

Ian Sullivan Architectural Design
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Keith Townsend
**Executive Director for Economic
Growth and Neighbourhood Services**

Civic Offices, Bridge Street, Reading, RG1
2LU

☎ 0118 937 3787

Our Ref: 230089

Your Ref:

Direct ☎: 0118 9374729

e-mail: anthony.scholes@reading.gov.uk

Your contact is: Mr Anthony Scholes, Planning

Dear Ian Sullivan Architectural Design,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230089

Application type: Approval of Conditions

Address: 65 Northcourt Avenue Reading RG2 7HF

Proposal: Application for discharge of condition 3, 6, 8, 10, 11, 12, 13, 15 of Application 220218

I refer to your application as described above.

Condition 3

Condition 3 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

The following document is hereby approved pursuant to condition no. 3:

- The Ian Sullivan Architecture Ltd 'External Materials Schedule' dated March 2024, received 8 March 2024

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 6

Condition 6 states:

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

The following document is hereby approved pursuant to condition no. 6:

- Ian Sullivan Architecture Ltd Construction Method Statement, Report Ref: 2685/CMS, and dated September 2023, received by the Local Planning Authority on 22 November 2023

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 8

Condition 8 states:

No development hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted development and shall not be used for any purpose other than bin storage at all times thereafter. REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policies CC5 and TR3 of the Reading Borough Local Plan 2019

The following document is hereby approved pursuant to condition no. 8:

- Ian Sullivan Architecture Ltd Proposed Landscaping Plan Ref: 2685 Dwg No. 250 Rev F Dated 30 January 2024, received by the Local Planning Authority on 30 January 2024

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 10

Condition 10 states:

No development shall commence on site until a plan showing how 4 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

The following document is hereby approved pursuant to condition no. 10:

- The Ian Sullivan Architecture Ltd Proposed Cycle Storage plan ref 2685, Dwg No. 260 Dated 01/2023

Received by the Local Planning Authority on 25th January 2023; and

- The Ian Sullivan Architecture Ltd Car parking Management Plan Ref 2685 Dwg No. 270 Rev A dated 18/10/2023

Received by the Local Planning Authority on 25 October 2023

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 11

Condition 11 states:

Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for staff and visitors has been calculated and provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

The following document is hereby approved pursuant to condition no. 11:

- The Ian Sullivan Architecture Ltd Car parking Management Plan Ref 2685 Dwg No. 270 Rev A dated 18/10/2023

Received by the Local Planning Authority on 25 October 2023

It is noted that the condition is not fully discharged, as the development must be constructed and maintained in accordance with the approved details as above.

Condition 12

Condition 12 states:

No building hereby permitted shall be occupied until the vehicle details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No building/extension shall be occupied until the electric vehicle (EV) charging spaces have been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

The following document is hereby approved pursuant to condition no. 12:

- Ian Sullivan Architecture Ltd Proposed Landscaping Plan Ref: 2685 Dwg No. 250 Rev F Dated 30 January 2024, received by the Local Planning Authority on 30 January 2024

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 13

Condition 13 states:

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. The scheme shall also include suitable planting to the north of the site along the boundary of properties on Wellington Avenue.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of approved building or in accordance with a timetable agreed in writing with the Local Planning Authority prior to first occupation. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

The following document is hereby approved pursuant to condition no. 13:

- Ian Sullivan Architecture Ltd Proposed Landscaping Plan Ref: 2685 Dwg No. 250 Rev F Dated 30 January 2024, received by the Local Planning Authority on 30 January 2024

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 15

Condition 15 states:

No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

The following document is hereby approved pursuant to condition no. 15:

- The 23-10429 - 65 Northcourt Avenue, BREEAM New Construction 2018 - Design Stage - Ver 1 19/07/23 (Fully Fitted), Ref 10429, Dated 19/07/2023, as received by the Local Planning Authority on 9 August 2023

The condition(s) referred to above shall have been only be considered to have been discharged, providing that the development is undertaken 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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Anthony Scholes

Mr Anthony Scholes
Senior Planning Officer