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Our Ref: 161926
Your Ref: PP-05539044

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6 March 2017

Your contact is: Ms Alison Amoah, Planning

Dear Angela,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 161926

Application type: Approval of Conditions

Address: Green Park Village Longwater Avenue Reading RG2 6AB

Proposal: Application for approval of details reserved by conditions 17, 18, 19, 21, 23 & 49 of Phase 1 of 10/01461/OUT (102172)

Thank you for your application for approval of details pursuant to conditions 17, 18, 19, 21, 23 and 49 of Phase 1 of planning permission 10/01461/FUL (102172).

Condition 17 - Materials

The following documents are approved received 12th October 2016:

- Urban House Proposed Materials Schedule - Drawing no: 30934 1807 Rev H
- Urban House Materials Mark Up Key - Drawing no: 30934-06, Rev P6
- Site Long Sections, Street Scene Elevations, Elevations A-C (Sheet 1 of 2) - Drawing no: PL-P1-007 Rev P2
- Site Sections, Street Scene Elevations, Elevations D-G (Sheet 2 of 2) - Drawing no: PL-P1-008 Rev P8
- Flats 1-10 Proposed Materials Schedule - Drawing no: 30934 1807 Rev E
- Flats 1-10 Materials Mark up Key - Drawing no: 30934-06
- Phase 1 Accommodation Schedule (with materials) Rev N
- Roof Material Plan Phase 1 - Drawing no: 409.PL.1.101
- Facing Material Plan Phase 1 - Drawing no: 409.PL.1.100 Rev A
- Plans and Elevations, Balcony, Handrails and Dormer Schedule, House Type A & B - Drawing no: A-34-TYP-010, Rev C4
- Plans and Elevations, Balcony, Handrails and Dormer Schedule, House Type C - Drawing no: A-34-TYP-011, Rev C3
- Plans and Elevations, Balcony, Handrails and Dormer Schedule, House Type E - Drawing no: A-34-TYP-012, Rev C8
- Plans and Elevations, Balcony, Handrails and Dormer Schedule, House Type A, B, C & G (FOG) - Drawing no: A-34-TYP-013, Rev C2

Some of the proposed materials were viewed on site in September 2015. Other materials have been available to view during the progress of works, which is ongoing.

Condition 18 - Lighting

The following documents are approved as received 12th October 2016:

- Proposed Street Lighting Sheet 1 of 4 - Drawing no: 30158/2004/118 Rev C
- Proposed Street Lighting Sheet 2 of 4 - Drawing no: 30158/2004/119 Rev C
- Proposed Street Lighting Sheet 3 of 4 - Drawing no: 30158/2004/120 Rev C
- Proposed Street Lighting Sheet 4 of 4 - Drawing no: 30158/2004/121 Rev C
- Phillips Luma data sheet

Please note that for future discharge of condition 18, for other phases, lux level plans will be required.

Condition 19 - Access Routes

The following documents are approved as received 12th October 2016:

- Phase 1 Hard Landscaping General Arrangement Sheet 1 of 3 - Drawing no: D2307 L.201 Rev 08
- Phase 1 Hard Landscaping General Arrangement Sheet 2 of 3 - Drawing no: D2307 L.202 Rev 09
- Phase 1 Hard Landscaping General Arrangement Sheet 3 of 3 - Drawing no: D2307 L.203 Rev 07

Condition 21 - Vehicle Parking

The following documents are approved:

- Phase 1 Parking Plan - Drawing Ref: A30934 A-PH1-02-104 Rev C14, received 24th February 2017
- UKPC Parking Control, Green Park Village, Proposed Parking Strategy, received 12th October 2016

Condition 23 - Bicycle Storage

The following documents are approved as received 12th October 2016:

- Flats 1-10 Proposed Ground Floor to Roof GA Plans - Drawing no: 30934 A-03-FLATS-100 Rev P23
- Proposed Urban House Ground Floor Plan - Drawing no: 30934 A-03-URB-100 Rev C3
- Proposed Bin and Bike Store Details Type A - Drawing no: 30934 A- 90-URB-300 Rev C1
- Proposed Bin and Bike Store Details Type B - Drawing no: 30934 A- 90-URB-301 Rev C1
- Proposed Bin and Bike Store Details Type C - Drawing no: 30934 A- 90-URB-302 Rev C1

Condition 49 - Dewatering Strategy

Further assessment of lake dewatering and filling proposals relate only to Phase 6 of the Green Park Village development. The Environment Agency has confirmed that whilst Phase 1 abuts the Trout Lakes, the dewatering proposal is for a smaller lake within the footprint of Phase 6.

In order to discharge the conditions, the development must be carried out in accordance with the approved details. 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.

Yours sincerely

A. Amoah

Ms Alison Amoah
Principal Planning Officer