

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

HYBRID APPLICATION FOR PLANNING PERMISSION

To: DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application No: 192032
Application type: Hybrid

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St.

AND

GRANT OUTLINE planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping.

Date: 22 July 2021



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& Regulatory Services

At: Station Hill North Reading RG1 1NB

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 22 July 2021



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& Regulatory Services

Application At: Station Hill North, Reading, RG1 1NB

Application No: 192032

Application type: Hybrid

CONDITIONS & REASONS - Phase 2

1. The development hereby permitted for Phase 2 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.

2. The development of the Phase 2 site hereby permitted shall ONLY be carried out in accordance with the following approved drawings and documents.

For the avoidance of doubt the approved drawings, and conditions, contained within this notice shall take precedence over approved documents should any discrepancy arise.

The Phase 2 site to which this full planning permission relates shall be as identified on approved drawing SHRN-CRL-SW-ZZ-PL-A-0115-P01 dated 15 May 2020.

SHRN - CRL - SW - ZZ - PL - A- 0105 - Rev P00 Site Location Plan dated 13 December 2020

SHRN - CRL - SW - ZZ - PL- A - 0115 Rev P01 Phasing Plan dated 15 May 2020

SHRN - CRL - SW - ZZ - PL - A- 1051 Rev P00 Demolition Plan dated 13 December 2019

SHRN - CRL - S2 - P2 - PL - A - 1208 Rev P01 Proposed Plan Level -2 dated 22 May 2020

SHRN - CRL - S2 - P1 - PL - A - 1209 Rev P01 Proposed Plan Level -1 dated 22 May 2020

SHRN - CRL - S2 - 00 - PL - A - 1210 Rev P01 Proposed Plan Level 00 dated 22 May 2020

SHRN - CRL - S2 - RF - PL - A - 1249 Rev P01 Proposed Plan Level Roof dated 22 May 2020

SHRN - CRL - S2 - P2 - PL - A - 1308 Rev P01 Proposed Plan Level -2 dated 22 May 2020

SHRN - CRL - S2 - P1 - PL - A - 1309 Rev P01 Proposed Plan Level -1 dated 22 May 2020

SHRN - CRL - S2 - 00 - PL - A - 1310 Rev P01 Proposed Plan Level 00 dated 22 May 2020

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SHRN - CRL - S2 - ZZ - PL - A - 3105 Rev P01 Proposed Section A dated 22 May 2020

SHRN - GEN - BG - P2 - PL - A - 1108 P01 One Station Hill Plan Podium Level -2/LG dated 22 May 2020

SHRN - GEN -- P1 - PL - A - 1109 P01 One Station Hill Plan Podium Level -1/LG Mezz dated 30 October 2019

SHRN - - 00 - PL - A- 1110 P01 One Station Hill Plan - Level Ground dated 22 May 2020

SHRN - GEN - BG - 01 - PL - A- 1111 P01 One Station Hill Plan - Level 01 dated 22 May 2020

SHRN - GEN - BG - 02 - PL - A- 1112 P01 One Station Hill Plan - Level 02 dated 22 May 2020

SHRN - GEN - BG - 03 - PL - A- 1113 P01 One Station Hill Plan - Level 03-07 dated 22 May 2020

SHRN - GEN - BG - 08 - PL - A- 1118 P01 One Station Hill Plan - Level 08 dated 22 May 2020

SHRN - GEN - BG - 09 - PL - A- 1119 P01 One Station Hill Plan - Level 09 dated 22 May 2020

SHRN - GEN - BG - 10 - PL - A- 1120 P01 One Station Hill Plan - Level 10 dated 22 May 2020

SHRN - GEN - BG - 11 - PL - A- 1121 P01 One Station Hill Plan - Level 11-14 dated 22 May 2020

SHRN - GEN - BG - 15 - PL - A- 1125 P01 One Station Hill Plan - Level 15 dated 22 May 2020

SHRN - GEN - BG - 16 - PL - A- 1126 P01 One Station Hill Plan - Level 16 dated 22 May 2020

SHRN - GEN - BG - 17 - PL - A- 1127 P01 One Station Hill Plan - Level 16 Mezzanine dated 22 May 2020

SHRN - GEN - BG - RF - PL - A- 1128 P00 One Station Hill Plan - Level Roof dated 22 May 2020

SHRN - GEN - BG - ZZ - PL - A- 1300 P01 One Station Hill - Elevation North dated 22 May 2020

SHRN - GEN - BG - ZZ - PL - A- 1301 P01 One Station Hill - Elevation West dated 22 May 2020

SHRN - GEN - BG - ZZ - PL - A- 1302 P01 One Station Hill- Elevation South dated 22 May 2020

SHRN - GEN - BG - ZZ - PL - A- 1303 P01 One Station Hill- Elevation East dated 22 May 2020

SHRN - GEN - BG - ZZ - PL - A- 1400 P01 One Station Hill- Section A-A dated 22 May 2020

SHRN - GEN - BG - ZZ - PL - A- 1401 P01 One Station Hill- Section B-B dated 22 May 2020

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SHRN-CRL-S2-P1-DR-SK-9211 - Charging Station Coordination Station Hill Level dated 2 April 2020

SHRN-CRL-S2-P2-DR-SK-9212 - Charging Station Coordination Garrard St Level dated 2 April 2020

Landscape

_SHRN-LDA-S2-ZZ-PL-L-100-101 Rev T03 General Arrangement Plan dated 22 September 2020

SHRN-LDA-S2-ZZ-PL-L-100-150 P01 Wildlife Installation Plan dated 22 May 2020

SHRN - LDA- S2 - ZZ- PL- L-400-101 P01 Phase 2 - Section A dated 22 May 2020

SHRN - LDA- S2 - ZZ- PL- L-400-102 P01 Phase 2- Site Section B dated 22 May 2020

SHRN - LDA- S2 - ZZ- PL- L-400-103 P01 Phase 2 - Site Section C dated 22 May 2020

SHRN - LDA- S2 - ZZ- PL- L-400-104 P01 Phase 2 - Site Section D dated 22 May 2020

SHRN -LOA-S2-ZZ-PL-L-400-105 P01 Phase 2 - Site Section E dated 22 May 2020

SHRN -LOA-S2-ZZ-PL-L-400-106 P01 Phase 2 Site Sections F-H dated 22 May 2020

SHRN-LDA-S2-ZZ-DR-L-300-101 Rev. P01 Phase 2 detailed softworks plan sheet 1 of 7 dated 5 June 2020

SHRN-LDA-S2-ZZ-DR-L-300-102 Rev T02 Phase 2 detailed softworks plan sheet 2 of 7 dated 3 July 2020

SHRN-LDA-S2-ZZ-DR-L-300-103 Rev T02 Phase 2 detailed softworks plan sheet 3 of 7 dated 3 July 2020

SHRN-LDA-S2-ZZ-DR-L-300-104 Rev T02 Phase 2 detailed softworks plan sheet 4 of 7 dated 3 July 2020

SHRN-LDA-S2-ZZ-DR-L-300-105 Rev T02 Phase 2 detailed softworks plan sheet 5 of 7 dated 3 July 2020

SHRN-LDA-S2-ZZ-DR-L-300-106 Rev T02 Phase 2 detailed softworks plan sheet 6 of 7 dated 3 July 2020

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SHRN-LDA-S2-ZZ-DR-L-300-107 Rev T02 Phase 2 detailed softworks plan sheet 7 of 7 dated 3 July 2020

SHRN-LDA-S2-ZZ-DR-L-300-108 Rev T02 Phase 2 planting schedules sheet 1 of 2 dated 3 July 2020

SHRN-LDA-S2-ZZ-DR-L-300-109 Rev T02 Phase 2 planting schedules sheet 2 of 2 dated 3 July 2020

44470/5502/TA/01 Revision D dated 17 December 2020 - Phase 2 Proposals

Highways

44470/5502/SK041 - Greyfriars Road indicative access dated 27 May 2020

44470/5502/SK043 - Junction Visibility Assessment dated 27 May 2020

44470/5502/SK047 Rev A Phase 3 Garrard Street Footway and Landscaping Area dated 20 August 2020

44470/5502/SK048 Phase 2 (Detailed Application) Garrard Street Informal Crossing Point dated 27 May 2020

44470/5502/SK051 Rev A Phase 2 Service Yard/Road Swept Path Analysis dated 24 August 2020

44470/5502-TA/SK53 Phase 3 (Outline Application) Swept Path Analysis dated 20 October 2020

