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Matthew Harding
Principal Planner
Planning, Directorate for Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Our reference: JO-687-LET-01-C

Your reference: PL/24/1669

30 May 2025

Dear Matthew,

Erection of a Covered Storage Unit
Elis UK Ltd, 72 George Street, Reading, RG4 8DW

I am writing as the applicant's agent for the above proposal. The application was submitted on 12th December 2024 and to date it has still not been validated, over 5 months on.

I refer to email correspondence with yourself to try and seek clarification as to the lack of progress in validating and determining the application.

We have already submitted the following documents:

- (1) Supporting Planning Statement
- (2) Flood Risk Assessment
- (3) Arboricultural Development Report

Paragraph 1.1 of the Supporting Planning Statement provides some context for the proposed storage unit. Elis UK Ltd. is a commercial laundry operation for laundering work wear primarily for the health and hospitality sectors.

There will be no change to the current operations and no intensification of use at the site as a result of the proposal. The site is a long-established commercial use since at least the 1980s.

You have sent us the link to Reading Borough Council's Validation Requirements document (November 2021) and are now requesting submission of various additional documents prior to validating the application. This is the first time in 5 months that this has been mentioned. If confirmed, this would involve researching and commissioning 3rd party reports which would be costly and time-consuming for the applicant and you have given a deadline of 10th June which is unrealistic.

I have viewed the Validation Requirements document for full planning applications (Minor – less than 1000m² or less than 10 dwellings). I have listed the documents you request below with our comments on each:

- Air Quality Statement

On the Proposals Map the site is within an Air Quality Management Area where Policy EN15 "Air Quality" applies. The policy says development should have regard to the need to improve air quality and reduce the effects of poor air quality.

The proposed covered storage unit will not change the current operations or intensify the use of the site. It will not introduce a sensitive use such as residential, school, hospital or care facility or intensify such as use within the AQMA.

- Contaminated Land Survey / Report

No ground works are proposed and the site does not have any known or suspected contamination. The building will be surface mounted without any foundations.

- Planning Statement

This has been submitted with reference JO-687-SPS-01-B.

- Sustainability Statement

The Validation Requirements document refers to the Sustainable Design and Construction SPD (December 2019). The sustainable design checklist for non-residential development is shown on pages 34-36. None of the sub-sections are considered relevant to the proposal which is a covered storage unit for an existing use. However some relevant information is provided below which should suffice for this issue:

Proposed Materials:

- Roof Quadcore - 40mm PIR cladding-Kingspan to fire boundary conditions.
- Rear 20m elevation is to have a class A 1 hour fire rated wall cladding with 100mm mineral wool which is more environmentally friendly.
- Frame to have intumescent paint on all primary steels – this is a specialized coating designed to react to heat, particularly in the event of a fire, by swelling up and forming a protective layer.
- The two side walls would be single skin steel walls.

Proposed Building:

- Not for human occupation.
- To provide cover for materials which are currently stored outside in the yard.
- No heating or air-conditioning is to be fitted as it is not required for such a facility which is a building of low energy demand.
- No additional hard standing is to be created, so no more surface drainage is required to reduce the materials and environmental impact.
- The building is to be surface mounted, without the materials and environmental impact of any groundworks.

- Noise Impact Assessment

The Elis site is not a noise sensitive development which could be adversely affected by noising features such as a railway, road or city centre location. Also, the proposal is not a noise generating use.

- Transport Statement

The proposal does not generate a parking or traffic impact. There will be no change to existing access and parking arrangements, as stated on the application form.

- Vehicle Parking & Waste Storage details

There will be no change to the existing operations on the site in terms of vehicle parking and waste storage.

- Vent/Flue & ventilation details (if mechanical ventilation is required)

No mechanical ventilation is proposed in the covered open fronted canopy storage.

We therefore request that given the information provided above, that the application is validated as soon as possible, allocated to a Development Management Planning Officer (which may be yourself) and determined on the basis of the various information now submitted.

If additional information is required we will use our best endeavours to address this at the appropriate time.

Thank you.

Yours sincerely,

Nick Griffin MRTPI
Managing Director