

G Choda
Via email only
gc@masonwoodgroup.co.uk

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/22/1848
Your Ref:
Direct: ☎
11/10/2024

Your contact is: Ethne Humphreys, Planning

Dear G Choda,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/22/1848

Application Type: Approval of details reserved by a condition

Location: 31 Milman Road, Reading

Proposal: Application for approval of details reserved by conditions 8 (SAP), 10 (EVC), 11 (Cycle Parking), 13 (CMS), 21 (Archaeology) and 22 (Biodiversity) of permission ref. 210661

I refer to your Approval of Conditions application as described above.

Condition 8 (SAP)

The details, as shown on the following:

Energy Statement and SAP Compliance Report prepared by Wires and Wireless Ltd dated 25th October 2022 Rev A

Received 9th December 2022

Are approved pursuant to Condition 8.

Condition 10 (EVC)

The details, as shown on the following:

DO6 Rev G

Received 27th August 2024

Are approved pursuant to Condition 10.

Condition 11 (Cycle Parking)

The details, as shown on the following:

D03 Rev J and D05 Rev B

Received 27th August 2024

Are approved pursuant to Condition 11.

Condition 13 (CMS)

The details, as shown on the following:

Construction Logistic Management Plan 2022.037/CLP prepared by Masonwood dated 6th October 2022
Received 9th December 2022

Construction Method Statement Drawing No.D07 2022.037
Received 3rd February 2023

Are approved pursuant to Condition 13.

Condition 21 (Archaeology)

The details, are shown on the following:

Specification for Archaeological Watching Brief prepared by BWB dated September 2022
Received 9th December 2022

Are partially approved pursuant to Condition 22.

More specifically, Berkshire Archaeology advises that the submitted Written Scheme of Investigation (WSI) for an archaeological watching brief is acceptable. With this WSI agreed, Berkshire Archaeology has no objection and recommends partial discharge of the condition. However, only once the watching brief has been fully implemented in line with the WSI and a final report detailing the results has been submitted to the Local Planning Authority (as a further separate approval of details application) would Berkshire Archaeology be able to recommend fully discharging this condition.

Condition 22 (Biodiversity)

The details, as shown on the following:

Ecology Statement prepared by Masonwood dated 1st March 2023 2022.037/Eco_RevC
Proposed Landscaping Drawing No.D01 Rev D 2022.037
Received 1st March 2023

Are approved pursuant to Condition 22.

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 email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Principal Planner

