

FAO Mr Tim Salt (Berkeley Homes Ltd)
Chelsea Bridge Wharf,
380 Queenstown Road,
London,
SW11 8PE

VIA EMAIL ONLY

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/0795

Your Ref:

PP-14040104

Direct: ☎ 07855125859
17/09/2025

Your contact is: Alison Amoah, Planning

Dear Tim,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0795

Application Type: Approval of details reserved by a condition

Location: Green Park Village, Phase 6A, 55 FLAGSTAFF ROAD, READING

Proposal: Application for Approval of Details Reserved by Conditions 10 (Parking), 36 (Landscaping), 43 (Waste Management) and 48 (Dwelling Emissions) of application PL/17/1019 (for conditions 10, 36 and 43 – the redischarge of some details as originally approved under 220972, 200758, and 221016 respectively) (amended)

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

Please note that the following amended details under conditions 10, 36 and 43 are as a result of changes agreed under NMA PL/25/0794. The amended details only relate to a specific part of Phase 6A, so not all plans as originally approved under the above condition references are superseded by this discharge of conditions approval, as noted below.

Condition 10 – Parking Allocation

- Traffic and Parking Management Scheme, Rev 2 (August 2025), received 12th August 2025 (and appendices as below)
 - Drawing no: G259-BAL-XX-00-DR-A-10-0062 Rev X – GA Plans – Site Ground Floor Parking Allocation, received 12th August 2025 (Appendix 1)
 - Phasing Plan Phase-001 Rev R, received 12th August 2025 (Appendix 2)
- (complete revision of plans approved under condition 10 approved under 220972)*

Condition 36 – Landscaping

- MA.3067-06-2000 Rev M – Ground Floor Hardworks 1 of 1
 - MA.3067-06-2500 Rev H – Ground Floor Levels Strategy 1 of 4
 - MA. 3067-06-3000 Rev M – Ground Floor Planting Plan 1 of 4
 - MA.3067-06-3004 Rev K – Detailed Plant Schedule Ground Floor
- (revision of some plans approved under 200758 – remaining still apply)*

Condition 43 - Waste Management

- G259-BAL-XX-01-DR-A-90-0006 Rev B – Refuse Store Locations & Travel Distance
(revision of one plan approved under 221013 - remaining still apply)

Condition 48 – Dwelling Emissions

- Block Compliance – Calculation Type: New Build (As Designed), Block 4, dated 31/10/19, received 16th June 2025
- Block Compliance – Calculation Type: New Build (As Designed), Block 5, dated 31/10/19, received 16th June 2025
- Block Compliance – Calculation Type: New Build (As Designed), Block 6, dated 31/10/19, received 16th June 2025
- Block Compliance – Calculation Type: New Build (As Designed), Block 7, dated 31/10/19, received 16th June 2025

The Block Compliance reports show that over 50% of the dwellings within Blocks 4, 5, 6 & 7 (i.e. Phase 6A as approved under ref: 171019) achieve at least a minimum of 19% improvement. This meets and exceeds the requirements of condition 48 as follows:

48. The residential development hereby permitted (phase or part of a phase) shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the Local Planning Authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition).] Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

As this condition had a pre-occupation trigger and all dwellings are now occupied condition 48 cannot be formally discharged. However, had the details been submitted at the correct time they would have been acceptable. The above documents are, therefore, agreed.

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.

Yours sincerely

A. Amoah

Alison Amoah
Principal Planner