

Armstrong Rigg Planning
The Exchange
Colworth Science Park
Sharnbrook
MK44 1LQ

Giorgio Framalicco
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Our Ref: 172156

Your Ref:

Direct ☎: 0118 9372993

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31 January 2018

Your contact is: Mr Ralph Chakadya, Planning

Dear Mr Armstrong,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 172156

Application type: Approval of Conditions

Address: Elvian School 61 Bath Road Reading RG30 2BB

Proposal: Discharge of Conditions 19 and 60c of planning permission 151175

I write in reference to the discharge of planning conditions at the above site.

Condition 19 - Emissions

The submitted Standard Assessment Procedure (SAP) reports for plots 19-23, dated 17 November 2017, demonstrate that as built the dwellings achieve Dwelling Emission Rate (DER) that is less than the Target Emission Rate (TER) equating to minimum 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER). This is considered acceptable for the purposes of discharging condition 19 in relation to plots 19-23 only.

Condition 60c - Contamination -Implementation of approved remediation scheme

Following consultations with the Council's Environmental Protection Officer, the submitted Topsoil Verification Report (ref.V0774 November 2017) that confirms that the approved remediation strategy has been implemented is considered acceptable to allow for the partial discharge of condition 60c in relation to plots 19-23 only.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Yours sincerely



Mr Ralph Chakadya
Planning Officer