

AAP Architecture
Unit A Monument Business Centre
Monument Way East
Woking
GU21 5LY

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 161422

Your Ref:

Direct: ☎ 0118 9372993

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

10 October 2016

Your contact is: **Mr Ralph Chakadya, Planning**

Dear Mr Pellen,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 161422

Application type: Approval of Conditions

Address: Government Buildings Coley Park 61 Wensley Road Reading RG1 6LY

Proposal: Application for approval of details reserved by condition (151173).

I refer to your Approval of Conditions application as described above.

Condition 3 - Materials

The submitted revised materials schedule dated 15/09/16 is considered acceptable to allow for the discharge of condition 3. These approved materials now need to be used when completing the development.

Condition 6 - Roads to be provided

Following consultations with the Council's Transport Officer, the submitted access road layout and construction details are considered acceptable. The applicant has confirmed that the development would be implemented in a single phase. However, the submitted streetlights details are considered unacceptable. Condition 6 cannot therefore be discharged.

Condition 11 Construction Method Statement

Following consultations with the Council's Transport and the Natural Environment officers, I can confirm that the revised Construction Method Statement (CMS) by Taylor Wimpey received 3/10/2016 is considered acceptable to allow for the discharge of Condition 11. The CMS shall be adhered to, at all times throughout the course of the development.

Condition 12 - Archaeology

Following consultations with Berkshire Archaeology, the submitted Archaeological Evaluation by Thames Valley Archaeological Services dated June 2016 satisfactorily lays out the results of trial trenching undertaken in accordance with the Written Scheme of Investigation. The evaluation showed that there is a low potential for archaeological remains to be impacted by the development of the site and can therefore confirm that this document is acceptable to allow for the full discharge of condition 12 of permission 151173.

Condition 15 - Construction Method Statement (Dust and Noise control)

Following consultations with the Council's Environmental Protection officer, I can confirm that the revised construction noise and dust mitigation measures as outlined within the submitted Construction Method Statement (CMS) by Taylor Wimpey received 3/10/2016 are considered acceptable to allow for the discharge of Condition 15. The CMS shall be adhered to, at all times throughout the course of the development.

Condition 18 - Bat Licence

Following consultations with the Council's Ecologist, the submitted Bat Licence reference 2016-23980-EPS-MIT from Natural England is considered acceptable to allow for the discharge of condition 18. The mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Condition 20 - Tree Protection

Following consultations with the Council's Natural Environment Officer, the tree protection measures put in place accords with the approved details comprising the Arboricultural Method Statement TW19741ams and Tree Protection drawing no. TW19741-03 B to allow for the discharge of condition 20. All the works shall be undertaken in accordance with the approved measures, maintained as approved throughout the development of the site and shall be subject to regular arboricultural visits.

Condition 21 - Hard and soft Landscaping

Following consultations with the Council's Natural Environmental Officer (Trees), the submitted details are considered inadequate to allow for the discharge of condition 21. Condition 21 cannot therefore be discharged.

Condition 22 - Landscape Maintenance and after care

Following consultations with the Council's Natural Environmental Officer (Trees), the submitted details are considered inadequate to allow for the discharge of condition 22. Condition 22 cannot therefore be discharged.

Condition 24 Landscaping and Play Area Management Plan

Following consultations with the Council's Natural Environmental Officer (Trees), the submitted details are considered inadequate to allow for the discharge of condition 24. Condition 24 cannot therefore be discharged.

Condition 25 - Boundary Treatment

Following consultations with the Council's Natural Environmental Officer (Trees), the submitted details are considered inadequate to allow for the discharge of condition 25. Condition 25 cannot therefore be discharged

Condition 26 - Energy Statements

Following consultations with the Council's Sustainability officer, the submitted Carbon Reduction Compliance Statement showing that the proposal would meet emission rate of 19 % reductions in 50 % of the dwellings is considered acceptable to allow for the discharge of condition 26.

Condition 29 - External Lighting

Following consultations with the Council's Transport Officer, the submitted details are considered inadequate to allow for the discharge of condition 29. Condition 29 cannot therefore be discharged

To conclude, by virtue of this application, the details submitted for the following conditions have been confirmed as acceptable:

Condition 3 Materials

Condition 11 Construction Method Statement

Condition 12 - Archaeology

Condition 15 - Construction Method Statement (Dust and Noise control)

Condition 18 - Bat Licence

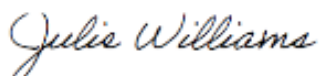
Condition 20 - Tree Protection

Condition 26 - Energy Statements

It should be noted that conditions 4 and 28 although referenced on the application form are subject to separate applications to approve conditions (161450 and 161503).

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 handwritten signature in cursive script, reading "Julie Williams", enclosed within a thin rectangular border.

Mr Ralph Chakadya
Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at www.planningportal.gov.uk/pcs.