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Our Ref: PL/25/0479
Your Ref:
PP-13887844
Direct: ☎
11 July 2025

Your contact is: Anthony Scholes, Planning

Dear Mr Parwinder Singh

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0479

Application Type: Approval of details reserved by a condition

Location: 142 WHITLEY WOOD LANE, READING, RG2 8PP

Proposal: Application for Approval of Details Reserved by Conditions 3, 4, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, and 23 of permission 23/1793.

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

Condition 3 – External Materials

The following documents are hereby approved pursuant to condition no. 3

- Drawing No: 05(ML)04 – Rev B – Existing and proposed south west elevation
- Drawing No: 05(ML)02 – Rev B – Existing and proposed north west elevation
- Drawing No: 05(ML)01 – Rev B – Existing and proposed north east elevation
- Drawing No: 05(ML)03 – Rev B – Existing and proposed south east elevation

Received by the Local Planning Authority on 8 July 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 4 – Construction Method Statement

The following documents are hereby approved pursuant to condition no. 4

- The Construction Method Statement prepared by Sandhuz Construction Ltd, and dated March 2025

Received by the Local Planning Authority on 10 June 2025

- Drawing No. 24-019-04(ML)10 – Site Layout incorporating construction management plan

Received by the Local Planning Authority on 30 June 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 7 – Bicycle Parking

It is noted that the condition is **not discharged**, as the development must be undertaken in accordance with the approved details.

Condition 8 – Refuse and Recycling

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

- Drawing No: L1097L01 – Rev D – Landscape general arrangement plan
Received by the Local Planning Authority on 11 July 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 9 – EV Charging Scheme

The following documents are hereby approved pursuant to condition no. 9

- Drawing No: 03(ML)03 – Rev C – Proposed Site Plan
Received by the Local Planning Authority on 9 July 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 10 – Standard Assessment Procedure

The following documents are hereby approved pursuant to condition no. 10

- The Elmhurst Energy, Plot 1 SAP Report Submission for Building Regulations Compliance, RG2 8PP SAP dated 1 May 2025
 - The Elmhurst Energy, Plot 2 SAP Report Submission for Building Regulations Compliance, RG2 8PP SAP dated 1 May 2025
 - The Elmhurst Energy, Plot 3 SAP Report Submission for Building Regulations Compliance, RG2 8PP SAP dated 1 May 2025
- Received by the Local Planning Authority on 1 May 2025

Condition 12 – Hard and Soft Landscaping

The following documents are hereby approved pursuant to condition no. 12 parts a-d only:

- Drawing No: ML(03)03 – Rev B – Proposed Site Plan
Received by the Local Planning Authority on 3 June 2025
 - The 'Urban Spec', product warranty and maintenance information for the 'Extensive Sedum Green Roof system'
 - The 'Urbanscape', Green roof system information for the 'Extensive Sedum Green Roof system'
 - The 'Knauf insulation', FAQ for the 'Extensive Sedum Green Roof system'
- Received by the Local Planning Authority on 10 June 2025
- Drawing No: L1097L02 – Rev A – Planting Plan
 - The 'Davis Landscape Architecture', Landscape Management and Maintenance Plan, dated 13 June 2025
 - The 'Davis Landscape Architecture', Soft Landscape Specifications, dated 13 June 2025
 - Drawing No: L1097SK03 – Rev A – Planting Plan Markup
Received by the Local Planning Authority on 9 July 2025
 - Drawing No: L1097L01 – Rev D – Landscape general arrangement plan
 - Drawing No: L1097D01 – Rev A – Tree pit detail
Received by the Local Planning Authority on 11 July 2025

It is noted that part e) relating to services has not been discharged, and the condition is only partially discharged.

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 14 – Habitat Enhancement Scheme

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

- Drawing No: 05(ML)04 – Rev B – Existing and proposed south west elevation
- Drawing No: 05(ML)02 – Rev B – Existing and proposed north west elevation
- Drawing No: 05(ML)01 – Rev B – Existing and proposed north east elevation
- Drawing No: 05(ML)03 – Rev B – Existing and proposed south east elevation

Received by the Local Planning Authority on 8 July 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 15 – Acoustic Assessment

The following documents are hereby approved pursuant to condition no. 15

- The Anglia Consultants, 'Noise Assessment Report' ref: A1752

Received by the Local Planning Authority on 26 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.

Condition 16 – Contaminated Land Assessment

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

- The Earth Environmental, 'Phase I & II combined geo-environmental site investigation', Ref R4210/25, dated February 2025

Received by the Local Planning Authority on 26 March 2025

Condition 17 – Remediation Scheme

The following documents are hereby approved pursuant to condition no. 17

- The Earth Environmental, 'Phase I & II combined geo-environmental site investigation', Ref R4210/25, dated February 2025

Received by the Local Planning Authority on 26 March 2025

Condition 18 – Remediation implementation

Further details are required following implementation of the remediation in line with the condition. This condition is therefore **not discharged**.

Condition 23 – Pre-installation mechanical plant

The following documents are hereby approved pursuant to condition no. 23

- The Anglia Consultants, 'Noise Assessment Report' ref: A1752

Received by the Local Planning Authority on 26 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, any variation from the approved details will require a separate discharge of conditions application.

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

Anthony Scholes

Anthony Scholes
Principal Planning Officer