

Mr Matt Brewer,
5, Duncombe Close,
Hertford,
SG14 3DB

VIA EMAIL ONLY

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

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Our Ref: PL/25/1279
Your Ref:
PP-14313948
Direct: ☎ 07855 125859
01/06/2026

Your contact is: Alison Amoah, Planning

Dear Mr Brewer,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1279

Application Type: Approval of details reserved by a condition

Location: ST LAWRENCE HOUSE, ABBEY SQUARE, READING

Proposal: Application for Approval of Details Reserved by Condition 4 (Bin Store) of application PL/23/1091

I refer to your Approval of Conditions application as described above. The following documents are approved:

Condition 4 – Bin Store

- Drawing no: GA02, dated 29/8/25 - Proposed – Ground and Lower Ground Layout Plan, received 9th September 2025 – **Please note this is approved with respect to the location of the bin store only and not the remainder of the details as shown on the plan.**
- Drawing no: E14 Rev A – Proposed - Bin Store, dated 25/7/25, received 24th April 2026
- Email from Matt Brewer, Urban Space Planning, dated 3rd February 2026, with respect to the extract below:

“To mitigate the potential for rodents to impact on the bin store and in respect of potential odours, waste is to be collected on a weekly basis, whilst the nature of the enclosure and position will ensure that the bins avoid being stored in direct sunlight. The bins will be inspected after each collection to make sure that no waste has remained uncollected, and each bin will be cleaned regularly to remove residues. Pest control checks will be undertaken regularly to ensure no rodent activity in the area. These measures are standard operating procedures which effectively manage waste storage areas and mitigate potential odour impacts and avoid potential for rodent activity.

In respect of the size of the bin store, this is designed to comply with the Government and Council’s requirements in terms of waste storage provisions and provision of separate receptacles for different waste streams. The light is an existing light which is to remain. The waste will be collected by a commercial waste company with all bins collected on the same day. All bins will be brought out of the store on collection days and then emptied by the waste contractor. In addition, the use of smaller receptacles is utilised which reduces the potential impact of manoeuvring single larger and heavier waste units. This will ensure than any potential disturbance is minimised and avoid a need to regularly move the bins within, or into and out

of, the store itself.”

- Email from Matt Brewer, Urban Space Planning, dated 27th March 2026, with respect to the extract below:

“..the bins will be returned to the store on the same day once the collection has been completed, and the collection arrangement for the unit is on a weekly basis.”

- Email from Matt Brewer, Urban Space Planning, dated 1st June 2026, with respect to the extract below:

“I can confirm that the bin store as constructed does not have any existing gaps at ground level that would allow rodent access.”

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