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Our Ref: 231815

Your Ref: PP-12659845-v1

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Date: 1st March 2024

Your contact is: Sian Hickey, Planning

Dear Anthony Hoskins,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 231815

Application type: Approval of Conditions

Address: Discharge of conditions 5 (arboricultural method statement), 7 (biodiversity enhancements), 8 (muga fence), 11 (construction method statement, and 17 (EV charging) of planning application 231025

I refer to your application as described above.

As a reminder, Condition 5 states:

5. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

The following information was submitted:

Arboricultural Method Statement ref J64.56, dated 14 February 2024 from Broad Oak Tree Consultants Ltd received 15th February 2024

The details were reviewed by the case officer and the Natural Environment officer. The information is considered sufficient to fulfil the requirements of Condition 5 of planning permission 231025. As such, this condition is hereby discharged.

As a reminder, Condition 7 states:

7. The development hereby permitted shall not be occupied until details of biodiversity enhancements, including bird nesting and bat roosting opportunities on the buildings have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: In the interests of avoiding harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

The following information was submitted:

Ecological Impact Assessment received 14th December 2023

The above document was reviewed by the Ecologist. The information is considered satisfactory to fulfil the requirements of Condition 7 of planning permission 231025. As such, this condition is hereby discharged.

As a reminder, Condition 8 states:

8. The MUGA fence shall be constructed to incorporate a suitably designed and installed EDPM system to reduce noise from ball impacts, and this system shall be kept maintained in accordance with manufacturer's instruction for the lifetime of the fence.

REASON: In the interests of the amenity of neighbours in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The following information was submitted:

Protek Twinwire Anti Vibration Rubber plan/document received 14th December 2023

The above details were reviewed by the Environmental Health Officer. The plan has been submitted showing a rubber part to be installed in the fence. This does not show the construction of the fence and how the rubber fits into this. However, I note that the condition does not require submission of details therefore this is acceptable.

As a reminder, Condition 11 states:

11. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

Construction Management Plan received 16th February 2024

The above details were reviewed by the case officer, the Transport Development Control officer, the Natural Environment officer and the Environmental Health officer.

The Natural Environment officer confirmed the details provided are acceptable in tree terms.

The Environmental Health officer confirmed she is satisfied with the details submitted for noise, dust and pest control elements of this condition.

The Transport officer confirmed the details provided for points a-e are acceptable. However, with regards to point c, any gates must open in towards the site, away from the pedestrian footway.

The information is considered satisfactory to fulfil the requirements of Condition 11 of planning permission 231025. As such, this condition is hereby discharged.

As a reminder, Condition 17 states:

17. The development hereby permitted shall not be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within the site to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following information was submitted:

Drawing No. 0100 Rev C04 - Proposed Site Plan received 15th February 2024

The Transport officer confirmed 5no. electric charging spaces are illustrated on the submitted plan which is acceptable.

The information is considered satisfactory to fulfil the requirements of Condition 17 of planning permission 231025. As such, this condition is hereby discharged.

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 by email or the direct line as above.

Yours sincerely

S. Hickey

Sian Hickey
Planning Officer