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Our Ref: 240637

Your Ref: PP-13067219-v1

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Your contact is: Sian Hickey, Planning

Dear Anthony Hoskins

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240637

Application type: Approval of Conditions

Address: Hamilton Academy 40 Christchurch Road Reading RG2 7AY

Proposal: Application for Approval of Details Reserved by Conditions 4, 13, and 18 of planning application 231025

I refer to your application as described above.

Condition 4

As a reminder condition 4 states:

4. 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 Policy CC5 of the Reading Borough Local Plan 2019

Condition 13

As a reminder condition 13 states:

13. The development hereby permitted shall not be occupied until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.

The approved lighting plan shall thereafter be implemented as agreed.

REASON: To limit the impact of light pollution from artificial light on nature conservation in accordance with para 180 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

Condition 18

As a reminder condition 18 states:

18. Prior to occupation of the development details of how the allocation of the car parking (including management of the drop off/pick spaces) for staff and visitors shall be submitted to and approved in writing by the local planning authority. This shall include details regarding the management of parking spaces for any proposed community uses. Thereafter the car parking spaces shall be allocated in accordance with the approved plan.

REASON: In the interest of the safety and convenience of all highway users and in accordance with Policy TR3 of the Reading Local Plan 2019.

The following information was submitted:

- Bin Store Housing Specification received 16th May 2024
- Bin Store Elevations, unit dimensions, received 16th May 2024
- Bin Store Foundation Pads, received 16th May 2024
- Bin Store Foundation Slab, received 16th May 2024
- Artificial Lighting Assessment, received 16th May 2024
- Photo examples of anti-vermin trims, received 14th June 2024
- Parking Management strategy, received 14th June 2024

The details were reviewed by the Case Officer, the Ecologist, the Environmental Health Officer, and the Transport Officer. The information provided is sufficient to fulfil the requirements of Conditions 4, 13 and 18 of planning permission 231025. As such, the above documents are hereby **approved** pursuant to conditions 4, 13 and 18.

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

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Sian Hickey
Planning Officer