

Our ref: LB1288

Matthew Brewer

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Reading Borough Council
Planning,
Reading Borough Council Civic Offices,
Bridge Street,
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Dear Sir/Madam

ST LAWRENCE HOUSE, ABBEY SQUARE, READING, RG1 3AG
DISCHARGE OF PLANNING CONDITION 4 - WASTE: REF. 231091

On behalf of our client, Happy Valley Recreation Ltd, please find enclosed an application for the discharge of Condition 4 (Waste) in relation to planning application Ref:231091 granted consent on 22nd November 2023 at the above site for the:

"Proposed Change of Use to allow flexible use Including Class E and Class F(1) Non residential Institutions."

This application specifically relates to the following condition:

Condition 4 – Waste

"Prior to first occupation of any Class E(a) or E(b) use details of the commercial refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The E(a) or E(b) hereby approved shall be implemented only in accordance with these approved details unless otherwise agreed with the Local planning Authority."

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019."

The application comprises the following documents:

- Application Form
- Existing Plan
- Proposed Plan
- Bin Store Drawing

The enclosed plans and drawings address the requirements of Condition 4 as listed above. The plans include the Existing Plan, Proposed Plan including the location of the bin store and the Bin Store Drawing which highlights how the space will be used and accessed. The bin store provides storage for separate receptacles for mixed dry recycling, glass recycling, food waste and general waste. The plans and drawings demonstrate compliance with Condition 4.

We trust the above is in order, however, should you have any queries or require further information please contact Matt Brewer on the above details. We look forward to receiving confirmation of receipt and validation of this condition discharge application.

Yours sincerely

Matt Brewer
URBANSPACE Planning Ltd

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