44470/5502/TA/SK054 Phase 2 (Detailed Application) Proposed Narrowing Option 2 dated 30 November 2020

44470/5502/TA/SK055 Phase 2 (Detailed Application) Proposed Narrowing - Swept Path Analysis dated 7 December 2020

44470-5502-TA-03 Phase 3 (Outline Application) Swept Path Analysis dated 12 September 2019

44470-5502-TA-04 Phase 2 (Detailed Application) Service Yard/Road Swept Path Analysis dated 12 September 2019

44470-5502-TA-06 Phase 3 (Outline Application) Visibility Splays dated 12 September 2019

SHRN-RAM-S2-ZZ-DR-S-2801 Rev P01 Link Bridge Approval in Principle General Arrangement Sheet 1 of 2 dated 23 April 2020

SHRN-CRL-S2-P1-DR-SK-9211 Charging Station Coordination Level 1 dated 2 April 2020

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SHRN-CRL-S2-P2-DR-SK-9212 Charging Station Coordination Level 2 dated 2 April 2020

SHRN-CRL-S2-P1-PL-A-1209 - Phase 2: Detailed Planning Application Proposed Plan Level -1
dated 22 May 2020

SHRN-CRL-S2-P2-PL-A-1308 - Phase 2: Detailed Planning Application Proposed Plan Level -2
dated 22 May 2020

Documents

Environmental Statement and appendices, December 2019

Environmental Statement Addendum, Station Hill, Reading WIE14788-100-R-34.2.1-ES
Addendum, dated August 2020

Environmental Statement Addendum, Station Hill, Reading WIE14788-100-R-31.2.1-ES
Addendum, dated June 2020

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

3. The arrangement of uses within the Plot G building within Phase 2 shall be as indicated on the approved drawings.

Reason. To clarify and ensure an appropriate arrangement of uses within the mixed use development, in accordance with Policies CR10 and CR11 of the Reading Borough Local Plan 2019

4. A minimum of 1,214 sqm (GEA) retail and leisure uses shall be provided at Ground and Lower-ground floor level of the building on Plot G within Phase 2.

Reason. In the interests of activity, vitality, and appropriate mix of uses in accordance with Policies CR10 and CR11 of the Reading Borough Local Plan 2019.

5. The development of the Phase 2 site hereby approved shall not be carried out other than in conjunction with the implementation of permissions 190441 and 190442 and associated Reserved Matters approvals 190465 and 190466, or any variation to these permissions approved under s.73 and their associated Reserved Matters approvals.

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Reason. To ensure appropriate links and network of streets and spaces and to avoid piecemeal and poorly coordinated development which would be harmful to the proper planning of the area, in accordance with Policies CR10 and CR11.

CONSTRUCTION/DEMOLITION PHASE

6. (PC) No demolition shall take place within the Phase 2 site (unless an alternative permission for that demolition has been granted by the Local Planning Authority), until a Demolition Management Statement (DMS) and Demolition Environmental Management Plan (DEMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated December 2019 by Waterman Group) have been submitted to and approved in writing by the Local Planning Authority, unless an alternative permission for that demolition has been granted by the Local Planning Authority. The DMS and DEMP shall include details in respect of:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;
- B. Loading and unloading of plant and materials used in, and arising from, demolition: areas to be shown on a plan not less than 1:500;
- C. Storage of plant and materials used in, and arising from, demolition of the development: areas to be shown on a plan not less than 1:500;
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);
- E. Wheel washing facilities;
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition;
- G. Footpath Closures/Road Closures needed during demolition;
- H. Traffic Management needed during demolition;
- I. Times, routes and means of access into and from the site for demolition traffic and delivery vehicles (including the removal of any associated demolition waste from the site and methods of preventing deposition of materials on the public highway)
- J. A commitment to regular meetings with the RBC Streetworks Co-ordinator
- K. A dust mitigation and monitoring scheme during demolition phases (to accord with the approved Environmental Statement)
- L. Measures to control noise, including controls on timing of operations (to include quiet periods)
- M. External lighting;
- N. A scheme for recycling/disposing of waste resulting from the demolition works.
- O. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a relevant Plot which has not been demolished within one year after the first building on that Plot has been demolished.

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- P. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.
- Q. Measures to control exposure to contaminated land.
- R. Temporary parking and turning space within the site.

The approved DMS and DEMP shall be adhered to throughout the Phase 2 development hereby permitted, unless prior agreement has been received in writing from the Local Planning Authority.

Reason. in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion. In accordance with Policies EN16, EN17, CC8, TR3, EN15 of the Reading Borough Local Plan 2019.

7. (PCD) No development (except for demolition works) shall take place within the Phase 2 site until a Construction Management Statement (CMS) and Construction Environmental Management Plan (CEMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, “Environmental Statement Volume 1”, dated December 2019 by Waterman Group) have been submitted to and approved in writing by the Local Planning Authority. The CMS and CEMP shall include details in respect of:
- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
 - B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
 - C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
 - D. The erection and maintenance of security hoarding and treatment of podium edge (including decorative displays/murals/scaffolding if required).
 - E. Wheel washing facilities
 - F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
 - H. The method of piling (normally restricted to auger bored or hydraulic press)
 - I. Footpath Closures/Road Closures needed during construction
 - J. Traffic Management needed during construction
 - K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
 - L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
 - M. A dust mitigation and monitoring scheme during construction phases (to accord with the approved Environmental Statement)
 - N. Measures to control noise including controls on timing of operations (to include quiet periods)
 - O. External lighting

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- P. A scheme for recycling/disposing of waste resulting from the construction works
- Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, windows, and security measures) for any building within the Phase 2 site which has not been demolished within one year after the first building on site has been demolished.
- R. Measures to control exposure to contaminated land.
- S. Temporary parking and turning space within the site.

The approved CMS and CEMP shall be adhered to throughout the Phase 2 development hereby permitted, unless prior agreement has been received in writing from the Local Planning Authority.

Reason. in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion. In accordance with Policies EN16, EN17, CC8, TR3, EN15 of the Reading Borough Local Plan 2019.

8. No construction, demolition or associated deliveries shall take place within the Phase 2 site 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.

GROUND INVESTIGATION

9. (PCD) (i) The development of the Phase 2 site hereby approved shall not be carried out except in accordance with the 'Overarching Archaeological Written Scheme of Investigation' (Waterman, October 2019).

(ii) No development (other than demolition above existing ground floor, or existing basement floor, slab level) shall commence within the Phase 2 site until a detailed Written Archaeological Scheme of Investigation (WSI), based on the 'Overarching Archaeological Written Scheme of Investigation' (Waterman, October 2019) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the Phase 2 site shall only take place in accordance with the approved WSI.

Reason. in the interests of protecting the archaeological heritage of the Borough. In accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

10. (PCD) No development (other than demolition above existing ground floor, or existing basement floor, slab level) shall be commenced within the Phase 2 site until a scheme that

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includes the following components to deal with the risks associated with contamination of the Phase 2 site (whether or not it originates from the site) 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, including.:
- 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.
- (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 plan providing details of the data that will be collected in order to demonstrate 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 development of the Phase 2 site, 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.

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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 Phase 2 site shall 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, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

11. **(PCD)** No development (other than demolition above existing ground floor, or existing basement floor, slab level) within the Phase 2 site shall be commenced until ground gas monitoring has been carried out within the Phase 2 site by a suitably qualified person and a risk assessment and scheme showing how the site is to be protected against any landfill gas identified has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building on the Phase 2 site shall take place until the scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained and maintained at all times thereafter.

Reason. to ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas, which could be a danger to the occupants of the development. In accordance with Policy EN16 of the Reading Borough Local Plan 2019.

12. **(PCD)** No development within the Phase 2 site (except demolition) shall be commenced until a method statement for the foundation design for all buildings within the Phase 2 site has been submitted to and approved in writing by the Local Planning Authority. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement.

Reason. The Site is potentially contaminated and is located over the chalk major aquifer. Piling at the Site has the potential to mobilise contaminants into the chalk aquifer which would result in pollution of controlled waters and therefore agreement will only be given for piling in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater quality. In accordance with Policy EN16 of the Reading Borough Local Plan 2019.

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APPEARANCE

13. (PCD) No development shall take place within the Phase 2 site (except demolition and groundworks) until full details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority and the materials shall be in accordance with the principles set out in section 2.5 of the Design and Access Statement December 2019 as amended by Addendum to the Design & Access Statement June 2020. The development of Phase 2 shall be carried out and thereafter maintained in accordance with the approved materials details and samples. The 'Metal fins and corner profiles' to façade identified on the approved drawings shall be provided prior to first occupation.

