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Our Ref: PL/25/0444
Your Ref:
PP-13878335
Direct: ☎
27 May 2025

Your contact is: Anthony Scholes, Planning

Dear Mr Rajinder Sandhu

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0444

Application Type: Approval of details reserved by a condition

Location: CORAL, 233 LONDON ROAD, READING, RG1 3NY

Proposal: Application for Approval of Details Reserved by Conditions 3, 5, 7, 8, 9, 14, 16, 18 of application 220678

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

Condition 3 – Material specifications

The following document is hereby approved pursuant to condition no. 3

- The White house design ltd, 'External material specification', Dated February 2025
Received by the Local Planning Authority on 8 April 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.

Condition 5 – Construction method statement

The following documents are hereby approved pursuant to condition no. 5

- The White house design ltd, 'Construction logistics plan', dated February 2025
Received by the Local Planning Authority on 21 March 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.

In addition, footpath and road closures require separate permission from Council's network management team.

Condition 7 – Landscaping

The following documents are hereby approved pursuant to condition no. 7

- The Clive Warwick Landscape Design, 'Planning & Implementation Notes', Drawing No. CWLD-TWHD-LR-2465-02 Rev A

- The Clive Warwick Landscape Design, 'Proposed Landscaping Arrangements', Drawing No. CWLD-TWHD-LR-2465-01 Rev A
- The Clive Warwick Landscape Design, 'Maintenance Notes', Drawing No. CWLD-TWHD-LR-2465-03 Rev A

Received by the Local Planning Authority on 27 May 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.

Condition 8 – Pre-commencement SAP

The following documents are hereby approved pursuant to condition no. 8

- The Building Regulations Part L compliance report, prepared by Connor Lewis

Received by the Local Planning Authority on 21 March 2025

Condition 9 – Pre-occupation SAP

This condition is pre-occupation certification that the above condition details have been implemented. As such this condition is **NOT DISCHARGED**.

Condition 14 – Biodiversity Enhancements

The following documents are hereby approved pursuant to condition no. 14

- The Nature Bureau, 'Biodiversity enhancement statement' version 002, dated 20 May 2025

Received by the Local Planning Authority on 20 May 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.

Condition 16 – MVHR

The following documents are hereby approved pursuant to condition no. 16

- The Envirovent, Drawing No. ENV-12129 Rev A Titled 'New Build'
- The Envirovent, Drawing No. ENV-12129 Rev A Titled 'Proposed Block'
- The KP Acoustics Ltd, Acoustic design review, ref: 29640.BS.01

Received by the Local Planning Authority on 9 April 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.

Condition 18 – Cycle storage

The following documents are hereby approved pursuant to condition no. 18

- The White House Design Ltd, Drawing No. YG/233/2024/C18, titled 'Condition 18 Proposed Cycle Storage', dated 6 May 2025

Received by the Local Planning Authority on 6 May 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.

Yours sincerely

AS

Anthony Scholes
Principal Planning Officer