

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: DP9
100 Pall Mall
London
SW1Y 5NQ

Application No: 230138
Application type: Non Material Amendment

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-Material Amendment to Conditions 10, 27, 37, 41, 47, 59, 61 and 71 of permitted application 201536 - amendments to timing of conditions and amendment to Phase 1 landscaping.

At: Plot F and Land North Of Garrard Street Station Hill Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 6 July 2023



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Application At: Plot F and Land North Of Garrard Street Station Hill Reading

Application No: 230138

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 10 (Car Parking Provision)

i) All car parking spaces approved pursuant to Condition 1 shall be provided within Plots A, B, C, D and G prior to first occupation of the relevant Plot, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the relevant Plot,

ii) in respect of Plot F only, all car parking spaces approved pursuant to Condition 1 shall be provided in accordance with the timetable as described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest in accordance with the timetable as described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest. All car parking spaces shall be retained as approved for vehicle parking at all times thereafter.

Reason: To secure provision of the parking spaces at an appropriate stage of the development works.

Policies: TR1, TR5

Amended Condition 27 (Contaminated Land)

i)(a) No development shall be carried out within Plot F except in accordance with Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020; Factual Report on Ground Investigation ref. 34769 1of1 - C dated 26 February 2019 and Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.

(b) No part of the development within Plot F hereby approved shall be first Occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the works set out in the remediation strategy in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. With the exception of, the provision of imported topsoil capping which shall be provided in accordance with the landscaping timetable as

Date: 6 July 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest.

(c) In the event that contamination not previously identified is found at any time when carrying out the approved development of Plot F, development shall be halted on that part of the site and shall be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of Plot F shall thereafter only be undertaken in accordance with the approved details in (a)-(c) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

(ii)(PCD) No development (other than demolition above existing ground floor, or existing basement floor, slab level) shall commence within Plots A, B, C, D and G, until a scheme that includes the following components to deal with the risks associated with contamination of that Plot (whether or not it originates from the site/Plot) has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses (extent, nature and scale of the contamination)
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site

(b) A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

- 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; and
- archaeological sites and ancient monuments;

Date: 6 July 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation.

(d) A verification report demonstrating that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(e) In the event that contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on that part of the site and shall be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: the submitted Environment Statement requires an intrusive site investigation which is in part related to previous potential contaminative uses of the site which have the potential to pollute soils and groundwater.

Policy: EN16.

Amended Condition 37 (Vehicle Access)

i) No dwelling/building hereby permitted within Plots A, B, C, D and G shall be occupied until the vehicle access serving it has been constructed in accordance with the details approved pursuant to Condition 1 of this permission.

ii) Not later than six months following first occupation of any building within Plot F, or 23 December 2023, whichever is the sooner, all vehicle accesses serving Plot F shall have been constructed in accordance with details approved pursuant to Condition 1 of this permission and in accordance with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023.

Date: 6 July 2023



SDV

Assistant Director of Planning, Transport and
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Reason: in the interests of road safety.

Policies: TR1, TR3

Amended Condition 41 (Amenity Space)

i) All private amenity areas (including balconies), and communal amenity areas, shown on the approved drawings within Plot F shall be provided in accordance with the timetable as described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest. All amenity areas shall be retained and maintained as approved for the use of occupiers of the related dwellings at all times thereafter.

Reason: to ensure a satisfactory standard of amenity space is provided for the residents of the residential dwellings.

ii) No approved building containing residential units within Plots A, B, C, D, and G shall be first Occupied until all approved private amenity areas (including balconies) or approved communal amenity areas, as appropriate, for that building have been completed and made available for use. Or in accordance with a timetable for phased provision that shall first have been approved in writing by the Local Planning Authority. All amenity areas shall be retained and maintained as approved for the use of occupiers of the related dwellings at all times thereafter.

Reason: to ensure a satisfactory standard of amenity space is provided for the residents of the residential dwellings.

Policies: CR6, CC8, H10.

Amended Condition 47 (External Lighting)

i) No building within Plot F shall be first-Occupied, until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowls, height, and luminance/lux levels and lighting times. The lighting shall be installed, maintained and operated in accordance with the approved details within the sub-phase (Phases 1 to 5) within which it is located as described within the submitted Development Mobilisation Strategy dated 9 November 2022 prior to first occupation of any building within that sub-phase and by 23 December 2023 at the latest.

ii) No building within Plots A, B, C, D, and G shall be first-Occupied until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within that Plot has/have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowls, height, and luminance/lux levels and lighting times, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and

Date: 6 July 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

timetable, unless the Local Planning Authority approves any variation(s) to the approved details.

Reason: in the interests of the amenities of the development, minimising general light pollution, safety in the public realm and residential amenity.

Policies: CC7, EN16, CR3, CC8

Amended Condition 59 (Hard and Soft Landscaping)

i) All hard and soft landscaping Works within Plot F shall have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission by 23 December 2023 as described within the submitted Development Mobilisation Strategy dated 9 November 2022.

ii) No building within approved Plots A, B, C, D, and G shall be first occupied until all hard and soft landscaping relating to the relevant Plot have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission; or in accordance with an alternative timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the building.

Reason: To ensure an appropriate standard of landscaping and public realm in the interests of the character of the area and the amenity of users of the site.

Policies: CC7, CC7, EN14, CR11, CR2, CR3

Amended Condition 61 (Refuse and Recycling)

i) No building within Plot F shall be first occupied until details of refuse and recycling bin store(s) for that building 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 store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the timetable as described within the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest, and shall not be used for any purpose other than bin storage at all times thereafter.

ii) No building within Plots A, B, C, D, and G hereby permitted shall be first occupied until details of refuse and recycling bin stores for that building 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 stores, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first Occupation of the building, or in accordance with a timetable that shall first have been approved in writing by the Local Planning Authority, and shall not be used for any purpose other than bin storage at all times thereafter.

Reason. To ensure that adequate provision is made for the storage and collection of refuse.

Date: 6 July 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Policies: CC5, TR3

Amended Condition 71 (EV Charging Scheme)

i) No dwelling within Plot F shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces that are to be provided within Plot F to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

The Scheme shall be fully provided in accordance with the approved details in accordance with the timetable contained within the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023 and by 23 December 2023 at the latest. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

ii) No dwelling within Plots A, B, C, D, and G shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that Plot to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

The Scheme for the Plot to which it relates shall be fully provided in accordance with the approved details prior to first occupation of any dwelling within that Plot, or in accordance with a timetable for phased provision that shall have been agreed with the Local Planning Authority prior to first occupation.

The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport.

Policies: TR1, TR5

INFORMATIVES

1. This notice relates only to the changes to conditions listed above of the substantive planning permission (Ref: 201536). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission

Date: 6 July 2023



SDV

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still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 6 July 2023



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