

Mr Ben Reed
Leylands Farm
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Emma Gee
Acting Executive Director for
Economic Growth and
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Our Ref: PL/24/1632
Your Ref:
PP-13615390
Direct: ☎
22 January 2025

Your contact is: Anthony Scholes, Planning

Dear Ben,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1632

Application Type: Approval of details reserved by a condition

Location: READING LINK RETAIL PARK, ROSE KILN LANE, READING

Proposal: Application for Approval of Details Reserved by Condition 8 (Sustainable Urban Drainage) and, Condition 5 (Proposed site plan showing location and number of cycle storage spaces) of application 231077

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

Condition 8 – Sustainable Urban Drainage

Condition 8 states:

“No development shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
i. a timetable for its implementation, and
ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”

The following is **approved** pursuant to condition no. 8:

- The 'Bluesky Unlimited, Sustainability and Energy Statement and dated 3 October 2024
- The 'Aventus Design', Drainage Strategy, and dated 8 October 2024
- The 'Aventus Design', Schematic Drainage Layout, Drawing No. H1464-410, and dated October 2024

Received by the LPA on 16 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 – Cycle storage details

Condition 5 states:

“No development shall commence on site until a plan showing how 48 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles only at all times thereafter.”

The following is **approved** pursuant to condition no. 10:

- The ‘Ben Reed Architects’, Proposed Site Plan (as marked up in red), and dated 10 September 2024
Received by the LPA on 21 January 2025

It is noted that the condition is not fully discharged, as the development must be undertaken 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 via email address or the direct line as above.

Yours sincerely

AS

Anthony Scholes
Senior Planning Officer