

Mr Michael Thurlow
The Stables,
Mill Lane,
Sidlesham,
Chichester,
PO207NA

Your contact is: Ethne Humphreys, Planning

Dear Mr Michael Thurlow

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0807

Application Type: Approval of details reserved by a condition

Location: ROYAL BERKSHIRE ARCHIVES, 9 COLEY AVENUE, READING, RG1 6AF

Proposal: Application for Approval of Details Reserved by Conditions 5 (Hard and Soft Landscaping) and 7a (Biodiversity Enhancements), 8i (BREEAM/Sustainability Assessment) and 8ii (PV Panels) of application PL/21/1485

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

Condition 5 (Hard and Soft Landscaping)

The details, as shown on the following:

Proposed and Existing Services Plan 6140-P-30 Rev P03

Received 18th July 2025

Landscape proposals d467_001a dated July 2025

Planting and Maintenance Specification d467.02.2 Issue 2 July 2025

Planting Plans and Schedule - sheet 1 of 2 - Shrubs, Perennials and Grasses d467_002b dated July 2025

Planting Plans and Schedule - sheet 1 of 2 – Trees d467_006 dated July 2025

Section: Tree pit detail for Selected Standard planted in hard standing with structural support d467_005 dated July 2025

Plan: Tree pit detail for Selected Standard planted in hard standing with structural support d467_007 dated July 2025

Tree pit detail for Standard 8-10cm min. girth tree planted in soft ground d467_003 dated May 2025

Hard Landscaping Specification dated July 2025

Received 10th July 2025

Proposed External Finishes and Furniture 6140-P-25. Rev P02

Received 2nd June 2025

Are approved pursuant to condition 5.

Condition 7a (Biodiversity Enhancements)

The details, as shown on the following:

Bird and Bat Boxes Technical Note prepared by Diversity dated 30 May 2025 Ref.d467.3

Received 2nd June 2025

Are approved pursuant to condition 7a. The biodiversity enhancements shall be installed, and photos of the enhancements post installation shall be provided to the Local Planning Authority prior to occupation of the development.

8i (BREEAM/Sustainability Assessment)

The details, as shown on the following:

Sustainability Assessment Technical Note prepared by Method Consulting dated 28/05/2025 Ref. 2494IRB-MET-XX-XX-T-O-9813-A2-C02

Sustainability Measures Summary prepared by Method Consulting dated May 2025 Ref. 2494IRB-MET-XX-XX-L-O-9803 -S3-P02

Project Sustainability Matrix Design Stage Overview prepared by Method Consulting Ref. 2494IRB-MET-XX-XX-T-O-9830-A2-C02

Received 2nd June 2025

Are approved pursuant to condition 8i.

Please note that Condition 9 requires:

The building shall not be brought in to use until 1) a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licenced assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition; Or, a report demonstrating compliance with the criteria referred to in the Condition (8) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

8ii (PV Panels)

The details, as shown on the following:

Proposed Roof Level Services Layout 7896/ME/0004 T1 dated April 2025

Received 2nd June 2025

Photovoltaic Panel Maintenance Strategy prepared by MTPC dated July 2025 Rev.0

Received 18th July 2025

Proair Electrical Specification Extract PVs Rev 1

Received 22 July 2025

Are approved pursuant to condition 8ii.

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 address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Principal Planner