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Our Ref: 171309/APPCON
Your Ref:

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6 February 2018

Your contact is: Richard Eatough, Planning

Dear Laura,

Planning reference 171309/APPCON
Application for approval of details reserved by condition (141490)
Civitas Academy, Hodsoll Road, Reading

I refer to the above application to discharge planning conditions and respond as follows. I apologise for the delay in providing formal confirmation via this letter.

Condition 21 (Restoration/reinstatement of the Fairview Community Centre site)

Condition 21 of planning permission 141490 requires a timely and acceptable reinstatement of the Fairview site, to bring the area back into recreational use as part of the Victoria Recreation Ground.

To meet the requirements of this condition, you submitted the following reports:

1. "SITE SPECIFIC CONSTRUCTION PHASE PLAN METHOD STATEMENT FOR DEMOLITION & SITE CLEARANCE AT FAIRVIEW YOUTH & COMMUNITY CENTRE GEORGE STREET READING THE ROYAL COUNTY OF BERKSHIRE RG1 7RR"
Revision No.2 Date: 5th July 2017 by Comley Demolition.
2. One-page maintenance regime memo. from Education, dated 26 July 2016.
3. Bawden Contracting Services Ltd Generic Risk Assessment: GRA052 - Blec Rotorake and Seeder Issue Date: 1 April 2016.

4. Bawden Contracting Services Ltd Generic Risk Assessment: GRA029 -
Pedestrian Fertiliser Spreader Issue Date: 1 April 2016.

RBC Transport Strategy had various queries regarding the removal of the buildings, access implications, etc., but from my site visit in January I note that the buildings have already been removed from site. Whilst not approved, I am not aware of any complaints relating to how this action was carried out.

The Council's Leisure and Recreation Service has confirmed that they are content that the reinstatement has been carried out to their satisfaction.

I therefore advise that your submissions are acknowledged and technically, there has been a breach of this planning condition and the condition cannot now therefore be retrospectively discharged, because works were undertaken ahead of approval by the Local Planning Authority. However, I am advised that the works have been undertaken to a suitable standard and that the Leisure and Recreation Service will now deal with the on-going maintenance of this land for recreational purposes and therefore this matter is considered to be concluded to the satisfaction of the Local Planning Authority.

I trust this letter is suitable for your purposes.

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)