

Andy James
BHP Design
St Pauls Place,
40 St Pauls Square,
Birmingham
B3 1FQ

Our Ref: 240150

Your Ref: PP-12775971-v1

e-mail: jonathan.markwell@reading.gov.uk

18 July 2024

Your contact
is: Jonathan Markwell, Planning

Dear BHP Design,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240150

Application type: Approval of Conditions

Address: Bennet Court, Bennet Road, Reading, RG2 0QX

Proposal: Discharge of conditions 3 (Materials), 12 (Demolition and Construction Method Statement), 24 (Sustainable Drainage Strategy), 25 (Landscaping) and 26 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 221936.

I refer to the above application to discharge planning permission conditions 3 (Materials), 12 (Demolition and Construction Method Statement), 24 (Sustainable Drainage Strategy), 25 (Landscaping) and 26 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 221936 and respond as follows:

Condition 3 (Materials)

The materials details, as shown on the following:

Elevations and Sections – As proposed 22-024-PL-05 Rev H
As received 06/02/2024

Elevations (Detailed materials) 22-024-PL-16
External materials schedule; Bennet Court, Reading – Planning Ref: 240150/APPCON Issue 1
22.02.24

& the following technical specifications:

Soleal Next door, Technal by Hydro
Industrial Sectional Doors SPU F42 & SPU 67 Thermo by Hormann
CA Building Products Twin-Therm roof incorporating CA 17 1000L liner and CA 32 1000R external profile by Tata Steel UK Limited
CA Building Products Twin-Therm wall incorporating CA 17 1000L liner and CA 32 1000W external profile by Tata Steel UK Limited

Tental Curtain walling, Technal by Hydro
SoleAL FY65 windows, Technal by Hydro
As all received on 22/02/2024

are approved pursuant to condition 3.

Condition 12 (Demolition and Construction Method Statement)

The Demolition and Construction Method Statement details, as shown on the following:

Demolition and Construction Method Statement by Benniman Rev.1 dated 10.04.2024
As received 19/04/2024

are approved pursuant to condition 12.

Condition 24 (Sustainable Drainage Strategy)

The Sustainable Drainage Strategy details, as shown on the following:

Bennet Court SuDS / Drainage Maintenance by Nolan Associates Ref 2022-124, dated November 2022
As received 22/05/2024

2022-124 100 Rev T5 – Drainage Layout
8085.TPD.5.0 Rev B – Tree Pit Detail 1 of 2
As received 25/06/2024

Bennet Court Reading Drainage Strategy by Nolan Associates Ref 2022-124 Rev 5, dated July 2024
8085.TPD.5.1 Rev C – Tree Pit Detail 2 of 2
As received 04/07/2024

are approved pursuant to condition 24.

Condition 25 (Landscaping)

The Landscaping details, as shown on the following:

22-024-PL-08 - Typical Paladin Fence Details
22-024-PL-17 - Site Layout Plan As Proposed (Surface Materials)
Utilities review by ESC Rev T1 dated 24/11/2023
44661_UG Rev 2 – Utility Survey
As received 19/04/2024

1870-ESC-00-ZZ-DR-Z-1003 Rev T3 –Services Duct Arrangement
Specification for Landscape & Horticultural Works by Aspect Ref 8085.Land.Spec.003 dated May 2024
Landscape Management Plan by Aspect Ref 8085.LMP.004 dated May 2024
As received 22/05/2024

2022-124 100 Rev T5 – Drainage Layout
1870-ESC-00-ZZ-DR-Z-1002 Rev T6 – Proposed Incoming Utility Services Layout
8085.TPD.5.0 Rev B – Tree Pit Detail 1 of 2
As received 25/06/2024

8085.PP.4.0 Rev D - Planting Plan
8085.TPD.5.1 Rev C – Tree Pit Detail 2 of 2.
1870-ESC-00-ZZ-DR-E-2100 Rev T3 – External Lightning Layout.
As received 04/07/2024

are approved pursuant to condition 25.

Condition 26 (Arboricultural Method Statement and Tree Protection Plan)

The Arboricultural Method Statement and Tree Protection Plan details, as shown on the following:

Arboricultural Method Statement by Aspect Ref 11491 AMS.001 Rev C dated June 2024
As received 25/06/2024

are approved pursuant to condition 26.

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.

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

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer