

Vincent and Gorbing
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Giorgio Framalicco
Head of Planning, Development
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Our Ref: 160553

Your Ref: PP-04881862

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4 August 2016

Your contact is: Ms Alison Amoah, Planning

Dear Vincent and Gorbing,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 160553

Application type: Approval of Conditions

Address: Reading Girls School Northumberland Avenue Reading, RG2 7PY

Proposal: Application for approval of details reserved by conditions 9 & 11 of 150016

I refer to your application as described above.

Thank you for your application for approval of details pursuant to conditions 9 and 11 of planning permission 151006/VAR.

The following documents are approved pursuant to Condition 9:

- Reading Girls School - Bat Inspection File Note, prepared by Arup, dated 2nd March, received 24th March 2016
- Reading Girls School - Planning Condition 9 Review, prepared by Arup, dated 23rd May 2016, received 24th May 2016

The following documents are approved pursuant to Condition 11, as received 24th March 2016:

- Combined Hard and Soft Landscape Plan Sheet 01-D1-P03 - Drawing no: RDG-MA-00-ZZ-DR-L- 40001, Rev P03
- Combined Hard and Soft Landscape Plan Sheet 02-D1-P03 - Drawing no: RDG-MA-00-ZZ-DR-L-40002, Rev P03
- Hard Landscape Reference Plan - Drawing no: RDG-MA-00-ZZ-DR-A-40140

Please note that this is a part discharge of condition 11 as the Council accepts that the vehicular access needs to be retained whilst the construction/demolition works are taking place.

The construction layout information received 24th March 2016 identifies that the works are due for completion in May 2017. A further approval of condition application will need to be submitted which provides the details of the pedestrian access design from Northumberland Avenue, in line with the comments of the Transport Officer, as below, set out in Reading Borough Council's email to Interserve, dated 1st August 2016, and as agreed in the email from Interserve to RBC of the same date.

"Whilst it is agreed that safety railings are not necessary, given that there is a formal crossing to the north of the existing access and dropped kerbs to south, the footway should be reinstated to line and level with School Keep Clear markings across the pedestrian entrance as indicated by the applicant's Transport consultants within the original Transport Assessment" [as submitted with the original planning application].

A full discharge of the condition will require the submission of these additional details.

In order to discharge the condition, 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