

Mr S James
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Our Ref: PL/26/0172
Your Ref:
PP-14625655
Direct: ☎ 07855 125859
13/05/2026

Your contact is: Alison Amoah, Planning

Dear Steve,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0172

Application Type: Approval of details reserved by a condition

Location: 640 OXFORD ROAD, READING, RG30 1EH

Proposal: Application for Approval of Details Reserved by Conditions 3 (Materials), 4 (Construction Method Statement), 11 (Biodiversity Enhancements), 12 (Noise), 17 (Air Quality) and 18 (SAP) of permission PL/22/07803

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

The following documents are approved:

Condition 3- Materials

- Materials Schedule, received 6th February 2026

Condition 4 – CMS

- Construction Method Statement, Rev 1 dated and received 23rd March 2026

Condition 11 – Biodiversity Enhancements

- Swift Brick & Drawing no: 685.201 – Proposed North and Rear Elevation, received 6th February 2026

Condition 12 – Noise

- Noise Impact Assessment, ref: NALPRO251125.01, Issue 3, dated 8/4/26, prepared by Noise Assessments, received 1st May 2026
- NALPRO251125.1.pdf Addendum, prepared by PD Appraisals, received 1st May 2026

Condition 17 -Air Quality

- Air Quality Assessment, document ref: 25 16097, prepared by Syntegra Consulting, dated December 2025, received 6th February 2026

Condition 18 – SAP

- Design Stage Water Report, document ref: J03806, received 6th February 2026
- SAP Calculation Report, ref: JO3806, dated 12/12/25, prepared by Energy Report Ltd, received 6th February 2026

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 address or the direct line as above.

Yours sincerely

A. Amoah

Alison Amoah
Principal Planner