

Conditions 16, 17 & 18 – Contamination

A Ground Investigation Technical Report has been prepared by Sub Surface South East Ltd which confirms that there are no contaminants requiring remediation and/or precautions to be taken for the proposed development.

As such, in addition to the discharge of Condition 16, we seek the discharge of Conditions 17 and 18 on the basis that no remediation scheme is required and therefore there will be no scheme to be implemented.

I trust that the above is acceptable. Should you wish to discuss matters further, however, please do not hesitate to contact me.

Yours sincerely



Joanne Jones
Associate
PEGASUS GROUP