

Colony Architects Ltd
4 Mount Pleasant Cottages
Bracknell Road
Brock Hill
RG42 6LA

Giorgio Framallicco
Head of Planning, Development
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Civic Offices, Bridge Street,
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Our Ref: 161904

Your Ref: PP-05535572

Direct ☎: 0118 9372023

e-mail: susanna.bedford@reading.gov.uk

25 July 2017

Your contact is: Susanna Bedford, Planning

Dear Colony Architects Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 161904

Application type: Approval of Conditions

Address: 53 Argyle Street Reading RG1 7YS

Proposal: Application for approval of details reserved by condition. (120661)

The following conditions are required to be discharged prior to commencement of the development:

3: Materials; 4: Hard and soft landscaping; 6: Biodiversity enhancements,
11: CMS; 12: Control of Noise and dust, 16: Code for Sustainable Homes and 18: Ground Levels

Condition 3. Materials

Submitted Information: Building Materials Rev A Schedule received 6.10.2016.

If the wall on the site frontage is required to be rebuilt the existing bricks should be used where possible.

These submitted details are therefore considered to be acceptable.

Condition 4. Landscape Scheme

Submitted information: Landscaping Plan 249-01-02 T5 received 24th August 2017.

These submitted details are considered to be acceptable.

Condition 6. Biodiversity

Submitted information:

Landscaping Plan 249-01-02 T5 received 24th August 2017 to incorporate insect friendly planting;
'Swift brick location and spec Plan' received 30/11/2017 showing details of swift boxes.

These submitted details are considered to be acceptable.

Condition 11. Construction Method Statement

Submitted information:

Site Set up Plan 249-01-03 T4 received 30.11.2017

Construction Method Statement Rev 3 received 25.7.2017.

These submitted details are considered to be acceptable.

Condition 12. Control of Noise and Dust

Construction Method Statement Rev 3 received 25.7.2017.

These submitted details are considered to be acceptable.

Condition 16. CfSH

Non-material amendment application to be submitted. Further information in the form of an energy statement would be required in order to ensure that the development is carried out in accordance with sustainable building standards in line with Policy CS1 Sustainable Design and Construction of the Core Strategy 2008 (2015) and the Sustainable Design and Construction SPD 2011.

Condition 18. Site Levels

Submitted information:

Ground Survey Plan received 1.11.2016

Landscaping Plan 249-01-02 T5 which indicates Finished Floor Levels (FFL) received 24th August 2017.

These submitted details are considered to be acceptable.

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

Susanna Bedford

Susanna Bedford
Principal Planning Officer