

Housing Property Services
Reading Borough Council
c/o Hannah Barnard
Michael Aubrey Barrow Limited
6 Ivanhoe Road,
Finchampstead,
RG40 4QQ

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Our Ref: PL/24/1532
Your Ref:
PP-13558601

30 January 2025

Your contact is: Gary Miles, Planning

Dear Hannah,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1532

Application Type: Approval of details reserved by a condition

Location: 99 HARTLAND ROAD, READING, RG2 8AF

Proposal: Application for Approval of Details Reserved by Conditions 2 (ASHP Sound Calculation) and 7 (Arboricultural Method Statement) of application PL/24/1025

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

Condition 2

Condition 2 states: No development shall commence until the Air Source Heat Pump (ASHP) specification and a noise assessment using MCS planning standards for Air Source Heat Pumps has been submitted to and been approved in writing by the Local Planning Authority. The Air Source Heat Pump shall not be provided except in strict accordance with the approved specification and noise assessment and maintained as such at all times thereafter.

REASON: To safeguard the amenities of the surrounding properties and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

The following submitted information is **approved** pursuant to Condition 2:

Aerona3 R32 Range (GRANT UK) Air Source Heat Pump Technical Specification document.

Heat Pump HPID10R32 Noise Assessment (GRANT UK) Reference: DR-8290

No further details are required to be submitted to satisfy the requirements of this condition.

Condition 5

Condition 5 states: No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant

recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

The following submitted information is **approved** pursuant to Condition 5:

Arboricultural Method Statement Revision E JSL4864_771E (RPS) rev. E dated 2 January 2025

No further details are required to be submitted to satisfy the requirements of this condition.

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,

SDV

pp

Gary Miles
Planning Officer