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Our Ref: 141988

Your Ref: PP-03863875

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25 August 2016

Your contact is: **Ben Pratley, Planning**

Dear Chris,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 141988

Application type: Approval of Conditions

Address: Smith Transport Services 14-16 Armour Road Tilehurst Reading RG31 6HN

Proposal: Application for approval of details reserved by conditions 2 (Materials), 3 (Biodiversity Enhancements), 5 (Contamination), 6-8 (Remediation), 11 (Construction Method Statement), 13 (Landscaping) and 15 (CfSH) of 12/00921/FUL - 120880 (APP/E0345/A/13/2191774).

I refer to your Approval of Conditions application as described above.

Condition 2 - Materials

The details submitted, namely the Marley Melbourn Interlocking Smooth Grey Roof Slate, the Decorative Window Surround WS60 and the Terca Smoked Orange Multi Gilt Stock or Orange Multi Gilt Stock bricks are considered to satisfy the requirements of this condition. Subject to the development being completed in accordance with the aforementioned details the requirements of the condition have been satisfied and on completion of construction the condition will have been discharged.

Condition 3 - Biodiversity Enhancements

The details submitted, namely plan reference 8307-Cond-07 and the written Biodiversity Document Rev B- 22.08.16, are considered to satisfy the requirements of this condition. Subject to the development being completed in accordance with the aforementioned details the requirements of the condition have been satisfied and on completion of construction the condition will have been discharged.

Condition 5 - Contamination

The details submitted, namely the site investigation carried out by BRD in June 2007, are considered to satisfy the requirements of this condition. Subject to the development being completed in accordance with the aforementioned details the requirements of the condition have been satisfied and on completion of construction the condition will have been discharged.

Condition 6 - Contamination - Remediation Scheme

The details submitted, namely the Updated Contamination Assessment and Remediation Strategy Report Reference: BRD210736-OR2-A Date: July 2016, as clarified by the email from James Brockwell dated 3 August 2016 (11.34), are considered to satisfy the requirements of this condition. Subject to the development being completed in accordance with the aforementioned details the requirements of the condition have been satisfied and on completion of construction the condition will have been discharged.

Condition 7 - Implementation of Remediation

Given the nature of this condition it cannot be discharged at this time.

Condition 8 - Unexpected Contamination

Given the nature of this condition it cannot be discharged at this time.

Condition 11 - Construction Method Statement

The details submitted, namely the Construction Method Statement, are considered to satisfy the requirements of this condition. Subject to the development being completed in accordance with the aforementioned details the requirements of the condition have been satisfied and on completion of construction the condition will have been discharged.

Condition 13 - Landscaping

The details submitted, namely Landscape Proposals Plan L1 B, as clarified by email from David Williams dated 12 Aug 16 and 8307- Cond-01 for hard landscaping, are considered to satisfy the requirements of this condition. Subject to the development being completed in accordance with the aforementioned details the requirements of the condition have been satisfied and on completion of construction the condition will have been discharged.

Condition 15 - CfSH

The Local Planning Authority is no longer able to seek Code for Sustainable Homes accreditation on minor applications such as this. Therefore there is no longer any requirement for this condition to be discharged.

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

Yours sincerely



ppBen Pratley
Senior Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at www.planningportal.gov.uk/pcs.