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Our Ref: 240250

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4th April 2024

Mrs L Jackson
Via email only
webenq@mapl.co.uk

Your contact is: Ms Ethne Humphreys, Planning

Dear Mrs Jackson,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240250

Application type: Approval of Conditions

Address: 19 Bennet Road, Reading

Proposal: Application for approval of details reserved by conditions 4 (CMS), 7 (Sedum/green Roof Strategy), 8 (Mechanical Plant), 11 (Contaminated Land), 12 (Remediation Scheme) and 13 (Validation Report) of application 231143

I refer to the above application to discharge planning permissions condition 4 (CMS), 7 (Sedum/green Roof Strategy), 8 (Mechanical Plant), 11 (Contaminated Land), 12 (Remediation Scheme) and 13 (Validation Report) of planning permission 231143 and respond as follows:

Condition 4 (Construction Method Statement)

The Council's Transport officer and Environmental Protection officer has confirmed that the details, as shown on the following:

Construction Phase Plan Rev 03 prepared by KOMFORT services dated 15th February 2024
Received 27th February 2024

Are acceptable. Notwithstanding, the proposed working hours stipulated within the document as starting at 7.30am are not acceptable as this is not consistent with the wording of Condition 15 of planning permission 231143:

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The hours as stipulated in this condition shall be fully adhered to.

Condition 7 (Sedum/green Roof Strategy)

The Council's Ecologist has confirmed that the details, as shown on the following:

Green Roof Specification - Bauder Ltd ref BauderGREEN XF301 lightweight sedum system with BauderGREEN DU UK organic slow release fertilizer
General Maintenance Watering Guide - Extensive green roof systems prepared by Bauder
Extensive Green Roof System XF301 Sedum Blanket 1-2 Slope D0901-00W_1-2Deg_200-Ext-XF301-SM_001
Received 27th April 2024

Are acceptable.

Condition 8 (Mechanical Plant)

The Council's Environmental Protection officer has confirmed that the details, as shown on the following:

Plant Noise Assessment and BREEAM Pol05 prepared by auricl acoustic consulting dated 21st December 2023
Received 27th February 2024

Are acceptable.

Conditions 11 (Contaminated Land), 12 (Remediation Scheme) and 13 (Validation Report)

The Council's Environmental Protection officer has confirmed that the contaminated land details, as shown on the following:

Report on a Ground Investigation ref BJH/23.190 prepared by Michael Aubrey Partnership Limited dated 1st September 2023
Received 27th February 2024

Are acceptable. The contaminated land assessment demonstrates that no remediation nor validation report is required. You are reminded that, in accordance with Condition 14, and in the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.

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.

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 via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ms Ethne Humphreys
Principal Planning Officer