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Our Ref: 171474

Your Ref: PP-06329522

Direct ☎: 0118 9372993

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11 October 2017

Your contact is: Mr Ralph Chakadya, Planning

Dear Claire,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171474

Application type: Approval of Conditions

Address: Worton Grange Imperial Way Reading

Proposal: Application for approval of details reserved by conditions 48, 53, 68 and 70. (151944)

I refer to your application as described above.

Condition 48 - roads provision before occupation (for the whole site excluding unit D)

Following consultations with the Council's Transport Development Control Manager, the information comprising Planning Allocation Drawing REV b by Kier for the whole excluding unit D is acceptable and therefore the condition can be partly discharged. The condition would only be able to be fully discharged once the works have actually been completed. The development shall be implemented and maintained in accordance with the approved details.

Condition 53 - Parking provision before occupation (in relation to Retail Unit C only)

Following consultations with the Council's Transport Development Control Manager, the submitted PBA drawing 32618/001/SK021 showing car parking spaces for Unit C and details of the Technical Note dated October 2017 that include a phasing plan are considered acceptable to allow for the discharge of condition 53. The development shall be implemented and maintained in accordance with the approved details.

Condition 68 - Details of External Lighting Report (for the whole site excluding unit D)

Based on previous consultations with the Council's Ecologist for the discharge of the same condition for the whole site, the submitted details comprising updated External Lighting Design Report prepared by JDP (Issue 07); and updated letter prepared by Waterman dated 07/09/2017 that now excludes unit D are considered acceptable to allow for the discharge of condition 70. The development shall be implemented and maintained in accordance with the approved details.

Condition 70 - Details of External Lighting Scheme (for the whole site excluding unit D)

Following consultations with the Council's Transport Development Control Manager, the submitted updated External Lighting Design Report prepared by JDP (Issue 07) that excludes unit D is considered acceptable to allow for the discharge of condition 70. The development shall be implemented and maintained in accordance with the approved details.

N.B Advisory comment to condition 70: Given the two lighting/tree conflicts noted (Conflict with T2 tree east of Unit C and conflict with T5 tree north Unit C / east of Unit F - Pub), the applicant is advised to consider this when implementing the approved tree planting by slightly adjusting the location of the two trees as far as is possible within site constraints and without straying too far from the approved drawings.

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 handwritten signature in black ink, appearing to read 'R Chakadya', is centered within a light gray rectangular box.

Mr Ralph Chakadya
Planning Officer