

Sunny Grewal  
Perfect Property Developments Ltd  
35 Ruddlesway  
Windsor  
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Emma Gee  
**Interim Executive Director for Economic  
Growth and Neighbourhood Services**

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Our Ref: 240159

Your Ref: PP-12792118-v1

Direct ☎: 0118 9373625

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3<sup>rd</sup> July 2024

Your contact is: Mr Matt Burns, Planning

Dear Sunny,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 240159

**Application type:** Approval of Conditions

**Address:** 75-81 Southampton Street Reading RG1 2QU

**Proposal:** Application for approval of details reserved by conditions 12 (Noise Assessment), 13 (Air Quality Mitigation), 14 (Biodiversity Enhancements), 15 (Green Roof Details), 16 (Hard and Soft Landscaping), 17 (Design Stage SAP Assessment) and 25 (Thames Water - Strategic Water Main) of planning permission ref. 211636

I refer to your application as described above.

### Condition 12 (Noise Assessment and Mitigation)

The following documents are hereby approved pursuant to condition 12:

- KP Acoustics Noise Impact Assessment Report ref. 21739.NIA.01 Rev B  
Received by the Local Planning Authority on 26<sup>th</sup> February 2024

- Project: 20060 Southampton Street, Reading  
Received by the Local Planning Authority on 8<sup>th</sup> February 2024

### Condition 13 (Air Quality Mitigation)

The following documents are hereby approved pursuant to condition 13:

- KP Acoustics Noise Impact Assessment Report ref. 21739.NIA.01 Rev B  
Received by the Local Planning Authority on 26<sup>th</sup> February 2024

- Project: 20060 Southampton Street, Reading  
Received by the Local Planning Authority on 8<sup>th</sup> February 2024

#### Condition 14 (Biodiversity Enhancements)

The following documents are hereby approved pursuant to condition 14:

- Drawing no. GA08 Rev B – Proposed Elevations  
Received by the Local Planning Authority on 22<sup>nd</sup> April 2024

#### Condition 15 (Green Roof Details)

The following documents are hereby approved pursuant to condition 15:

- Drawing ref. 336\_PN\_01 Rev E – Landscape Plan  
Received by the Local Planning Authority on 3<sup>rd</sup> July 2024  
- Drawing ref. 336\_PP\_01 Rev E – Planting Plan  
Received by the Local Planning Authority on 24<sup>th</sup> June 2024  
- Landscape Specification ref. 336\_PP\_02 Rev D – Planting Plan – Schedule and Specification  
- New Enclosure Landscape Principles document ref. 336\_LS\_01  
- Sempergreen System Structure Biodiverse Roof  
- Sempergreen Bees & Butterflies Blanket  
- Sempergreen Maintenance Instruction Biodiverse Roof  
- Sempergreen Plant List Biodiverse Blanket Bess & Butterflies  
Received by the Local Planning Authority on 4<sup>th</sup> June 2024

#### Condition 16 (Hard and Soft Landscaping)

The following documents are hereby approved pursuant to condition 16:

- Drawing ref. 336\_PN\_01 Rev E – Landscape Plan  
Received by the Local Planning Authority on 3<sup>rd</sup> July 2024  
- Drawing ref. 336\_PP\_01 Rev E – Planting Plan  
Received by the Local Planning Authority on 24<sup>th</sup> June 2024  
- Landscape Specification ref. 336\_PP\_02 Rev D – Planting Plan – Schedule and Specification  
- New Enclosure Landscape Principles document ref. 336\_LS\_01  
- Sempergreen System Structure Biodiverse Roof  
- Sempergreen Bees & Butterflies Blanket  
- Sempergreen Maintenance Instruction Biodiverse Roof  
- Sempergreen Plant List Biodiverse Blanket Bess & Butterflies  
Received by the Local Planning Authority on 4<sup>th</sup> June 2024

#### Condition 17 (Design Stage SAP)

The following documents are hereby approved pursuant to condition 17:

- Jostec Energy Statement for the Proposed Development at 75-81 Southampton Street,  
Reading, RG1 2QU  
Received by the Local Planning Authority on 8<sup>th</sup> February 2024

Condition 25 (Thames Water - Strategic Water Main)

The following documents are hereby approved pursuant to condition 25:

- Thames Water Clean Water Capacity Report – ref. DS6117938 dated 17.05.2024  
Received by the Local Planning Authority on 30<sup>th</sup> May 2024.

The above conditions shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved detail

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.

Yours sincerely

*Matt Burns*

Matt Burns  
Principal Planner