



Ms Gemma Beazley
Via email only
gemma@keenpartnership.co.uk

Emma Gee
Interim Executive Director Economic
Growth and Neighbourhood Services

Civic Centre, Reading, RG1 7AE

☐ 0118 9374085

Our Ref: 220246

e-mail:
ethne.humphreys@reading.gov.uk

26th April 2024

Your contact is: Ms Ethne Humphreys, Planning

Dear Ms Beazley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220246

Application type: Approval of Conditions

Address: Land adj. 135 Norcot Road, Reading

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (CMS), 5 (SAP), 6 (SAP), 7 (AMS & TPP), 8 (Hard and Soft Landscaping), 9 (Biodiversity Enhancements), 10 (Floor Levels), 11 (Cycle Parking) and 13 (EVC) of application 201452

I refer to the above application to discharge conditions 3 (Materials), 4 (CMS), 5 (SAP), 6 (SAP), 7 (AMS & TPP), 8 (Hard and Soft Landscaping), 9 (Biodiversity Enhancements), 10 (Floor Levels), 11 (Cycle Parking) and 13 (EVC) of planning permission 201452 and respond as follows:

Condition 3 (Materials)

The material details, as shown on the following:

Proposed Floor Plans and Elevations 2025-PL-103 (materials annotated on drawing to include Ibstock Leicester Red Stock Brick, Marley Eternit Acme Double Camber Clay Roof Tile)

Received 26th April 2024

Are acceptable.

Condition 4 (CMS)

A plan, purporting to be a CMS plan, was submitted. However, this did not cover any of the pre-commencement criteria required under the condition. Accordingly, this document was not considered acceptable. Nevertheless, it is acknowledged that the construction period for the development has now ceased, and that the development has been completed.

Condition 5 (SAP Design stage)

The SAP design stage details, as shown on the following:

SAP report submission (As designed) dated 4/2/22 prepared by Elmhurst Energy
Received 27th February 2023

Are acceptable.

Condition 6 (SAP As Built)

The SAP as built details, as shown on the following:

SAP report submission (As built) dated 30/10/23 prepared by Elmhurst Energy
Received 26th April 2024

Are acceptable.

Condition 7 (AMS & TPP)

The Council's Natural Environment Officer has confirmed that the details, as shown on the following:

Tree Survey & Preliminary Arboricultural Assessment Report Ref. WC.2024.0103.1 dated 4th March 2024 [Revision v1.2 - 8/3/2024] prepared by Wyatts Consultancy
Received 17th April 2024

Are acceptable.

Condition 8 (Hard & Soft Landscaping)

The Council's Natural Environment Officer has confirmed that the details, as shown on the following:

Landscape Proposals Plan L1 Rev C prepared by David Williams Landscape Consultancy
Landscape and Ecology Management Plan Project P5036 dated 15th February 2024 prepared by The Ecology Co-Op
6 x photos showing locations of planted trees
Received 17th April 2024
3 x photos showing locations of planted trees
Received 25th April 2024

Are acceptable. You are reminded that in respect of landscaping and, as per the condition, any new shrubs/tree planting which die, fail to thrive, become seriously diseased or are removed within a period of 5 years from completion of the works are to be replaced.

Condition 9 (Biodiversity Enhancements)

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

Landscape Proposals Plan L1 Rev C prepared by David Williams Landscape Consultancy
Landscape and Ecology Management Plan Project P5036 dated 15th February 2024 prepared by The Ecology Co-Op
6 x photos showing locations of planted trees
Received 17th April 2024
3 x photos showing locations of planted trees
Received 25th April 2024

8 x photos of bird and bat boxes

Received 1st March 2024

Are acceptable.

Condition 10 (Floor Levels)

The floor level details, as shown on the following:

Landscape Proposals Plan with Floor Levels annotated (and solely for purpose of floor levels)

Received 26th April 2024

Are acceptable.

Condition 11 (Cycle Parking)

The Council's Transport Officer has confirmed that the cycle storage details, as shown on the following,

1 x photo illustrating 8x4 shed at the site which is being used for bike storage.

Received 26th February 2024

Are acceptable.

Condition 13 (EVC)

The Council's Transport Officer has confirmed that the EVC details, as shown on the following,

2 x photos illustrating EV charging point positioned to the right of the front door.

Received 11th January 2024

Are acceptable.

As you are aware, the confirmation in this letter cannot be taken that these conditions are discharged, as the wording of the conditions required for these details to be submitted and approved by the Local Planning Authority prior to the construction of the development.

However, I can confirm that had these details been received at the relevant time (barring condition 4, CMS) they would have been considered acceptable and on the basis of the information provided there are considered to be no outstanding planning matters in relation to the above conditions, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above details.

It is the responsibility of the developer to ensure that all relevant conditions are complied with during the 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