

Peter Davis
Senior Planner
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Emma Gee
Interim Executive Director Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 230682

Direct: ☎ 0118 9372458

e-mail: jonathan.markwell@reading.gov.uk

18th August 2023

Via email only to: peter.davis@turley.co.uk

Your contact is: Mr Jonathan Markwell, Planning

Dear Mr Davis,

Planning Reference: 230682

Description: EIA Screening Opinion in accordance with Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, with regard to the proposal at The Oracle, Reading, RG2 2AG. More specifically, this proposes: Application under Section 73 of Town and Country Planning Act (1990) to remove condition no. 62 of planning permission ref. 970419 to allow the sub-division of 'department store' floorspace. Imposition of new planning condition(s) to restrict use of 'department store' floorspace within Use Class E(a)(b)(d)(e), with a minimum unit size of 1,000 sqm (GIA).

Location: The Oracle, Reading, RG2 2AG

Information considered: Letter from Turley 'PLANNING APPLICATION REF. 230682 – APPLICATION UNDER SECTION 73 APPLICATION TO PLANNING PERMISSION REF 970419, THE ORACLE SHOPPING CENTRE, READING', dated and received 30/06/2023

Screening opinion:

It is considered that the proposal does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the EIA Regs 2017).

The proposal falls within the description at paragraph 13(b) of Schedule 2 of the EIA Regs 2017, namely:

13) Changes and extensions

(b) Any change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed.

The proposal is applicable, given under paragraph 10 (b) the construction of shopping centres and car parks are referenced:

10 (Infrastructure projects)

(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;

Returning therefore to column 2 of paragraph 13(b) of Schedule 2 of the EIA Regs 2017, the applicable threshold and criteria is:

Either—

(i) The development as changed or extended may have significant adverse effects on the environment; or

(ii) in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.

Accordingly, in respect of (i) it is confirmed that the proposed changed development, as per current application 230682, would not be considered to have significant adverse effects on the environment, owing to the limited (within the context of the original permission) extent and nature of the proposal.

In relation to (ii), the corresponding criteria is:

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares.

The changes proposed to the development under current application 230682 do not meet or exceed the criteria of (i), (ii) or (iii), namely:

- (i) - there is no increase in the application site when comparing current application 230682 with original permission 970419
- (ii) - the development proposed under current application 230682 does not include any dwellings
- (iii) - there is no increase in the application site when comparing current application 230682 with original permission 970419

Accordingly, in exercise of the powers conferred by Regulation 8 of the EIA Regs 2017, the Council hereby considers that the proposed development described in your request and the documents submitted with it **is NOT 'EIA development'**, within the meaning of the EIA Regs 2017, and hence **a negative screening opinion is hereby adopted.**

Informative

Please note that this screening opinion is provided without prejudice to the formal decision of the Council on this or any other application which may subsequently be submitted.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer
SDV