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Our Ref: PL/25/1513
Your Ref: PP-14431070

23/03/2026

Your contact is: Nathalie Weekes, Planning

Dear Mr Gordon Evans

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1513

Application Type: Approval of details reserved by a condition

Location: 2 WATER ROAD, READING, RG30 2NN

Proposal: Application for the approval of details reserved by Condition 5 (Materials), 8 (Boundary treatment), 12 (Construction Method Statement), 13 (Contamination), 16 (Noise and dust) and 18 (SAP) of application 161507

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

Condition 5 (Materials) of planning permission 161507 states:

*No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and doors have been made available for inspection on site and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials and details.
Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7*

The following information has been supplied:

056/DC/254 Rev C materials

Materials have also been made available for inspection on site as confirmed by the case officer at a site visit on 17 February 2026.

discharge of condition application will be required in respect of Condition 8 (Boundary treatment).

There is a discrepancy between the plans provided for application PL/25/1513 in relation to Condition 8 in the 161507 Outline application and the plans as approved under the Reserved matters permission 240064. Plans relating to boundary treatments were approved under application REM 240064 and a non-material change will be required to amend the reserved matters application.

Condition 12 (Construction Method Statement) of planning permission 161507 states:

12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for: (delete where inappropriate)

- 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*
- location on site for storage of plant and materials used in constructing the development*
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- any footpath closures or road closures needed during construction*
- wheel washing facilities on site*
- a scheme for recycling waste resulting from the construction works*

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

The following information has been supplied:

- 25063CLP- H including S&D Construction Dust and Sound as received 19 March 2026

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 12 of planning permission PL/161507. Full compliance requires that the approved CMS is now followed during construction.

Condition 13 (Contamination) of planning permission 161507 states:

13. No development shall take place until *an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include*

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- adjoining land,*
- groundwaters and surface waters,*
- ecological systems,*
- archaeological sites and ancient monuments;*

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34

The following information has been supplied:

- P6801J3266/RAV Desk Study/preliminary risk assessment, JOMAS Associates Ltd, 10 October 2025, as received 22 October 2025

It is confirmed that the submitted details for the initial contamination report are acceptable and are hereby approved pursuant to condition 13 of planning permission PL/161507. Additional information is required as an ‘intrusive investigation’ was recommended in the desk study/preliminary report ‘to clarify potential risks to the identified receptors and assess the extent of Made Ground soils present at the site’, the condition cannot yet be fully discharged. No further construction works should continue on site until the contaminated land intrusive investigation has been approved in writing by the local authority.

Condition 16 (Noise and dust) of planning permission 161507 states:

16. No development shall take place until a scheme has been submitted to and been approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust coming from the site during demolition and construction. The development shall not commence until the approved scheme has been fully implemented and the scheme shall be followed until the development is completed.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4

The following information has been supplied:

- 25063CLP- H including S&D Construction Dust and Sound as received 19 March 2026

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 16 of planning permission PL/161507. Full compliance requires that the approved scheme is now followed during construction.

Condition 18 (SAP) of planning permission 161507 states:

18. No development shall take place 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 will achieve 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 a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

The following information has been supplied:

- 537632Design SAP Calculation – Build specification, Atspace, 6 November 2025, as received 12 November 2025
- Combined Report_Plot 1_v1_2025-11-06_11-49-45 Summary for input data, Plot 1 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025

- Combined Report_Plot 2_v1_2025-11-06_11-49-45 Summary for input data, Plot 2 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 3_v1_2025-11-06_11-49-45 Summary for input data, Plot 3 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 4_v1_2025-11-06_11-49-45 Summary for input data, Plot 4 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 5_v1_2025-11-06_11-49-45 Summary for input data, Plot 5 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 6_v1_2025-11-06_11-49-45 Summary for input data, Plot 6 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 7_v1_2025-11-06_11-49-45 Summary for input data, Plot 7 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 8_v1_2025-11-06_11-49-45 Summary for input data, Plot 8 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 9_v1_2025-11-06_11-49-45, Summary for input data, Plot 9 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 10_v1_2025-11-06_11-49-45 Summary for input data, Plot 10 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025
- Combined Report_Plot 11_v1_2025-11-06_11-49-45 Summary for input data, Plot 11 v1, 06/11/2025, Elmhurst energy and predicted energy assessment Plot 1 Dee Road/Water Road as received 12 November 2025

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 18 of planning permission PL/161507.

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.

Yours sincerely
Nathalie Weekes
Senior Planning Officer

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>