

Your ref:
Our ref:
DD: 020 3761 3643
E: tom.eyres@bidwells.co.uk
Date: 28 February 2018

FAO Susanna Bedford
Planning Department
Reading Borough Council
Civic Offices
Bridge Street
RG1 2LU

Dear Susanna,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS TO PLANNING
PERMISSION REFERENCE 170366
132-138 CAVERSHAM ROAD, READING RG1 8AY (PP-06353137)**

I write on behalf of my client, Splendid Hospitality Group LLP, to submit an application for the approval of details reserved by the following conditions to planning permission reference 170366:

- 9 (Green Roof Management Plan);
- 11 (Vehicle Parking and Turning Plan);
- 12 (Car Park Management Plan); and
- 15 (Refuse Collection Strategy)

The approved description of development is as follows:

'Construction of a two storey rear extension and external alterations to the front (south-west) and side (north-east) elevations.'

Condition 9 – Details of green roof management

Condition 9 reads as follows:

'A management plan, including management responsibilities and maintenance schedules for the permitted green roof shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The management plan shall be carried out as approved.'

Accordingly, the submitted Green Roof Management Plan (Ref. 4132-180216 – Green Roof Management Plan) sets out expectations of the green roof, maintenance tasks to be carried out and how the required tasks will be managed.

Condition 11 – Details of Vehicle Parking and Turning

Condition 11 reads as follows:

'No building shall be occupied until vehicle parking and turning space has been provided in accordance with a layout to be submitted to and approved in writing by the Local Planning authority, and thereafter retained as approved.'

The following car park sept path analyses demonstrate that all spaces are accessible by typical vehicles which would be expected at a hotel:

- Swept Path – Car Park – SDV (Ref. 162719 AT A01);
- Car Park Tracking – Medium Car (Ref. 162719 AT A02);
- Car Park Tracking 2 – Medium Car (Ref. 162719 AT A03).

Condition 12 – Details of Car Park Management Plan

Condition 12 reads as follows:

'Prior to occupation of the development details of a Car Park Management Plan shall be submitted to and approved in writing by the local planning authority. This should include details of how guests will be informed of parking restrictions prior to arrival at the site and signage within the site; and information and maps in relation to the location of local public car parks. A copy of the management plan shall be held on site in a location readily accessible to staff and guests. The development hereby permitted shall only be occupied in full accordance with the approved plan.'

The submitted Car Park Management Plan (Ref. R01-BB=Car Park Management Plan 180227 (002)) sets out how parking will be managed at the site and that guests and staff members will be informed of the on-site car parking restrictions. Enclosed with the management plan are relevant maps demonstrating publicly accessibly car parking in the local area and plans detailing the on-site car park and local car parking restrictions. A copy of the document will be held on site in a location readily accessible to staff and guests.

Condition 15 – Details of Refuse Collection Strategy

Condition 15 reads as follows:

'Prior to occupation of the development details of how refuse collections from the site will be managed shall be submitted to and approved in writing by the local planning authority. Refuse collections shall then take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.'

The enclosed Refuse Collection Strategy (Ref. 180227 RSL) details how refuse will be stored and how refuse collection will be managed on site.

The requisite fee for the sum of £116 will be paid separately.

I trust that sufficient information has been provided to register and validate this application. If you require any further information in respect of the submitted details, I would be grateful if you could contact me at your earliest convenience.

Yours sincerely,



Tom Eyres

Planner, Planning

Enclosures **Green Roof Management Plan (Ref. 4132-180216)**
 Swept Path – Car Park – SDV (Ref. 162719 AT A01)
 Car Park Tracking – Medium Car (Ref. 162719 AT A02)
 Car Park Tracking 2 – Medium Car (Ref. 162719 AT A03)
 Car Park Management Plan (Ref. R01-BB=Car Park Management Plan 180227
 (002))
 Refuse Collection Strategy (Ref. 180227 RSL)