Reason. To ensure high quality materials and detailing is secured and implemented. In the interests of high quality design and the character of the area. In accordance with Policies CR10, CR11, CR2, CC7 and EN1 of the Reading Borough Local Plan 2019.

14. No part of the Plot G building within Phase 2 shall be first occupied until a Signage Strategy for all commercial frontages and entrances has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided within the Phase 2 site otherwise than in accordance with the approved Strategy at any time thereafter.

Reason: To ensure a coordinated approach to securing appropriately designed signage in the interests of the appearance of the development and the visual amenity of the surrounding area in accordance with Policies CC7, CR10, CR11, CR2 and OU4 of the Reading Borough Local Plan 2019.

15. The ground floor reception area to Plot G shall be provided in accordance with the approved drawings prior to first occupation of Plot G and retained as such at all times thereafter.

Reason. In the interests of activation of the frontage, views into and through the building, integration with the public realm and the character of the Station Area, in accordance with Policies CC7, CR10 and CR11 of the Reading Borough Local Plan 2019.

16. No part of the Plot G building within Phase 2 shall be first occupied until a scheme to provide, maintain and manage an active frontage to the western façade of the ground floor and the southern façade of the lower ground floor of the Plot G building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be

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implemented prior to first occupation of the spaces within the building adjoining those facades and shall be maintained as approved at all times thereafter.

Reason. In the interests of activation of the frontage, views into and through the building, integration with the public realm and the character of the Station Area, in accordance with Policies CC7, CR10 and CR11 of the Reading Borough Local Plan 2019.

LANDSCAPING

17. (PCD) No development shall commence within the Phase 2 site (except demolition, groundworks) until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be in accordance with the principles shown on the drawings approved by this notice and shall include all landscaped areas within Phase 2, which for the avoidance of doubt shall include the Pocket Park feature and upper floor building terraces. The landscaping scheme shall include the following details:

- a) Hard surfacing materials, water features, minor artefacts and other ancillary structures (including furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- b) Soft landscaping details to include planting plans, specifications (including cultivation and other operations associated with plant and grass establishment), tree pit and raised planter specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- c) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- d) Routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points.
- e) A wheeling ramp to assist in cycles being wheeled up and down the public steps linking the Phase 2 public realm and Garrard Street.

The approved landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the Plot G building within Phase 2 or in accordance with a timetable approved in writing by the Local Planning Authority prior to first occupation of Plot G.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

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Reason. These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CC7, EN38, CR10, CR11, CR2, CR3 of the Reading Borough Local Plan 2019.

18. No part of the Phase 2 development hereby approved shall be first Occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority. The landscaping management plan shall be carried out as approved at all times thereafter.

Reason. to ensure the long term management and maintenance of landscaped areas on the site. In accordance with Policies CC7, EN38, CR10, CR11, CR2, CR3 of the Reading Borough Local Plan 2019.

19. Notwithstanding the provisions of Class A, Part 2, Schedule 3, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no boundary treatment shall be erected within the Phase 2 site except in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority (except temporary hoarding for the duration of construction works, or where otherwise expressly permitted by this permission).

Reason. In the interests of the openness, permeability, character and appearance of the public realm in accordance with Policies CC7, CR3, CR10 and CR11 of the Reading Borough Local Plan 2019.

20. No development shall commence within the parts of the Phase 2 site that are on Station Hill adopted highway land until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason. Trees of amenity value exist within the highway on Station Hill. This condition seeks to ensure that appropriate protection is given to these trees in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

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21. No part of the Plot G building within Phase 2 shall be first occupied until all works to provide the bridge over Garrard Street and associated steps down to Garrard Street have been completed in accordance with the approved plans, or in accordance with an alternative timetable that shall have been agreed in writing by the Local Planning Authority prior to first occupation of Plot G.

Reason. To integrate effectively with the Phase 1 site to ensure enhanced links within the site and an appropriate network of streets and spaces landscaping and public realm in the interests of the character of the area and the way it functions, and the amenity of users of the site. In accordance with Policies CC7, EN14, CR2, CR3, CR10 and CR11 of the Reading Borough Local Plan 2019.

TRANSPORT

22. No part of the Plot G building within Phase 2 shall be first occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved, or in accordance with an alternative timetable that shall have been agreed in writing by the Local Planning Authority. The spaces shall be retained as approved 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.

23. No part of the Plot G building within Phase 2 shall be first occupied until all bicycle parking and storage spaces have been provided in accordance with the plans hereby approved, or in accordance with an alternative timetable that shall have been agreed in writing by the Local Planning Authority. The spaces shall be retained as approved for bicycle parking at all times thereafter.

Reason. To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

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24. No part of the Plot G building within Phase 2 shall be first occupied until the vehicle accesses serving it have 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.

25. The existing vehicular accesses, to the Phase 2 site shall be stopped up and abandoned and the footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority within one month of the first use of the new accesses hereby approved.

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.

26. No part of the Plot G building within Phase 2 shall be first occupied until electric charging facilities have been fully provided in accordance with the details shown on approved drawings SHRN-CRL-S2-P1-DR-SK-9211 and SHRN-CRL-S2-P2-DR-SK-9212. The facilities shall be maintained for vehicle charging in accordance with the approved details at all times thereafter.

Reason. In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

27. The area of land between the forward visibility curve and the highway boundary, as described in the approved Transport Assessment, shall be kept free from all obstructions to visibility above a sightline height of 0.6 metres from the surface of the carriageway.

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

28. No part of the Plot G building within Phase 2 shall be first occupied until a Delivery and Servicing Plan to manage how delivery and servicing vehicles are to access each unit without creating noise, safety or congestion concerns, including restricted hours, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, deliveries and servicing for the Plot G building shall not be carried out except in accordance with the approved Delivery and Servicing Plan.

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Reason. In the interest of the safety and convenience of all highway users and the amenity of residents, in accordance with Policies CC8, TR3 and TR5 of the Reading Local Plan 2019.

29. Any access barriers provided shall not open towards the highway and shall be set back a distance of at least 11 metres from the nearside of the carriageway of the adjoining highway in accordance with drawing SHRN - CRL - S2 - P2 - DR- SK - 9212.

Reason. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

ENVIRONMENTAL

30. No part of the Plot G building within Phase 2 shall be first occupied, or any part of the Phase 2 public realm brought into use, whichever is the sooner, until all Interim Mitigation Measures for the Phase 2 site for wind and microclimate described in the approved Environmental Statement have been provided. The Interim Mitigation Measures for wind and microclimate for the Phase 2 site shall be retained and maintained as approved thereafter.

Reason. to ensure the safety and comfort of all users of the public realm areas in accordance with Policies CC7, EN16, CR3 of the Reading Borough Local Plan 2019.

31. All office floorspace within the Plot G building within Phase 2 shall achieve a BREEAM Excellent (shell and core) rating. All other floorspace shall achieve a BREEAM Excellent (fit-out) rating. A copy of a Final BREEAM Certificate (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first occupation of the floorspace to which it relates. The certificate shall demonstrate that the development has attained the required BREEAM rating.

Reason. to ensure an acceptable standard of environmental sustainability in conjunction with other measures secured under this permission in accordance with Policies CC2, H5, CC3, CC4 of the Reading Local Plan 2019.

32. (PCD) (i) No development shall commence within the Phase 2 site (except demolition above ground floor/basement slab level) until a Sustainable Drainage Strategy including details of the design, management and maintenance of surface water drainage for the site

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using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include a timetable for its implementation and a management and annual maintenance plan for the lifetime of the Phase 2 development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

(ii) the approved sustainable drainage Strategy for the Phase 2 site shall be completed in accordance with the approved details and timetable and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason. To reduce the risk of flooding and to preserve and enhance surface and groundwater quality in accordance with Policies EN16 and EN18 of the Reading Borough Local Plan 2019.

33. No part of the Plot G building within Phase 2 shall be first occupied until a Scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of Phase 2, to include a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved and maintained and operated only in accordance with the approved Scheme at all times thereafter.

Reason. To ensure that suitable capacity is provided within water, drainage and sewerage infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

34. (PCD) No development (other than demolition, and groundworks) shall commence until details of habitat mitigation works and a timetable for their provision for the Plot G building shall have been submitted to and approved in writing by the Local Planning Authority.

