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13 May 2016

Your contact is: Mr Jonathan Markwell, Planning

Dear Flanagan Lawrence,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 160845

Application type: Approval of Conditions

Address: Aldwych House 2 Blagrove Street Reading RG1 1AZ

Proposal: Discharge of conditions 3 (Travel Plan), 6 (Footway Reinstatement), 14 (Noise Assessment), 25 (BREEAM) and 27 (External Lighting) of planning permission 140540.

I refer to the above application to discharge conditions 3 (Travel Plan), 6 (Footway Reinstatement), 14 (Noise Assessment), 25 (BREEAM) and 27 (External Lighting) of planning permission 140540 and respond as follows:

Condition 3 (Travel Plan)

The Travel Plan, as shown on Aldwych House, Reading Framework Travel Plan by URS, dated June 2015, as received 12/05/16, is approved pursuant to condition 3.

Condition 6 (footway reinstatement)

The footway reinstatement details, as shown on the following:

- Email from William Robertson of RBC to Mark Harrison of SISK UK, dated 22/02/16, as received 12/05/16
- Email from Mark Harrison of SISK UK, dated 18/04/16

are approved pursuant to condition 6. Transport Development Control has confirmed that they are satisfied for the dropped crossing to remain in this instance.

Condition 14 (Noise Assessment)

The noise assessment details, as all received on 12/05/16 and shown on the following:

Technical Note 3 Re: Addendum Note 2 for Planning Condition 14 and BREEAM Pol 05 Reference: R + Reading Project No: 089803 by Sharps Redmore

are approved pursuant to condition 14.

This application follows on from application 131404, where condition 14 was only part approved. This application and 131404 discharge the condition in full.

Condition 25 (BREEAM)

The BREEAM design stage details, as received on 12/05/2016 and shown on the following:

BREEAM Interim Certificate: Design Stage Certificate Number BREEAM- 0061-0758 Issue 01 dated 15/02/16 for Aldwych House, 2 Blagrove Street

are approved pursuant to condition 25.

However, please note that the information you have submitted is a design stage interim certificate. It is not a post construction review / certificate, which is required in order to discharge the condition in full. This will only be able to be carried out once the development is complete (hence the wording of the condition allowing it to be carried out up to 12 months after the building is occupied). As such, condition 25 is only partially discharged and not discharged in full.

Put another way, it is premature to discharge the condition in full at this point in time owing to the detailed wording of the condition, and there being no information in this specific regard being submitted for consideration. Condition 25 is therefore not discharged in full at this point in time, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

A further approval of details application will be required in due course in relation to condition 25 (including the BREEAM post construction review report / assessment / certificate).

Condition 27 (External Lighting)

The external lighting details, as shown on the following all received on 12/05/16:

A-10-100 Rev 14 - General Arrangement Proposed Ground Floor Plan

A-10-104 Rev 15 - General Arrangement Proposed Fourth Floor Plan

A-10-105 Rev 15 - General Arrangement Proposed Fifth Floor Plan

MCG-768-13016-17557-G05 Rev 2

Technical Submittal E009-14 Rev B dated 5 October 2015 Luminaires - Type W (Mini Architectural LED Neon Light Rope specification details, by egh Lighting)

Technical Submittal E009-13 Rev A dated 11 August 2015 Luminaires - Type X (Adjust, by egh Lighting)

is approved pursuant to condition 27.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Informative:

It is also advised, further to the email by Measures and Company dated 11/05/16, that condition 20 (Archaeology) shall have been considered to have been discharged, providing that the development is

undertaken in accordance with the approved details (clarifying the information stated on decision notices for discharge of condition application 131612, dated 20/01/14 & 03/02/14).

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer