

DELEGATED PLANNING APPLICATION REPORT

Ward: Kentwood

App Ref: 230915/VAR

Address: Reading Cold Store, Deacon Way, Reading, RG30 6AZ

Proposals: Application for variation of conditions 2 (Alterations to approved drawings), 4 (parking restrictions), 9 (cycle parking), 10 (visibility splay), 11 (fencing), 12 (sustainability) and 13 (solar) following grant of planning permission 221003 for front and side extension on the ground and first floor, following the partial demolition of the building. Works also include the replacement of external materials, reconfiguration of internal layouts, and relocation of vehicular access.

Case Officer: Nathalie Weekes

Date received (valid from): 30 August 2023

Extended Target Decision date: 31 January 2024

Site Description and Surrounding Area

The proposal site is a cold storage building located in the Portman Road Core Employment Area (EM2h) as identified in Policy EM2 (Location of New Employment Development) in the Reading Borough Local Plan. Vehicular access is Deacon Way to the north of the proposal site. The surrounding area comprises industrial/commercial uses.

The proposal site is not within a Conservation Area or Listed.



Fig 1. Front of 42 Portman Road. Photo taken by case officer on 27/07/2022

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the original planning permission to be varied, for changes to amend the approved plans and to discharge conditions 9 cycle parking, 11 fencing and 13 solar panels as approved under planning permission 221003/FUL. Application 221003 comprised a

front and side extension on the ground and first floor, following partial demolition of the building, with associated works.

A Traffic Regulation Order was required to facilitate the proposed access onto Deacon Way. A consultation period for the TRO has been completed and the TRO has now been approved. The RBC Transport team is in communication with the agent to formalise the order.

Proposed changes for application 230915

- Relocation of door and window openings
- Removal of some window openings
- Lowering of side windows
- Relocation and removal of roof lights
- Bike stores relocated inside the building
- Internal stairs positions updated.

