

Mr Philip Price
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Redcliffe Way
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Our Ref: PL/24/1431

Your Ref: PP-13511884

13/05/2025

Your contact is: Jonathan Markwell, Planning

Dear Mr Philip Price

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1431

Application Type: Approval of details reserved by a condition

Location: Wensley Road, Reading, RG1 6EA

Proposal: Discharge of conditions 9 (EV Charging Points), 15 (Bus Stop Details), 22 (Pest & Vermin Control), 24 (Boundary Details), 25 (Landscape Management Plan) and 37 (External Lighting) of planning permission 200122, as granted on 16/12/2020.

I refer to the above application to discharge planning permission conditions 9 (EV Charging Points), 15 (Bus Stop Details), 22 (Pest & Vermin Control), 24 (Boundary Details), 25 (Landscape Management Plan) and 37 (External Lighting) of planning permission 200122, as granted on 16/12/2020, and respond as follows:

Condition 9 (EV Charging Points)

The EV Charging Points details, as shown on the following:

- EV Charger Data Sheet (Eve Double Pro-line – Dated October 2020) (8 pages)
- Electrical Supply Points – Wensley Road Site by Scottish & Southern Electricity Networks Grid Ref: SU70027192
As all received on 25/10/2024
- 2131-NBP-XX-XX-GA-E-140 Rev C20 - External Electrical Site Services Layout (Sheet 1 of 3)
- 2131-NBP-XX-XX-GA-E-141 Rev C22 - External Electrical Site Services Layout (Sheet 2 of 3)
- 2131-NBP-XX-XX-GA-E-142 Rev C20 - External Electrical Site Services Layout (Sheet 3 of 3)
- 2131-NBP-XX-XX-GA-E-140 Rev C8 - External Electrical Site Services Layout (Sheet 1 of 3)
Proposed EVC Ducts
- 2131-NBP-XX-XX-GA-E-141 Rev C10 - External Electrical Site Services Layout (Sheet 2 of 3)
Proposed EVC Ducts
- 2131-NBP-XX-XX-GA-E-142 Rev C9 - External Electrical Site Services Layout (Sheet 3 of 3)
Proposed EVC Ducts
- Letter by HTA - Response to RBC Planning Officer Comments - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431)

As all received on 12/03/2025

- RBC-WLR_HTA-A_XX_00_DR_0132 Rev B - EV Parking Strategy
- Letter by HTA - Response to RBC Planning Officer Comments – 28.04.2025 - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431)

As all received on 28/04/2025

are approved pursuant to condition 9.

Condition 15 (Bus Stop Details)

The Bus Stop details, as shown on the following:

- Bus Stop Technical Specification - Hydra design bus shelter by JCDecaux (8 pages)
 - Letter by HTA - Response to RBC Planning Officer Comments - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431)
- As both received on 12/03/2025
- Letter by HTA - Response to RBC Planning Officer Comments – 28.04.2025 - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431), as received on 28/04/2025

are approved pursuant to condition 15.

Naturally, as per the wording of condition 15, the bus shelter will in due course be required to be provided in accordance with these approved details at the requisite time for the condition to be fully discharged. For the avoidance of doubt, this is a compliance requirement, so will not require any further submission to the local planning authority for approval.

Condition 22 (Pest & Vermin Control)

The Pest & Vermin Control details, as shown on the following:

- Prevention Measures for Vermin & Pests Condition 22 Report by HTA dated October 2024 Issue PO2, as received 25/10/2024
- Letter by HTA - Response to RBC Planning Officer Comments - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431), as received 12/03/2025

are approved pursuant to condition 22.

Condition 24 (Boundary Details)

The Boundary details, as shown on the following:

- M43749-JNP-90-XX-DR-C-2019 Rev C07 – Hard Surfacing Layout (Sheet 1 of 4)
- M43749-JNP-90-XX-DR-C-2020 Rev C05 – Hard Surfacing Layout (Sheet 2 of 4)
- M43749-JNP-90-XX-DR-C-2021 Rev C09 – Hard Surfacing Layout (Sheet 3 of 4)
- M43749-JNP-90-XX-DR-C-2022 Rev C07 – Hard Surfacing Layout (Sheet 4 of 4)
- M43794-JNP-90-XX-DR-C-2011 Rev C07 – External Levels (Sheet 1 of 4)
- M43794-JNP-90-XX-DR-C-2012 Rev C08 – External Levels (Sheet 2 of 4)
- M43784-JNP-90-XX-DR-C-2013 Rev C11 – External Levels (Sheet 3 of 4)
- M43794-JNP-90-XX-DR-C-2014 Rev C09 – External Levels (Sheet 4 of 4)

As all received on 25/10/2024

- RBC-WLR_HTA-A_XX_00_DR_1120 Rev E - Boundary Treatment Site Plan (Page 1 of 3)
- RBC-WLR_HTA-A_XX_00_DR_1121 Rev E - Boundary Treatment Site Plan (Page 2 of 3)
- RBC-WLR_HTA-A_XX_00_DR_1122 Rev E - Boundary Treatment Site Plan (Page 3 of 3)
- RBC-WLR_HTA-A_XX_SE_DR_8050 Rev B – Typical Garden Wall Details
- Letter by HTA - Response to RBC Planning Officer Comments - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431)
As all received on 12/03/2025
- Mammal Gap Locations, as received 24/03/2025
- Letter by HTA - Response to RBC Planning Officer Comments – 28.04.2025 - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431), as received on 28/04/2025

are approved pursuant to condition 24.

Condition 25 (Landscape Management Plan)

The Landscape Management Plan details, as shown on the following:

- 5 year Landscape Management Plan by HTA dated 23/04/2025 Ref RBC-WLR_HTA-L_SP_1700 Rev B, as received on 28/04/2025
- Letter by HTA - Response to RBC Planning Officer Comments - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431), as received on 12/03/2025
- Letter by HTA - Response to RBC Planning Officer Comments – 28.04.2025 - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431), as received on 28/04/2025

are approved pursuant to condition 25.

Condition 37 (External Lighting)

The External Lighting details, as shown on the following:

- External Lighting Proposals by Norman Bromley Partnership Ref BS 2131 Rev 10 dated January 2025
- 2131-NBP-XX-XX-GA-E-140 Rev C20 - External Electrical Site Services Layout (Sheet 1 of 3)
- 2131-NBP-XX-XX-GA-E-141 Rev C22 - External Electrical Site Services Layout (Sheet 2 of 3)
- 2131-NBP-XX-XX-GA-E-142 Rev C20 - External Electrical Site Services Layout (Sheet 3 of 3)
- 2131-NBP-XX-XX-GA-E-140 Rev C8 - External Electrical Site Services Layout (Sheet 1 of 3)
Proposed EVC Ducts
- 2131-NBP-XX-XX-GA-E-141 Rev C10 - External Electrical Site Services Layout (Sheet 2 of 3)
Proposed EVC Ducts
- 2131-NBP-XX-XX-GA-E-142 Rev C9 - External Electrical Site Services Layout (Sheet 3 of 3)
Proposed EVC Ducts
- Letter by HTA - Response to RBC Planning Officer Comments - Wensley Road Phase 1 – Conditions 9, 15, 22, 24, 25, 37 (PL/24/1431)
As all received on 12/03/2025

are approved pursuant to condition 37.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.