The Details shall include a report detailing the following habitat mitigation works:

- A. Locations and specifications for Bat roosting and habitat enhancements
- B. Locations and specifications for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons
- C. Details of integration with the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The habitat mitigation works shall be provided in accordance with the approved Details and timetable and retained and maintained as approved at all times thereafter.

Reason. to ensure that suitable habitat is created/re-provided for within the development, in the interests of biodiversity in accordance with Policies EN12 and EN14 of the Reading Borough Local Plan 2019.

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35. (PC) In the event that demolition has not commenced within one year of the date of this permission, no development shall commence within the Phase 2 site until an updated bat survey has been undertaken (by an appropriately qualified ecologist, that is a member of CIEEM or an equivalent institution with experience of undertaking bat surveys), and the results submitted to and approved in writing by the Local Planning Authority. Furthermore, should bats or evidence of bats be found, no development shall commence within the Phase 2 site until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (currently Natural England) and a copy submitted to the Local Planning Authority. Should bats or evidence of bats be found and the applicant considers that a licence for development works affecting bats is not required, the applicant shall submit a report to the Local Planning Authority detailing the reasons for this assessment and development shall not commence within the Phase 2 site until this report has been approved in writing by the Local Planning Authority.

Reason. To ensure that bats, a material consideration, are not adversely affected by the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

36. No demolition or site clearance shall take place within the Phase 2 site within the bird nesting season (mid-February to mid-September inclusive). If clearance within the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist shall resurvey the areas within and adjacent to the Phase 2 site immediately prior to clearance within the Phase 2 site and shall advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found, all works of demolition which could disturb the nest shall cease until a method statement for undertaking the works has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation in writing.

Reason. To minimise the impact of the development on rare/protected bird species in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

37. No part of the Plot G building within Phase 2 shall be first occupied until Details of Green/Brown roofs (to the extent shown on the approved drawings as a minimum) to include drawings, specifications and a habitat enhancement scheme, have been submitted to and approved in writing by the Local Planning Authority. All Green/Brown roofs shall be provided in accordance with the approved Details and shall be maintained as approved at all times thereafter.

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Reason. In the interests of biodiversity, sustainable drainage and microclimate. In accordance with Policies CC2, CC3, EN12, EN16, EN18 and CR10 of the Reading Borough Local Plan 2019.

38. No part of the Plot G building within Phase 2 shall be first occupied until all refuse and recycling storage facilities have been provided in accordance with the approved plans and shall be retained for use by occupiers of the building at all times thereafter.

Reason. In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5 and CC7 of the Reading Local Plan 2019.

39. No part of the Plot G building within Phase 2 shall be first occupied until details of physical and management measures to prevent pests and vermin accessing bin stores and other service areas within the building and structures within the site, have been submitted to and approved in writing by the Local Planning Authority. The pest and vermin control measures shall be provided in accordance with the approved details prior to first occupation of the building and retained as approved at all times thereafter.

Reason. In the interests of public health and the amenity of occupiers. In accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

40. No part of the Plot G building within Phase 2 shall be first occupied until details of the hours of use of all non-residential uses on the lower ground and ground floors of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be used except in accordance with the approved details at all times thereafter.

Reason. in the interests of residential amenity of neighbouring residential properties in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

41. (i) No part of the Plot G building within Phase 2 shall be first occupied until full details of all external lighting to be installed for the visual enhancement and safe functioning of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance, lens shape/beam pattern and orientation, hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall include night-time dimming controls and demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate

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how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the building and the external lighting shall be maintained and operated in accordance with the approved details at all times thereafter.

(ii) No external lighting shall be installed within the Phase 2 except in accordance with full details that shall have been submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason. To protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policies CC7, EN16, CR3 and CC8 of the Reading Borough Local Plan 2019.

42. No mechanical plant shall be installed within the Phase 2 site until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing 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 approved 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 Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

43. The glazing, ventilation and all other noise mitigation specified for the Phase 2 site shall be installed in accordance with the recommended specifications within the Noise Assessment submitted with the application Environmental Noise Survey Rev 00 by Hoare Lea, dated December 2019.

Reason. In order to protect the amenity of future occupiers of the proposed development in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

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44. No flues, extraction or other kitchen ventilation equipment shall be installed within the Phase 2 site until a scheme comprising an odour assessment and a detailed odour management plan for the equipment, to include scaled plans, odour control specifications and a maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to best practice guidance when assessing potential odours and selecting appropriate odour control methods. The development of the Phase 2 site shall not be carried out other than in accordance with the approved scheme and shall be maintained in accordance with the approved scheme at all times thereafter.

Reason. To minimise the impacts of kitchen extract odours in the interests of the amenity of adjoining properties and the surrounding area. In accordance with Policy CC8 of the Reading Borough Local Plan 2019.

45. No materials or green waste produced as a result of the clearance of the Phase 2 site or demolition works or construction works associated with the Phase 2 development shall be burnt on site.

Reason. In the interests of air quality and neighbouring amenity in accordance with Policies CC5, CC8 and EN16 of the Reading Borough Local Plan 2019.

46. No gym use (Class D2, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure-borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained and maintained as such at all times thereafter.

Reason. To adequately control noise specifically associated with gym uses in the interests of the amenity of surrounding residents and other users of the site in accordance with Policies CC8, EN16, EN17 and CR10 of the Reading Borough Local Plan 2019.

47. (PCD) No development shall commence within the Phase 2 site (except demolition and groundworks) until an Air Quality Assessment to determine whether the proposed development of the Phase 2 site will result in a worsening impact on air quality has been submitted to and approved in writing by the Local Planning Authority. The assessment shall use a full dispersion model to predict the pollutant concentrations at relevant building façades for the proposed year of occupation as well as any impacts during the development phase. The input parameters used in the assessment shall be in accordance with current best practice. The assessment shall include canyon effect modelling and up-to-date local weather

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data calibration of the model to fit with local diffusion tube readings. The assessment shall assume no improvement in air quality at the time of the development being occupied. Where the assessment identifies a worsening of air quality it shall include a mitigation plan together with a timetable for its implementation. The mitigation plan shall quantify the effect on emissions expected from the proposed mitigation, in order to demonstrate that any detrimental impact from the development will be offset. The development of the Phase 2 site shall not be carried out other than in accordance with the approved mitigation scheme and implementation timetable.

Reason. These details are required due to insufficient information being contained within this submission and in order to protect the health of borough residents in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

48. The Phase 2 development hereby permitted shall not be carried out except in accordance with the approved Flood Risk Assessment (FRA) WIE14788-100-R-14-3-1_FRA Third Issue dated 16 December 2019 by Waterman as appended to the Environmental Statement by Waterman, December 2019) including all mitigation measures detailed within the approved FRA.

Reason. To minimise flood risk arising from the development in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

49. No development within the Phase 2 site shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission.

Reason. to ensure that there is no resultant unacceptable risk to controlled waters/groundwater quality in accordance with Policy EN16.

SECURITY

50. (PCD) No development within the Phase 2 site shall commence (except demolition and ground works) until a Security/Anti-Crime Management Plan has been submitted to and approved in writing by the Local Planning Authority in accordance with the 'Secured By Design' standard to include:

- i) Hostile Vehicle Mitigation to all potential public realm vehicle access points unless otherwise agreed within the submitted Plan.
- ii) Electronic access controlled rising arm barrier and attack rated roller shutter for out of hours access to basement car park entrances. Hours of operation to be agreed.
- iii) Electronic access controlled rising arm barrier and attack-rated roller shutter to service yard. The shutter to be in operation at all times.

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- iv) Blast-resistant laminate glazing to BSEN 12600 and frames to BS6262 for at least the first 3 storeys above adjoining street level. Curtain wall glazing to be BS EN 356-2000 (P1A) or engineered equivalent.
- v) A detailed blast analysis of main glazing elements (glass and frame) and building structure to confirm their blast-resistance and full-scale blast test on samples where a risk of glazing or frame failure is identified by the detailed blast analysis and such further re-designs or mitigation as may be required to achieve an acceptable design as a result of the analysis and/or testing.
- vi) Emergency vehicle access (physical barriers and management)
- vii) Provision, location and management of litter bins.
- viii) Defined extent of external café seating areas.
- ix) Management of large crowds, including football and music festival events
- x) Secure (including visually-verified) access control arrangements for entrances and car parks, including secure mail delivery.
- xi). Lift access control and measures to ensure appropriate compartmentation between and across floors.