Plans/Documents considered

~~119/400 rev N Proposed Ground floor~~

~~119/401 Rev M Proposed first floor plan~~

~~119/402 Rev L Proposed roof plan~~

~~119/403 Rev M Proposed elevations 1 of 2~~

~~119/404 Rev M Proposed elevations 2 of 2~~

~~119/405 Rev H Proposed Section A-A~~

~~119/406 Rev E Proposed Section B-B Rev E~~

~~119/407 Proposed Section C-C Rev F~~

~~119/408 Rev G Proposed site plan~~

~~DN1200/200 C Block & Location Plan~~

As received 30/06/2023

DN1200/200 D Block & Location Plan

DN1200/201 J Proposed ground floor

DN1200/202 E Proposed first floor plan

DN1200/204 E Proposed Elevations

DN1200/205 E Proposed Access Plan

DN1200/208 A Proposed site & Roof plan

~~2211031-01 Visibility splay~~

CLA C-Pro 55 V mesh fence details

Knauf Insulation built up roof details

PV U-Values roof

TRO consultation details email 7 Aug 2023 at 16:31

Traffic management sub committee minutes 14 June 2023

Q Peak Duo M-G11 series PV details

Brite energy, craftman Ltd, 5 April 2023 PV installation details

As received 30/08/2023

BRUKL Output document, Friday November 17 09:34:01 2023

2245-3496-1388-1112-6519 EPC

304197 Rev B Energy statement (Updated PV details), 17/11/ 2023

As received 17/11/2023

Cycle Rack

As received 15/01/2024

2211031-Rev A Visibility splay

As received 19/01/2024

Plan Description	Approved plan 221003	Approved Plan 230915
Design and Access Statement		
Construction Phase Plan –	SHE46 – Issue 01	
Methodology and Risk Assessment	Issue 01	
Design and Access Statement Addendum		
Proposed Ground Floor –	DN1200/201F	DN1200/201J
Proposed First Floor –	DN1200/202C	DN1200/202E
Proposed Elevations -	DN1200/204C	DN1200/204E
Proposed Access Plan –	DN1200/205D	DN1200/205E
Construction Method Plan –	DN1200/206B	
Proposed Turning Diagram –	DN1200/207A	
Highways Technical Note Prepared by Motion		
Proposed Visibility	V1.1 - 2211031-01	2211031-01 Rev A
Car Parking	V1.1 - 2211031-TK01B	
10m Rigid	V1.1 - 2211031-TK02B	
Tipper Lorry	V1.1 - Appendix D-TK07	
TK04 Skip Loader	CMS Appendix A	
TK05 10m Rigid Construction	CMS Appendix B	
TK06 Concrete Mixer	CMS Appendix C	
Technical Note – Response to RBC		
Swept Path Analysis Concrete Mixer	2211031-TK06 Rev B	
Swept Path Analysis Tipper	2211031-TK07 Rev B	
Swept Path Analysis Small Rigid	2211031-TK10 Rev A	
Swept Path Analysis Access	2211031-TK02 Rev D	
Construction Method Statement		
Energy Statement Prepared by Melin	304197 Rev A	304197 Rev B
Block & Location Plan	DN1200/200C	DN1200/200D
Proposed Site & Roof Plan	DN1200/208	DN1200/208 A
Fence details		CLA C-Pro 55 V mesh fence details
Roof insulation		Knauf Insulation built up roof details
PV U Values		PV U-Values roof
TRO consultation		TRO consultation details email 7 Aug 2023 at 16:31
Traffic Management committee minutes		Traffic management sub committee minutes 14 June 2023
PV detail		Q Peak Duo M-G11 series PV detail
PV installation		Brite energy, craftman Ltd, 5 April 2023PV installation details

Part L		BRUKL Output document, Friday November 17 09:34:01 2023
EPC		2245-3496-1388-1112-6519 EPC
Cycle Rack		Cycle Rack
Proposed Parking restrictions	2211031-04 Rev.A, received 30 January 2023 for application 221003	

3. RELEVANT PLANNING HISTORY

221003 -Front and side extension on the ground and first floor, following the partial demolition of the building. Works also include the replacement of external materials, reconfiguration of internal layouts, and relocation of vehicular access. (Amended Description). Permitted 6/4/2023

890338/FUL - PROPOSED NEW MEAT STORAGE/WHOLESALE DISTRIBUTION DEPOT - Application Permitted on 06/04/1989

901213/CLP - Cleaning, portioning and despatching meat carcasses - Decline to Determine on 11/07/1990

950477/FUL - Erection of 2.4m high galvanised metal perimeter fence with 2 sliding gates. - Application Permitted on 19/04/1996

980073/FUL - The installation of telecommunications apparatus consisting of a roof mounted cabin to house the technical equipment which connects to 6 antenna (1m in height) and 6 microwave dishes in positions shown. - Application Permitted on 09/04/1998

050990/FUL - Proposed workshop extension and site enlargement to Adrian Truck Hire Ltd on former part of Reading Cold Store - Application Permitted on 16/08/2006

051005/FUL - Cover/canopy for refrigerator units and unloading - Application Permitted on 21/11/2005

4. CONSULTATIONS

The following addresses were consulted by letter.

6 - 8 Deacon Way, Reading, Berks, RG3 6AZ
5 Deacon Way, Reading
Rivervale Body Repairs Ltd, 10-12 Deacon Way, Reading
10-12 Deacon Way, Tilehurst, Reading, RG30 6QQ
Unit 10, Io Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ
Unit 9, Io Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ
Unit 8, Io Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ
Unit 7, Io Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ
Unit 6, Io Trade Centre, Deacon Way, Tilehurst, Reading, RG30 6AZ

No letters of representation have been received as follows:

RBC Environmental Protection – There are no comments for the application.

RBC Transport - In principle there are no objections to the proposal subject to the previous fencing condition being updated to reflect the following.

No building shall be occupied until the proposed for the Deacon Way boundary is erected in accordance with the approved details so as to retain suitable visibility splays at the proposed access. The approved fencing shall be erected and maintained at all times thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Commencement of Condition 4

Commencement of the development cannot take place until the Traffic Regulation order has been approved but development could commence prior to implementation of the order.

The TRO has been approved. RBC Transport have also agreed to revised wording for the TRO and visibility splay conditions.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

RELEVANT POLICY AND GUIDANCE

From a procedural perspective, relevant guidance from PPG in terms of procedure of dealing with section 73 applications is set out below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission under section 73?

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the extant permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the extant planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for use of planning conditions.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the extant permission. If the original permission was subject to a planning obligation, then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of 'minor material amendment'?

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan, policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice referring to the permission as being granted under s73, the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) (2019) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

National

National Planning Policy Framework 2023;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaption to Climate Change
- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN15: Air Quality
- EN16: Pollution and Water Resources

- EN17: Noise Generating Equipment
- EM1: Provision of Employment
- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

APPRAISAL

As set out above an application submitted under s73 allows the local planning authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of planning permission. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant planning permission. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposed minor alterations comprising:

- Relocation of door and window openings
- Removal of some window openings
- Lowering of side windows
- Relocation and removal of roof lights
- Bike stores relocated inside the building
- Internal stairs positions updated.

These changes are not considered to result in any additional adverse impacts on the layout of the development. The footprint of the building will remain the same and proposed changes are not considered to result in any adverse overbearing or loss of privacy impacts.

The proposed amendments are considered to maintain an acceptable appearance to the development in the context of the character of the surrounding area. The proposed amendments are not considered to have any detrimental impacts. Advertising consent would be required for new signage on the approved extension, an informative is recommended.

The previously approved docs that have not been superseded will continue to apply to the S73 permission

There are no Transport objections to this application. Approved planning permission 221003, included the provision of a Traffic Regulation Order. The TRO has been approved.

Conditions to secure provision of the approved access arrangements would continue to be applied to any S73 permission issued as well as the condition to secure the parking arrangements.

Condition 2 The approved plans have been amended.

Condition 4 Parking restrictions

Condition 4 states that the proposed development would only be acceptable should a TRO be approved, given that existing on street parking would currently restrict access, as such commencement of the development would only be acceptable should the Traffic Regulation Orders be accepted. The TRO has been approved and the condition has been updated.

Pre-commencement conditions for application 221003

Additional information has been provided for Conditions 9 (cycle parking), 11 (fencing) and 13 PC (solar panels). These conditions have been amended so they are no longer required to be pre-commencement conditions. The proposed works are to be undertaken in accordance with the approved details.

Condition 9 Cycle Parking

The location of the proposed external cycle parking has been moved inside the building and cycle storage rack details provided. The original pre-commencement condition has been amended an 'as specified' condition.

Condition 11 Fencing

Additional fencing details have been submitted. The original pre-commencement condition has been amended an 'as specified' condition.

Condition 13 PV Solar panels

Additional solar panel details have been submitted. The original pre-commencement condition has been amended an 'as specified' condition.

Approved documents updated

Condition 10 Visibility Splay, the approved plan has been amended.

Condition 12 Sustainability, the approved document has been updated as the overall levels have improved.

The original Energy statement Rev A had been submitted to support this application that highlights that the design of the development is projected to result in 72.15% reduction in emissions, with a 49.25% reduction in primary energy use.

Energy statement Rev B has been submitted to support this application that highlights that the design of the development is projected to result in 72.21% reduction in emissions, with a 49.38% reduction in primary energy use.

All other conditions including no development commencing on site until the parking restrictions order has been approved, for a constructions method statement, provision of parking spaces, vehicle access, existing access to be stopped up, visibility splays as shown, sustainability, mechanical plant, construction and deliveries working hours and refuse and bin stores would continue to be secured by way of condition.

Community Infrastructure Levy

The proposals are for new building housing and are therefore liable for CIL based upon a revised new build floor area, albeit the applicant has indicated the dwellings would be self-build and therefore an exemption to the levy could be sought

RECOMMENDATION – GRANT S73 subject to varied conditions

Grant variation of condition 2

In line with the PPG, all of the original conditions (as part of 221003) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red (changed areas). Officer notes explaining the changes are also detailed in green.

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

Amended wording

1. The development hereby permitted shall begin no later than three years from the date of planning permission ref. 221003 issued on 6 April 2023.

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The altered condition ensures the applicant does not have further time to implement the permission, with this one component which cannot change under s73.

Amended wording

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Design and Access Statement

Received on 08/07/2022

- Construction Phase Plan – SHE46 – Issue 01
- Methodology and Risk Assessment – Issue 01

Received on 06/09/2022

- Design and Access Statement Addendum
- ~~Proposed Ground Floor – DN1200/201F~~
- ~~Proposed First Floor – DN1200/202C~~
- ~~Proposed Elevations – DN1200/204C~~
- ~~Proposed Access Plan – DN1200/205D~~
- Construction Method Plan – DN1200/206B
- Proposed Turning Diagram – DN1200/207A
- Highways Technical Note – Prepared by Motion
- ~~Proposed Visibility V1.1 – 2211031-01~~
- Car Parking V1.1 - 2211031-TK01B
- 10m Rigid V1.1 - 2211031-TK02B
- Tipper Lorry V1.1 - Appendix D-TK07
- TK04 Skip Loader - CMS Appendix A
- TK05 10m Rigid Construction - CMS Appendix B
- TK06 Concrete Mixer - CMS Appendix C

