

Our Ref: PL/25/1436

Your Ref: PP-14378870

26/11/2025

Your contact is: Jonathan Markwell, Planning

Dear Mr Brian Ryves

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1436

Application Type: Approval of details reserved by a condition

Location: 220 ELGAR ROAD SOUTH, READING, RG2 0BW

Proposal: Discharge of conditions 11 (electric vehicle charging scheme), 13 (cycle parking) and 14 (refuse collection, servicing and deliveries and pest and vermin control measures) of planning permission PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024 (amended description).

I refer to the above application to discharge planning permission conditions 11, 13 and 14 and respond as follows:

Condition 11 (electric vehicle charging scheme)

The electric vehicle charging scheme details, as shown on the following:

- 4628-RHB-XX-XX-DR-C-4100-C1 - PLANNING CONDITION SITE SERVICES CO-ORDINATED DRAWING, as received 07/10/2025

are approved pursuant to condition 11.

Condition 13 (cycle parking)

The cycle parking details, as shown on the following:

- 25.036-300-Cycle & Bin Store Plan Rev B – Plots 1-16 Cycle & Bin Store Plan
- Multi Bike Cycle Storage Range by Sitemaster (4 pages)

As both received on 07/10/2025

are approved pursuant to condition 13.

Condition 14 (refuse collection, servicing and deliveries and pest and vermin control measures)

The refuse collection, servicing and deliveries and pest and vermin control measures details, as shown on the following:

- 25.036-300-Cycle & Bin Store Plan Rev B – Plots 1-16 Cycle & Bin Store Plan, as received 07/10/2025
- 4628-RHB-XX-XX-DR-C-4100-C1 - PLANNING CONDITION SITE SERVICES CO-ORDINATED DRAWING, as received 07/10/2025
- NUC-002 Rev 1 Refuse Vehicle Swept Path Tracking (as previously provided to RBC Transport, as clarified on 21/11/2025
- Email from hgp Architects 'Re: 220 Elgar Rd South, Reading (PL/25/1436)', regarding Durable External Bin Store Doors by Maxium Doors, as received 25/11/2025.

are approved pursuant to condition 14.

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 at the outset of the consideration of this application details were also submitted seeking to discharge conditions 8 (secured by design accreditation), 15 (biodiversity enhancements scheme), 16 (external lighting) and 17 ('As Built' Standard Assessment Procedure assessment), but these conditions were withdrawn from consideration as part of this application on 25/11/2025, as per an email from hgp architects and following officer feedback.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.