

Peter Neville
Elegant Homes
1A Patrick Road Reading
RG4 8DD

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 171655

Your Ref: 30/03/2018

Direct ☎: 0118 9372993

e-mail: Ralph.chakadya@reading.gov.uk

28 November 2017

Your contact is: Mr Ralph Chakadya, Planning

Dear Peter Neville,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171655

Application type: Approval of Conditions

Address: 12 Shaftesbury Road Reading RG30 2QP

Proposal: Discharge conditions 3, 4, 5, 6, 9 and 10 of planning permission 170212

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

Condition 3 - Materials

I can confirm that the material details submitted comprising Ibstock Heritage County Blend (main brick), Ibstock Throckley Smooth Buff (feature brick), Cembrit Contessa natural slate roof, UPVC Sash windows, Marshall Saxon paving slabs, Marshalls priora grey permeable paving, black/grey painted steel railings and Timber close boarded bin store received 21/09/2017 are considered acceptable to allow for the discharge of condition 3 of the permission 170212.

Condition 4 - Construction Method Statement

Following consultations with the Council's Transport officer, I can confirm that the submitted revised Construction Management Statement (CMS) received 07/11/2017 is now considered acceptable to allow for the discharge of condition 4 of the above permission. The CMS shall be adhered to throughout the implementation of the granted permission.

Condition 5 - Contamination

Following consultations with the Council's Environmental Protection officer, I can confirm that the submitted Phase I and II Geo- Environmental Risk Assessment investigation by Aviron Associates Limited dated August 2017 is considered acceptable to allow for the discharge of condition 5 of the

above permission. The investigation did not find any levels of elevated contaminants that would be a health risk to end users.

Condition 6 - Land Contamination

Following consultations with the Council's Environmental Protection officer, I can confirm that the submitted Phase I and II Geo- Environmental Risk Assessment investigation by Aviron Associates Limited dated August 2017 did not find any levels of elevated contaminants that would be a health risk to end users and therefore no remediation is deemed necessary. It is therefore considered acceptable to discharge condition 6 of the above permission.

Condition 9 - Control of Noise and Dust

Following consultations with the Council's Environmental Protection officer, I can confirm that the submitted revised Construction Method Statement (CMS) received 07/11/2017 that includes the control of noise and dust is considered acceptable to allow for the discharge of condition 9 of the above permission.

Condition 10 - Landscaping

Following consultations with the Council's Natural Environment officer, I can confirm that the submitted revised Landscaping proposals as shown on plans No.3421-L1 Rev A and 3421-L2 are considered acceptable to allow for the discharge of condition 10 of the above permission.

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.

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

Yours sincerely

A rectangular box containing a handwritten signature in dark ink. The signature is cursive and appears to read 'R Chakadya'.

Ralph Chakadya
Senior Planning Officer