

Greg Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

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

Our Ref: PL/24/1136
Your Ref:
PP-13368857

20 December 2024

Your contact is: Anthony Scholes, Planning

Dear Mr Farrell

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1136

Application Type: Approval of details reserved by a condition

Location: Land Adjacent to 80 Mount Pleasant, Reading, RG1 2TD

Proposal: Application for Approval of Details Reserved by Conditions 4 (Construction method statement.), 5 and 6 (Energy assessment by SAP assessor) of application 220621

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

Condition 4

This condition states:

"No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority"

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

- The Greg Farrell Building & Design Consultant, 'CMS Construction Method Statement'
Received by the Local Planning Authority on 9 December 2024

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

Condition 5

This condition states:

"No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor."

The following document is hereby **approved** pursuant to condition no. 5:

- The Regulations Compliance Report reference: 7358-0001-GF-80MP, prepared by James Turner, and dated 4 September 2024
Received by the Local Planning Authority on 29 August 2024

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

Condition 6

This condition states:

"The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor."

It is noted that the condition is **not discharged**, as the condition requires an 'as built' SAP report. Following completion, further information will be required.

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

Anthony Scholes

Anthony Scholes
Senior Planning Officer