



Reading
Borough Council

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Keith Townsend
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street, Reading, RG1
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Our Ref: 231783

Your Ref: PP-12656783

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Your contact is: Mr Anthony Scholes, Planning

Dear Goadsby Planning & Environment,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231783

Application type: Approval of Conditions

Address: The Woodley Arms Ph Waldeck Street Reading RG1 2RF

Proposal: Part-retrospective discharge of conditions 3 (Student Management Plan), 4 (Air Source Heat Pumps details), 8 (car parking allocation details and Arrivals and Departure Management Plan) and 10 (cycle storage) of permission 171893, as allowed on appeal ref. APP/E0345/W/18/3199152 on 10/10/18.

I refer to your application as described above.

Condition 3

This condition states:

“The development shall be operated at all times in accordance with the Student Management Plan to be submitted to and approved in writing by the local planning authority prior to the beneficial use of the development commencing.”

The following document is hereby approved pursuant to condition no. 3:

- The Stroud Property Management, “Woodley House Student Management Plan”
Received by the Local Planning Authority on 20 December 2023

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 4

This condition states:

“Prior to the beneficial use of the development commencing, details of the Air Source Heat Pumps (ASHPs) including measures to minimise noise, shall be submitted to and approved in writing by the

local planning authority. The development shall be implemented in accordance with the approved details and retained thereafter”

The following document is hereby approved pursuant to condition no. 4:

- MCS Heat Pump Calculator spreadsheet, as received 24 January 2024
- Heat pump Additional Data document, as received 19 June 2024

It is noted that the condition is not fully discharged, as the development must be constructed and maintained in accordance with the approved details as above.

Condition 8

This condition states

“Prior to occupation of the development, car parking allocation details and details of an Arrivals and Departure Management Plan shall be submitted to and approved in writing by the local planning authority. The development shall operate at all times in accordance with the approved details.”

The following document is hereby approved pursuant to condition no. 8:

- The Stroud Property Management, “Woodley House Student Management Plan”
Received by the Local Planning Authority on 20 December 2023

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

Condition 10

This condition states

“Secure, covered and lockable bicycle storage spaces shall be provided and equipped with secure cycle stands in accordance with details to be submitted to and approved by the local planning authority before any part of the development is occupied.”

The following document is hereby approved pursuant to condition no. 10:

- Bin and Bike Store Plan, as received 31 May 2024
- Sheffield bike stand details

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

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 by email or the direct line as above.

Yours sincerely

Anthony Scholes

Mr Anthony Scholes
Senior Planning Officer