

Our Ref: WG/KN0052/22

25 June 2024

Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

via the Planning Portal

Dear Sir/Madam,

Application to Discharge Condition 4(2) of Planning Permission 230471
Greggs Unit, Former George and Dragon, 162 Bath Road, Reading
Planning Portal Reference: PP- 13187659

We are instructed by our client, Greene King Commercial Investments Ltd. to submit the enclosed application to discharge condition 4 (2) of Planning Permission 230471 which granted consent for the following development:

“Demolition of existing pub/ restaurant and erection of 1 no Drive Thru retail / bakery unit (Class E) including erection of supporting structures, together with alterations to means of access, car parking, landscaping and associated works.”

Condition 4 (2)

This application seeks to part, and as such fully discharge Condition 4 on the approved Planning Permission 230471. Planning permission 230471 was amended by non-material amendment ref. 240230, which amended the wording of Condition 4 to allow for a Construction Management Plan to be submitted for the demolition phase and construction phase of the new Greggs Unit.

The Condition relating to the relevant stage of construction (Condition 4(2)) is as follows:

“No development shall commence on site, excluding any works of demolition, until a site specific Construction Method Statement has been submitted to and 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 construction;*
- i) Provisions to be made for the control of noise coming from the site during construction;*
- j) Full details of pest control measures following any demolition required including the capping of drains/sewers and baiting arrangements.*

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

Therefore, to support the discharge of condition 4(2) in relation to the construction phase of the development, the following is submitted:

- Construction Method Statement prepared by PCA Build Ltd.

This document relates only to the demolition phase of the development, in tandem with the proposed re-wording of the condition.

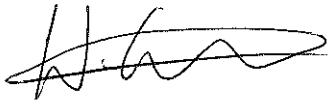
Conclusion

We trust that the information submitted is sufficient to fully discharge condition 4 of planning permission 230471. Subsequently, we request that this condition is discharged without delay.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us.

Yours faithfully,





**William Groarke BA (Hons) MSc
Planner**

william.groarke@walsingplan.co.uk