The development of the Phase 2 site shall not be carried out except in accordance with the approved Security/Anti-Crime Management Plan and maintained as such at all times thereafter.

Reason. to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents in accordance with Policies CC7, CR2, CR3, CR10, and CR11 of the Reading Borough Local Plan 2019.

51. No part of the Phase 2 development shall be first occupied until evidence of Secured By Design accreditation has been submitted to and approved in writing by the Local Planning Authority. Unless the Local Planning Authority agrees in writing to an alternative timetable for submission prior to first occupation of any part of the Phase 2 development.

Reason. to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development in accordance with Policies CC7, CR2, CR3, CR10, and CR11 of the Reading Borough Local Plan 2019.

SUBSEQUENT OPERATION

52. No part of the Plot G building within Phase 2 shall be first occupied until a Scheme of environmental controls to minimise the impact of light pollution from interior lighting on the local environment and neighbouring uses in accordance with the recommendations of the approved Environmental Statement to include (unless otherwise agreed by the Local Planning Authority) switching off office lights and closing of blinds, and shall include a timetable for

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implementation, has been submitted to and approved in writing by the Local Planning Authority. The development of Phase 2 shall not be carried out except in accordance with the approved Scheme and shall be maintained as such at all times thereafter.

Reason. To minimise light pollution in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

53. The Telecoms Summary and Superfast Broadband Strategy dated December 2019 to include recommended physical measures to enable secondary internet provider connection shall be implemented prior to first occupation of the Plot G building within Phase 2 or in accordance with a timetable that shall have been approved in writing by the LPA prior to first occupation.

Reason. To ensure advanced, reliable and high-quality electronic communications infrastructure within the development. In accordance with Paragraph 112 of the National Planning Policy Framework 2019.

CONDITIONS & REASONS - Phase 3

54. (i) The Phase 3 site to which this Outline planning permission relates shall be as identified on approved drawing SHRN-CRL-SW-ZZ-PL-A-0115-P01 dated 15 May 2020.

(ii) For the purposes of all conditions attached to this permission "Plots" shall be defined as shown on the approved Parameter plan SHRN - CRL - S3 - ZZ - PL - A - 0705 - P03, Plots, dated 22 September 2020.

(iii) No development (except demolition) on any Plot in Phase 3 shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved in writing by the Local Planning Authority for that Plot in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of vehicle and cycle parking and servicing areas;

B. The Scale of buildings;

C. The Layout of buildings, routes and open spaces.

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture;

E. Landscaping, to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

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ii) details of planting in respect of trees, shrubs, ground area (including grasses), climbers and green wall systems.

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials, water features, and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork;

F. The internal layout and Use of all buildings including residential amenity areas.

The development of Phase 3 shall not be carried out except in accordance with the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

Reason. To ensure a satisfactory form of development and in accordance with the provisions of Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended.

55. Application for approval of the Reserved Matters shall be made to the Local Planning Authority no later than five years from the date of this outline permission.

Reason. To allow an appropriate timeframe for development to commence commensurate with the scale and complexity of the scheme.

56. The development of Phase 3 hereby permitted shall be commenced no later than either:-

a) the expiration of five years from the date of this permission; or

b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

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.

57. All applications for approval of Reserved Matters pursuant to this permission shall be in accordance with the following documents:

(a) Station Hill North Design Code Hybrid Planning Application dated September 2020, received 23 September 2020

(b) Parameter Plans as listed in Condition 58; and

(c) shall be in general accordance with the submitted documents: 'Design and Access Statement December 2019 as amended by Addendum to the Design & Access Statement June

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2020'; and Development Specification dated August 2020, subject to all other terms and conditions of this notice.

Reason. (a) to ensure a suitable form of development is provided in accordance with the approved documents/supporting information, within the subsequent Reserved Matters applications; and (b) to ensure that development achieves a high standard of design in relation to the surrounding public realm, the settings of Heritage Assets and the character of the area; and (c) to clarify which plans, drawings and documents have been approved.

58. The development permitted within the Phase 3 site shall not be carried out except in accordance with the following approved plans, the Reserved Matters approved under Condition 54; any other details as may be approved under the conditions of this planning permission, and conditions pursuant to the approval of the Reserved Matters:

SHRN - CRL - SW - ZZ - PL - A- 0105 - Rev P00 Site Location Plan dated 13 December 2020

SHRN - CRL - SW - ZZ - PL- A - 0115 Rev P01 Phasing Plan dated 15 May 2020

SHRN - CRL - SW - ZZ - PL - A- 1051 Rev P00 Demolition Plan dated 13 December 2019

SHRN - CRL - S3 - ZZ - PL- A - 0705 Rev P03 Parameter Plans - Plots, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL- A - 0710 Rev P03 Parameter Plan Public Realm Plaza and Plaza +1 levels, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL- A - 0711 Rev P02 Parameter Plan Land Use and Minimum Distance Between Plots - Levels Plaza +2 and Above Mixed Use Scheme, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL- A - 0712 Rev P02 Parameter Plan Land Use and Minimum Distance Between Plots - Levels Plaza +2 and Above All Commercial Scheme, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL- A - 0715 Rev P03 Parameter Plan Vehicular Access and Servicing, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL- A - 0720 Rev P03 Parameter Plan Land Use Street and Podium (Plaza Level), dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL- A - 0726 Rev P03 Parameter Plan Basement Parameter Section, dated 22 September 2020

44470/5502/TA/02 Revision C, dated 21 September 2020

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Reason. to clarify which plans are approved and in the interests the character and appearance of the area, the setting of heritage assets and the appearance, amenity, design and proper functioning of the development in accordance with Policies CC1, EN1, EN5, CC7, CC8, H5, H10, TR1, CR1, CR2, CR3, CR6, CR10 and CR11 of the Reading Borough Local Plan 2019.

59. The total amount of development hereby permitted in this Outline planning permission in respect of the Phase 3 site and expressed as Gross External Areas (GEA) shall not exceed 128,000 [one hundred and twenty eight thousand] square metres floorspace (GEA).

Reason. This is the upper limit in terms of the amount which has been shown to result in an acceptable scale and form of development in accordance with Policies CC1, EN1, EN5, CC7, CC8, H5, H10, TR1, CR1, CR2, CR3, CR6, CR10 and CR11 of the Reading Borough Local Plan 2019.

60. Subject to the overall maximum set by Condition 59, the maximum amount of development for each use shall not exceed:

- Office (Class B1a) 86,500 [eighty six thousand, five hundred] square metres GEA;
- Residential Dwellings (Class C3) 65,000 [sixty five thousand] square metres GEA comprising no more than 750 [seven hundred and fifty] dwellings;
- Residential Institutions (Class C2) 26,000 [twenty six thousand] square metres GEA;
- Hotel (Class C1) 26,000 [twenty six thousand] square metres GEA;
- Flexible Retail Office and Leisure (A1, or A2, or A3, or A4, or A5, or B1, or D1 or D2), 4,500 [four thousand five hundred square metres] GEA;
- Podium and Basement 23,000 [twenty three thousand] square metres GEA.

Reason. To ensure that the development is carried out in accordance with the approved details; and to ensure that the amount of floorspace is consistent with the parameters assessed in the Environmental Statement. In accordance with Policies CC6, H1, TR1, RL2, CR11, CR1, CR4 and TR3.

61. A minimum of 1,000 [one thousand] square metres GEA retail or leisure uses shall be provided at Ground and Lower-ground floor level within Phase 3.

Reason. In the interests of activity, vitality, and appropriate mix of uses in accordance with Policies CR10 and CR11 of the Reading Borough Local Plan 2019.

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62. (PCD) No development shall commence within Phase 3 (except demolition) until a detailed phasing Strategy for the Phase 3 site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure that development is carried out in a comprehensive and coordinated manner and to minimise impact on existing residents and occupiers of properties adjoining the development in accordance with Policies EN16, CR10, CR11, CC8 and TR3 of the Reading Borough Local Plan 2019.

63. Concurrently with the submission of Reserved Matters for all Plots in Phase 3 containing residential dwellings, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason. To ensure appropriate residential accommodation is provided in accordance with Policies H2, CR6, CR11, H2, H3 and H5 of the Reading Borough Local Plan 2019.

64. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no change of use from a use granted by this permission to a dwelling shall take place without the further grant of planning permission from the Local Planning Authority.

Reason. To ensure appropriate standards of design and amenity in respect of any additional dwellings formed within the development, in accordance with Policies CC2, CC7, CC8, EN15, EM16, H2, H5, H8, H10, TR5, CR2 and CR6 of the Reading Borough Local Plan 2019.

65. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no change of use to a Class C4 house in multiple occupation shall take place without the further grant of planning permission from the Local Planning Authority.

Reason. To ensure appropriate standards of amenity for future occupiers in respect of the size of dwellings and the impacts on adjoining occupiers in accordance with Policies H5, H8 and CC8 of the Reading Borough Local Plan 2019.

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CONSTRUCTION/DEMOLITION PHASE

66. No demolition or site clearance shall take place within the Phase 3 site within the bird nesting season (mid-February to mid-September inclusive). If clearance within the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist shall resurvey the areas within and adjacent to the relevant Plot immediately prior to clearance within the Plot and shall advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found on a Plot, all works of demolition within a Plot or site clearance within a Plot which could disturb the nest shall cease until a method statement for undertaking the works on the Plot has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation in writing.

Reason. To minimise the impact of the development on rare/protected bird species in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

67. (PC) No demolition shall take place within the Phase 3 site until a Demolition Management Statement (DMS) and Demolition Environmental Management Plan (DEMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated December 2019 by Waterman Group) have been submitted to and approved in writing by the Local Planning Authority, unless an alternative permission for that demolition has been granted by the Local Planning Authority. The DMS and DEMP shall include details in respect of:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;
- B. Loading and unloading of plant and materials used in, and arising from, demolition: areas to be shown on a plan not less than 1:500;
- C. Storage of plant and materials used in, and arising from, demolition of the development: areas to be shown on a plan not less than 1:500;
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);
- E. Wheel washing facilities;
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition;
- G. Footpath Closures/Road Closures needed during demolition;
- H. Traffic Management needed during demolition;
- I. Times, routes and means of access into and from the site for demolition traffic and delivery vehicles (including the removal of any associated demolition waste from the site and methods of preventing deposition of materials on the public highway)
- J. A commitment to regular meetings with the RBC Streetworks Co-ordinator

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- K. A dust mitigation and monitoring scheme during demolition phases (to accord with the approved Environmental Statement)
- L. Measures to control noise, including controls on timing of operations (to include quiet periods)
- M. External lighting;
- N. A scheme for recycling/disposing of waste resulting from the demolition works.
- O. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a relevant Plot which has not been demolished within one year after the first building on that Plot has been demolished.
- P. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.
- Q. Measures to control exposure to contaminated land.
- R. Temporary parking and turning space within the site.

The approved DMS and DEMP shall be adhered to throughout the Phase 3 development hereby permitted, unless prior agreement has been received in writing from the Local Planning Authority.

Reason. in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion. In accordance with Policies EN16, EN17, CC8, TR3, EN15 of the Reading Borough Local Plan 2019.

68. (PCD) No development (except for demolition works) shall take place within the Phase 3 site until a Construction Management Statement (CMS) and Construction Environmental Management Plan (CEMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, “Environmental Statement Volume 1”, dated December 2019 by Waterman Group) have been submitted to and approved in writing by the Local Planning Authority. The CMS and CEMP shall include details in respect of:
- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
 - B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
 - C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
 - D. The erection and maintenance of security hoarding and treatment of podium edge (including decorative displays/murals/scaffolding if required).
 - E. Wheel washing facilities
 - F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
 - H. The method of piling (normally restricted to auger bored or hydraulic press)
 - I. Footpath Closures/Road Closures needed during construction
 - J. Traffic Management needed during construction

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- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
- M. A dust mitigation and monitoring scheme during construction phases (to accord with the approved Environmental Statement)
- N. Measures to control noise including controls on timing of operations (to include quiet periods)
- O. External lighting
- P. A scheme for recycling/disposing of waste resulting from the construction works
- Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, windows, and security measures) for any building within the Phase 2 site which has not been demolished within one year after the first building on site has been demolished.
- R. Measures to control exposure to contaminated land.
- S. Temporary parking and turning space within the site.

The approved CMS and CEMP shall be adhered to throughout the Phase 3 development hereby permitted, unless prior agreement has been received in writing from the Local Planning Authority.

Reason. in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion. In accordance with Policies EN16, EN17, CC8, TR3, EN15 of the Reading Borough Local Plan 2019.

69. No construction, demolition or associated deliveries shall take place within the Phase 3 site 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.

GROUND INVESTIGATION

70. (PCD) (i) The development of the Phase 3 site hereby approved shall not be carried out except in accordance with the 'Overarching Archaeological Written Scheme of Investigation' (Waterman, October 2019).

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Reason. in the interests of protecting the archaeological heritage of the Borough. In accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019

71. (PCD) No development (other than demolition above existing ground level) shall commence on any Plot within Phase 3 until a detailed Written Archaeological Scheme of Investigation (WSI) for the relevant Plot, based on the approved 'Overarching Archaeological Written Scheme of Investigation' (Waterman, October 2019)' has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the Plot shall only take place in accordance with the approved WSI.

Reason. in the interests of protecting the archaeological heritage of the Borough. In accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019

72. (PCD) No development (other than demolition above existing ground level) shall commence within any Plot within Phase 3 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, including:
 - 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.
- (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

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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 plan providing details of the data that will be collected in order to demonstrate 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 of the Phase 3 site, development shall be halted on the relevant 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, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

73. (PCD) No development (other than demolition above existing ground level) shall commence within any Plot within Phase 3 until ground gas monitoring has been carried out within the relevant Plot by a suitably qualified person and a risk assessment and scheme showing how the Plot is to be protected against any landfill gas identified has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building within the relevant Plot shall take place until the scheme has been fully implemented as approved, and those measures shall be retained and maintained at all times thereafter.

Reason. To ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas, which could be a danger to the occupiers of the development. In accordance with Policy EN16 of the Reading Borough Local Plan 2019.

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74. (PCD) No development (except demolition) shall commence within any Plot within Phase 3 until a method statement for the foundation design for all buildings within the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/practicable. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement.

Reason. The Site is potentially contaminated and is located over the chalk major aquifer. Piling at the Site has the potential to mobilise contaminants into the chalk aquifer which would result in pollution of controlled waters and therefore agreement will only be given for piling in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater quality. In accordance with Policy EN16 of the Reading Borough Local Plan 2019.

APPEARANCE

75. (PCD) i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter for each Plot within Phase 3.

ii) No development shall take place within any Plot within Phase 3, (except demolition, and groundworks), until full details and samples of the materials to be used in the construction of the external surfaces of the development permitted within that Plot, including hard surfacing and other hard landscaping materials, have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved pursuant to the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved pursuant to this condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason. i) To ensure that the nature, quality and visual effect of materials is considered at an early stage in the design process and ii) to ensure high quality materials and detailing is secured and implemented. In the interests of high quality design and the character of the area in accordance with Policies CR10, CR11, CR2, CC7 and EN1 of the Reading Borough Local Plan 2019.

76. Concurrently with the submission of Reserved Matters for each Plot within Phase 3, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to the Local Planning Authority for approval (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all

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related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant Plot shall thereafter not be undertaken except in accordance with the approved building maintenance and cleaning system details.

Reason. In the interests of the appearance and townscape impacts of the development. In accordance with Policies CC7 and CR10 of the Reading Borough Local Plan 2019.

77. The details submitted pursuant to the Layout, Scale and Appearance Reserved Matters in respect of Plots A and B within Phase 3 shall include a 2 metre deep 'shoulder' set-back to all floors of the building(s) above 84m AOD (to the nearest complete floor below 84m AOD) within the western façade fronting Greyfriars Road except where those floors already exceed 7 metres distance from the existing highway kerb line.

Reason. To reduce the visual dominance of the buildings within the townscape and the impact on the amenity of neighbouring dwellings in accordance with Policies CC7, CR10 and CR11 of the Reading Borough Local Plan 2019.

LANDSCAPING

78. All hard and soft landscaping works shall be carried out prior to first occupation of any development within Phase 3, or in accordance with an alternative timetable and phasing plan that shall have been approved in writing by the Local Planning Authority prior to first occupation of any building within Phase 3. All hard and soft landscaping shall be in accordance with the landscaping details approved pursuant to this permission, including Reserved Matters approvals and any approved Phasing Plan.

All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted. All planted materials shall be maintained for five years.

Reason. To ensure an appropriate standard of landscaping and public realm in the interests of the character, permeability and function of the area and the amenity of users of the site in accordance with Policies CC7, EN14, CR2, CR3, CR10 and CR11 of the Reading Borough Local Plan 2019.

