

Colony Architects
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Giorgio Framalicco
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Our Ref: 170895

Your Ref: PP-06119603

Direct ☎: 0118 9372993

e-mail: Ralph.chakadya@reading.gov.uk

21 September 2017

Your contact is: Mr Ralph Chakadya, Planning

Dear Susan Denim,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 170895

Application type: Approval of Conditions

Address: 153 Bath Road Reading, RG30 2BD

Proposal: Application for approval of details reserved by condition. (161812)

I refer to your application as described above.

Condition 3 - Materials

I can confirm that the submitted material details comprising Forterra-Hampton Rural Blend bricks, Redland-Mini Stonewold-Terracotta colour tiles, K-rend-silicone scraped texture-polar white rendering and clear treated hardwood fascia with aluminium capping-sedum planted roof finish are considered acceptable to allow for the discharge of condition 3.

Condition 4 - Archaeological Works

Following consultations with Berkshire Archaeology, I can confirm that the submitted Project Specification Ref: 16e233ev by Thames Valley Archaeology dated November 2016 for archaeological trial trenching sets out an appropriate scheme of work to allow approval of the document. The condition is not fully discharged until all fieldwork has been completed and the final report submitted. The applicants should be aware that if archaeological remains are found there may be the need for further phases of investigation and are advised to allow sufficient time for this to be completed.

Condition 9 - Bicycle Storage

Following consultations with the Council's Transport Officer, I can confirm that the submitted revised Bicycle Storage plan No. 262 03-30 A is considered acceptable to allow for the discharge of condition 9.

Condition 10 - Construction Method Statement

Following consultations with the Council's Transport and Natural Environment officers, I can confirm that the submitted Construction Methods Statement by Colony Architects and Site Set up Plan Ref: 262 02-09 P is considered acceptable to allow for the discharge of condition 10.

Condition 11 - Site Clearance Method Statement

The site has already been cleared and the applicant has indicated that the clearance was outside of any planning permissions in place. As no further clearance is required condition 11 is deemed discharged.

Condition 13 - Landscaping Details

Following consultations with the Council's Natural Environment officer, I can confirm that the revised Landscape Plan 262 02-11 P2 sheets 1 and 2 received 31/07/2017 are considered acceptable to allow for the discharge of condition 13. The landscaping scheme shall be implemented in accordance with the approved scheme.

Condition 15 - Tree protection (no longer part of this application).

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