

Your contact is: Steve Vigar, Planning

Dear Ms Runesson,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171170

Application type: Approval of Conditions

Address: Wells Hall Upper Redlands Road Reading RG1 5JF

Proposal: Application for approval of details reserved by conditions 13 and 21 of permission 12/01008/OUT (121820) as varied by 140858/VAR and 151684/NMA.

I refer to your application as described above.

Condition 13 - Vehicle Access and Off-site Highway Works

The following drawings are **approved** pursuant to Condition 13.

- 5030-LP - S278 Location Plan
- 5030-601-A - S278 General Arrangement
- 5030-602-A - SS28 Longitudinal Section & Cross Sections
- 5030-603-A - SS28 Vehicular Tracking
- 5030-604-A - S278 Land Dedication Plan
- 5030-605-A - S278 Construction Details Sheet 1
- 5030-606 - S278 Construction Details Sheet 2

No further details are required to be submitted to satisfy this condition.

Please note that works to the adopted Highway may be subject to additional requirements under separate legislation.

Condition 21 - Dwelling Emissions - SAP Calculations

The As Built Standard Assessment Procedure documents received 21 August 2017 for Plots 1, 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 25, 26, 27, & 28 and received 31 August for Plot 18, demonstrating that these dwellings achieve at least a 19% improvement over Target Emission Rates as built, are **approved** pursuant to Condition 21 (as amended under 151684/NMA).

No further details are required to be submitted to satisfy this condition.

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

SDV

Steve Vigar

Principal Planning Officer