79. No building within any Plot within Phase 3 shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within the relevant Plot has been submitted

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to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.

Reason. To ensure the long term management and maintenance of landscaped areas on the site in accordance with Policies: CC7, EN14, CR2, CR3, CR10 and CR11 of the Reading Borough Local Plan 2019.

80. Notwithstanding the provisions of Class A, Part 2, Schedule 3, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no boundary treatment shall be erected within the Phase 3 site except in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority (except temporary hoarding for the duration of construction works, or where otherwise expressly permitted by this permission).

Reason. In the interests of the openness, permeability, character and appearance of the public realm in accordance with Policies CC7, CR3, CR10 and CR11 of the Reading Borough Local Plan 2019.

81. No development shall commence within the parts of the Phase 3 site that are on Station Hill adopted highway land until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason. Trees of amenity value exist within the highway on Station Hill. This condition seeks to ensure that appropriate protection is given to these trees in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

TRANSPORT

82. All car and bicycle parking spaces approved pursuant to Condition 54 shall be provided within the Plot to which they relate prior to first occupation of that 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. All car and bicycle parking spaces shall be retained as approved for vehicle and bicycle parking respectively at all times thereafter.

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Reason. To secure suitable provision of parking to meet the needs of the development in accordance with Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

83. All vehicle accesses approved pursuant to Condition 54 shall be provided prior to first occupation of the Plot to which they relate, 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.

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

84. No residential unit provided pursuant to this permission on the Phase 3 site shall be first occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

Reason. In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

85. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, any residential unit provided pursuant to this permission, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason. In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring

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residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

86. Details of a wheeling ramp to assist in cycles being wheeled up and down the public steps between the Phase 3 public realm and Greyfriars Road shall be submitted for approval concurrently with submission of details pursuant to the Landscaping Reserved Matters. The ramp shall be provided in accordance with the approved details prior to first occupation of any part of Phase 3, or in accordance with a timetable that shall have been agreed in writing by the LPA prior to first occupation of any part of Phase 3. The ramp shall be retained and maintained as such at all times thereafter.

Reason. to ensure appropriate permeability for cycles through the site in accordance with Policies TR1, TR4, CR2 and CR11 of the Reading Borough Local Plan 2019.

87. No building within any Plot within Phase 3 shall be first occupied until details of how the approved car parking spaces in that Plot are to be allocated and distributed to residents and other occupiers of the relevant Plot have been submitted to and approved in writing by the Local Planning Authority. The car parking shall not be used except in accordance with the approved details at all times thereafter.

Reason. To ensure an appropriate distribution of parking spaces within the site in accordance with Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

88. No dwelling within any Plot within Phase 3 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.

No dwelling within a Plot shall be first occupied until the Scheme for that Plot has been fully provided in accordance with the approved details. 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 in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

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89. Any access barriers provided on the Phase 3 site shall not open towards the highway and shall be set back a distance of at least 21.4 metres from the nearside of the carriageway of the adjoining highway in accordance with drawing 44470/5502/SK041.

Reason. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

90. Any vehicle access located on Greyfriars Road shall be provided with two lanes prior to first use and shall be retained as a point of access only and shall not be used as a means of exiting the site at any time, in accordance with approved drawing 44470/5502/SK041.
in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

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

91. The existing vehicular accesses within each Plot within Phase 3 shall be stopped up and abandoned and the footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority within one month of the first use of the new accesses within the relevant Plot.

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.

ENVIRONMENTAL

92. (PCD) (i) No development shall commence within any Plot within Phase 3 (except demolition above ground floor/basement slab level) until a Sustainable Drainage Strategy including details of the design, management and maintenance of surface water drainage for the relevant Plot using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include a timetable for its implementation, details of connections with adjoining Plots and a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

(ii) The approved sustainable drainage Strategy for each Plot shall be completed in accordance with the approved details and timetable and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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Reason. To reduce the risk of flooding and to preserve and enhance surface and groundwater quality in accordance with Policies EN16 and EN18 of the Reading Borough Local Plan 2019.

93. No part of any Plot within Phase 3 shall be first occupied until a Scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of the relevant Plot, to include a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved and maintained as such at all times thereafter.

Reason. To ensure that suitable capacity is provided within water, drainage and sewerage infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

94. Concurrently with the submission of Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping for each Plot and any areas of public realm, wind tunnel testing shall be undertaken for the relevant Plot and public realm and a report detailing the required mitigation shall be submitted to the Local Planning Authority for approval. Thereafter, there shall be no first public use of the public realm, or first Occupation of any building within the relevant Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the approved mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

Reason. To ensure pedestrian and cyclist safety and comfort within the public realm areas of each Plot in accordance with Policies CC7, EN16 and CR3 of the Reading Borough Local Plan 2019.

95. Concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot, a Solar Glare assessment details of mitigation measures, and a timetable for provision for the relevant Plot, shall be submitted to the Local Planning Authority for approval. The mitigation measures shall be provided in accordance with the approved mitigation details and timetable before first occupation of any part of the relevant Plot. The mitigation measures shall be retained as approved at all times thereafter.

Reason. To prevent harmful glare affecting the surrounding area, including the railway in accordance with Policies EN16, CC8 and CR10 of the Reading Borough Local Plan 2019.

96. Concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot, a detailed Daylight and Sunlight assessment including details of

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mitigation measures, and a timetable for provision for the relevant Plot, shall be submitted to the Local Planning Authority for approval. The mitigation measures shall be provided in accordance with the approved mitigation details and timetable before first occupation of any part of the relevant Plot. The mitigation measures shall be retained as approved at all times thereafter.

Reason. In the interests of the amenity of future occupiers of the development and the amenity of the surrounding area, in accordance with Policies EN16, CC8 and CR10 of the Reading Borough Local Plan 2019.

97. All non-residential floorspace within Phase 3 shall achieve a BREEAM Excellent rating. A copy of the Final BREEAM Certificates for that floorspace (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first occupation of the floorspace to which it relates.

Reason. To ensure an acceptable standard of environmental sustainability in conjunction with other measures secured under this permission in accordance with Policies CC2, H5, CC3, CC4 of the Reading Local Plan 2019.

98. No dwelling hereby permitted shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings are built to the higher water efficiency standard under Regulation 36(3), produced by an accredited assessor.

Reason. To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

99. Details of habitat mitigation works and timetable for their provision shall be submitted to the Local Planning Authority for approval concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot in Phase 3.

The Details shall include a report detailing the following habitat mitigation works for each Plot:

- A. Locations and specifications for Bat roosting and habitat enhancements
- B. Locations and specifications for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons

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- C. Details of integration with the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).
- D. Green and Brown Roofs which shall cover 25% of the roof area of each Plot.

The habitat mitigation works shall be provided in accordance with the approved Details and timetable and retained and maintained as approved at all times thereafter.

Reason. To ensure that suitable habitat is created/re-provided for within the development, in the interests of biodiversity in accordance with Policies EN12 and EN14 of the Reading Borough Local Plan 2019.

100. No development within the Phase 3 site shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission.

Reason. To ensure that there is no resultant unacceptable risk to controlled waters/groundwater quality in accordance with Policy EN16.

101. No residential floorspace shall be first occupied within any Plot in Phase 3 until a detailed scheme, informed by an assessment of the current noise environment, for protecting the residential development within the relevant Plot from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the residential development are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation within the relevant Plot is first occupied.

Reason. In order to safeguard the amenity of occupiers of the development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

102. No mechanical plant shall be installed within the Phase 3 site 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

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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 Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

103. No flues, extraction or other kitchen ventilation equipment shall be installed within the Phase 3 site until a scheme comprising an odour assessment and a detailed odour management plan for the equipment, to include scaled plans, odour control specifications and a maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to best practice guidance when assessing potential odours and selecting appropriate odour control methods. The development of the Phase 3 site shall not be carried out other than in accordance with the approved scheme and shall be maintained in accordance with the approved scheme at all times thereafter.

Reason. To minimise the impacts of kitchen extract odours in the interests of the amenity of adjoining properties and the surrounding area. In accordance with Policy CC8 of the Reading Borough Local Plan 2019.

104. No part any Plot within Phase 3 shall be first occupied until a Delivery and Servicing Plan to manage how delivery and servicing vehicles are to access each unit within the relevant Plot without creating noise, safety or congestion concerns, including restricted hours, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, deliveries and servicing within Phase 3 shall not be carried out except in accordance with the approved Delivery and Servicing Plan.