Received on 05/12/2022

- Technical Note – Response to RBC
- Swept Path Analysis Concrete Mixer - 2211031-TK06 Rev B

- Swept Path Analysis Tipper - 2211031-TK07 Rev B
 - Swept Path Analysis Small Rigid - 2211031-TK10 Rev A
- Received on 20/12/2022
- Swept Path Analysis Access - 2211031-TK02 Rev D
 - **Proposed Parking Restrictions - 2211031-04 Rev.A**
- Received on 30/01/2023
- Construction Method Statement
- Received on 27/02/2023
- ~~Energy Statement Prepared by Melin - 304197 Rev A - Date 28/03/2023~~
- Received on 03/04/2023
- ~~Block & Location Plan - DN1200/200C~~
 - ~~Proposed Site & Roof Plan - DN1200/208~~
- Received on 06/04/2023
- DN1200/200 D Block & Location Plan
 - DN1200/201 J Proposed ground floor
 - DN1200/202 E Proposed first floor plan
 - DN1200/204 E Proposed Elevations
 - DN1200/205 E Proposed Access Plan
 - DN1200/208 A Proposed site & Roof plan
 - ~~2211031-01 Visibility splay~~
 - CLA C-Pro 55 V mesh fence details
 - Knauf Insulation built up roof details
 - PV U-Values roof
 - TRO consultation details email 7 Aug 2023 at 16:31
 - Traffic management sub committee minutes 14 June 2023
 - Q Peak Duo M-G11 series PV details
 - Brite energy, craftman Ltd, 5 April 2023 PV installation details
- Received on 30/08/2023
- BRUKL Output document, Friday November 17 09:34:01 2023
 - 2245-3496-1388-1112-6519 EPC
 - 304197 Rev B Energy statement Prepared by Melin (Updated PV details), 17/11/ 2023
- Received on 17/11/2023
- Cycle storage rack
- Received on 15 January 2024
- 2211031-01 Rev A Visibility splay
- Received on 19/01/2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Officer note: This condition has been updated to reflect the plans submitted in this application.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. No building shall be occupied until the proposed parking restrictions, to include yellow lines and signage on street in accordance with the approved drawing 2211031-04 Rev.A, 'Proposed Parking Restrictions', received 30 January 2023 and the approved Traffic Regulation Order, have been provided in their entirety.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Officer note: This condition has been updated as the TRO has been approved.

5. The measures within the approved Construction Method Statement dated January 2023, received on 27/02/2023 as per condition 2, shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

6. The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

7. No building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

8. The existing access to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway and verge shall be reinstated to the satisfaction of the Local Planning Authority.

REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

9. No building shall be occupied until the cycle parking spaces have been provided in full accordance with the approved details and kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times thereafter.

REASON: In order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Officer note: This condition has been updated to reflect the plans/documents submitted in this application.

10. No building shall be occupied until all the visibility splays shown on the approved drawing 'Visibility Splay – 2211031-01 Rev A' have been provided. All areas shall be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such at all times thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. No building shall be occupied until the proposed for the Deacon Way boundary is erected in accordance with the approved CLA C-Pro 55 V mesh fence details so as to retain suitable

visibility splays at the proposed access. The approved fencing shall be erected and maintained at all times thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Officer note: This condition has been updated to reflect the plans/documents submitted in this application.

12. The development hereby permitted shall not be occupied until written verification produced by an accredited energy assessor has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has achieved or exceeded the CO2 and primary energy reduction targets stated within the Energy Statement (document reference 304197 Rev B) prepared by Melin Consultants, report date 17/11/ 2023.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Officer note: This condition has been updated to reflect the plans/documents submitted in this application.

13. The development shall be carried out in accordance with the approved details of the proposed roof mounted Photovoltaics. These details include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

Officer note: This condition has been updated to reflect the plans/documents submitted in this application.

14. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

15. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any

time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

16. No development hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin stores. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted development and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

2. This informative has been removed as the pre-commencement conditions from application 221003 have been discharged.

3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

4. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

6. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

7. Separate Advertisement consent is likely to be required for any proposed new signage/fascias.

