

Rosalind Gall
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Emma Gee
Executive Director for
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Our Ref: PL/26/0432
Your Ref:
PP-14821992
Direct: ☎
18/06/2026

Your contact is: Catrin Davies, Planning

Dear Rosalind Gall,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0432

Application Type: Approval of details reserved by a condition

Location: 12-14, Kentwood Hill, Tilehurst, Reading, RG31 6DE

Proposal: Application for Approval of Details Reserved by Conditions 4 (Refuse and Recycling Details), 7 (Noise Management Plan), 14 (Sustainability Assessment), and 15 (Report to show compliance with Condition 14(2) of application PL/25/1260

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

Condition 4 reads:

Notwithstanding the approved drawings, the development hereby permitted shall not be first occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. This shall include details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries). The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

Submitted plans and documents:

1605.08C Proposed Ground Floor and Site Plan_Amended 28.05.2026 received 29th May 2026
1605.12A Proposed Elevations and Plan of Bin Store_Amended 28.05.2026 received 29th May 2026
Refuse Collection Statement R1 received 3rd of June

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 4 of planning permission PL/25/1260.

Condition 7 reads:

The development hereby permitted shall not be first occupied until a noise management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be implemented and adhered to for the lifetime of the development. The plan shall include, but not be limited to:

- a) Details of how noise will be managed and controlled during periods when users are arriving at and leaving the building, including peak times of use;
- b) Measures for the management of external areas associated with the operation of the building, including how outdoor spaces will be used, supervised, and controlled to prevent noise disturbance to nearby residential properties;
- c) Details of how windows and doors will be managed during the use of the premises, including when they are to remain closed, and any measures to prevent noise breakout;
- d) Arrangements for stewarding, signage, and/or management presence where necessary to ensure orderly movement and appropriate use of both internal and external areas; and
- e) Procedures for monitoring and responding to any noise complaints arising from the use of the premises.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

Submitted plans and documents:

Noise Management Plan 30.03.26 received 30th March 2026

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 7 of planning permission PL/25/1260.

Condition 14:

No development shall take place on site until 1) a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority; Or, 2) an alternative sustainability assessment addressing the requirements of Policy CC2 including appropriate assessment criteria has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Submitted plans and documents:

Sustainability and Energy Statement - 12th Mar 2026 received 30th of March

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 14 of planning permission PL/25/1260.

Condition 15:

The development hereby permitted shall not be first occupied until 1) a Final BREEAM Certificate for the building in accordance with the BREEAM Sustainability Standard following a post- construction stage

review carried out by a licensed assessor has been submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition; Or, 2) a report demonstrating compliance with the criteria referred to in Condition 14 (2) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Submitted plans and documents:

Condition 15 Final Sustainability and Energy Statement 22nd June 2026 received 15th of June 2026

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 15 of planning permission PL/25/1260.

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

Catrin Davies
Senior Planning Officer