Reason. In the interest of the safety and convenience of all highway users and the amenity of residents, in accordance with Policies CC8, TR3 and TR5 of the Reading Local Plan 2019.

105. No part any Plot within Phase 3 shall be first occupied until details of the hours of use of all non-residential uses on the lower ground and ground floors of all buildings within the

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relevant Plot have been submitted to and approved in writing by the Local Planning Authority. The development shall not be used except in accordance with the approved details at all times thereafter.

Reason. In the interests of residential amenity of neighbouring residential properties in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

106. (i) No part of any commercial (office) within the Phase 3 site shall be first occupied until full details of all external lighting to be installed for the visual enhancement and safe functioning of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance, lens shape/beam pattern and orientation, hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall include night-time dimming controls and demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the building and the external lighting shall be maintained and operated in accordance with the approved details at all times thereafter.

(ii) No external lighting shall be installed within the Phase 3 except in accordance with full details that shall have been submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason. To protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policies CC7, EN16, CR3 and CC8 of the Reading Borough Local Plan 2019.

107. Details of refuse and recycling bin stores to include measures to prevent pests and vermin accessing bin stores shall be submitted for approval concurrently with the submission of the Layout, Access, Landscaping or Appearance Reserved Matters for each Plot in Phase 3. The refuse, recycling, and pest and vermin control measures shall be provided in accordance with the approved details prior to first occupation of the relevant Plot and retained as approved at all times thereafter.

Reason. In the interests of public health and the amenity of occupiers. In accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

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108. No gym use (Class D2, or ancillary to other use) shall be commenced in Phase 3 until a detailed Scheme to control airborne and structure-borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained and maintained as such at all times thereafter.

Reason. To adequately control noise specifically associated with gym uses in the interests of the amenity of surrounding residents and other users of the site in accordance with Policies CC8, EN16, EN17 and CR10 of the Reading Borough Local Plan 2019.

109. (PCD) No development shall commence within any Plot within the Phase 3 site (except demolition and groundworks) until a detailed Air Quality Assessment for the relevant Plot to determine whether mitigation is required to protect occupiers of all residential floorspace from the effects of poor air quality has been submitted to and approved in writing by Local Planning Authority. Where the Air Quality Assessment identifies that future occupiers will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupiers. The scheme shall be implemented as approved prior to occupation of any part of the relevant Plot and retained as approved at all times thereafter.

Reason. These details are required due to insufficient information being contained within this submission and in order to protect the health of future occupiers of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

110. (PCD) No development shall commence within any Plot within the Phase 3 site (except demolition and groundworks) until an Air Quality Assessment to determine whether the proposed development of the relevant Plot will result in a worsening impact on air quality has been submitted to and approved in writing by the Local Planning Authority. The assessment shall use a full dispersion model to predict the pollutant concentrations at relevant building façades for the proposed year of occupation as well as any impacts during the development phase. The input parameters used in the assessment shall be in accordance with current best practice. The assessment shall include canyon effect modelling and up-to-date local weather data calibration of the model to fit with local diffusion tube readings. The assessment shall assume no improvement in air quality at the time of the development being occupied. Where the assessment identifies a worsening of air quality it shall include a mitigation plan together with a timetable for its implementation. The mitigation plan shall quantify the effect on emissions expected from the proposed mitigation, in order to demonstrate that any detrimental impact from the development will be offset. The development shall not be

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carried out other than in accordance with the approved mitigation scheme and implementation timetable.

Reason. These details are required due to insufficient information being contained within this submission and in order to protect the health of borough residents in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

RESIDENTIAL AMENITY

111. No approved building containing residential units within any Plot 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. In accordance with Policies CR6, CC8 and H10 of the Reading Borough Local Plan 2019.

112. Details demonstrating that all proposed dwellings will be accessible and adaptable in accordance with M4(2) of the Building Regulations, unless built in line with M4(3) and that at least 5% of the proposed dwellings will be wheelchair user dwellings in accordance with M4(3) of the Building Regulations shall be submitted for approval concurrently with the submission of the Layout and Access Reserved Matters for each Plot containing dwellings. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant Plot and retained as approved at all times thereafter.

Reason. To ensure appropriate accessibility and adaptability in accordance with Policy H5 of the Reading Borough Local Plan 2019.

SECURITY

113. (PCD) No development shall commence (except demolition and ground works) within any Plot in the Phase 3 site until a Security/Anti-Crime Management Plan for that Plot has been submitted to and approved in writing by the Local Planning Authority in accordance with the 'Secured By Design' standard to include:

i) Hostile Vehicle Mitigation to all potential public realm vehicle access points unless otherwise agreed within the submitted Plan.

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- ii) Electronic access controlled rising arm barrier and attack rated roller shutter for out of hours access to basement car park entrances. Hours of operation to be agreed.
- iii) Electronic access controlled rising arm barrier and attack-rated roller shutter to service yard. The shutter to be in operation at all times.
- iv) Blast-resistant laminate glazing to BSEN 12600 and frames to BS6262 for at least the first 3 storeys above adjoining street level. Curtain wall glazing to be BS EN 356-2000 (P1A) or engineered equivalent.
- v) A detailed blast analysis of main glazing elements (glass and frame) and building structure to confirm their blast-resistance and full-scale blast test on samples where a risk of glazing or frame failure is identified by the detailed blast analysis and such further re-designs or mitigation as may be required to achieve an acceptable design as a result of the analysis and/or testing.
- vi) Emergency vehicle access (physical barriers and management)
- vii) Provision, location and management of litter bins.
- viii) Defined extent of external café seating areas.
- ix) Management of large crowds, including football and music festival events
- x) Secure (including visually-verified) access control arrangements for entrances and car parks, including secure mail delivery.
- xi) Lift access control and measures to ensure appropriate compartmentation between and across floors.

Reason. To reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents in accordance with Policies CC7, CR2, CR3, CR10, and CR11 of the Reading Borough Local Plan 2019.

114. No part of any Plot within Phase 3 shall be first occupied until evidence of Secured By Design accreditation for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. Unless the Local Planning Authority agrees in writing to an alternative timetable for submission prior to first occupation of any part of the development.

Reason. To reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development in accordance with Policies CC7, CR2, CR3, CR10, and CR11 of the Reading Borough Local Plan 2019.

SUBSEQUENT OPERATION

115. No part of any Plot within Phase 3 shall be first occupied until a Scheme of environmental controls to minimise the impact of light pollution from interior lighting on the local environment and neighbouring uses in accordance with the recommendations of the approved Environmental Statement to include switching off office lights and closing of blinds,

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and a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development of each relevant plot within Phase 3 shall not be carried out except in accordance with the approved Scheme and shall be maintained as such at all times thereafter.

Reason. To minimise light pollution in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

116. The Telecoms Summary and Superfast Broadband Strategy dated December 2019 to include recommended physical measures to enable secondary internet provider connection shall be implemented within each Plot within Phase 3 prior to first occupation of any building within the relevant Plot, or in accordance with a timetable that shall have been approved in writing by the LPA prior to first occupation.

Reason. To ensure advanced, reliable and high quality electronic communications infrastructure within the development. In accordance with Paragraph 112 of the National Planning Policy Framework 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 prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (“PC”) to make clear that they require approval from the Local Planning Authority before any development begins (or “PCD” where demolition or other works are excluded). This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough’s Council’s document “Guidance Notes for Activities on the Public Highway within the Borough of Reading”. The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council’s website.

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4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

5. 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.

6. 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.

7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE and you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

8. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

9. For the purposes of the interpretation of the conditions, "Occupation" and "Occupied" means beneficial occupation for the purposes permitted by the planning permission of any Building or Plot and shall not mean occupation for the purposes of construction, completion, fitting out, and/or marketing.

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10. The developer is advised to discuss air traffic safety measures for tall buildings with the Civil Aviation Authority.

11. Network Rail Advice:

"FORMER BR LAND"

The development appears to be located on an area of land previously under the ownership of Network Rail. Often these sites are sold and are subject to a demarcation or covenant agreement which may include particular rights in relation to the safe operation of the railway and associated infrastructure. It must be considered when Network Rail has access rights over the development site; access must not be blocked or restricted at any time. The applicant must comply with all post sale covenants in the demarcation agreement and understand the implications this will have on the implementation of this development.

Any representations made are without prejudice to those rights and obligations and on the basis that they do not imply that Network Rail's approval under the demarcation agreement will be given for the proposed development or for any part of it.

DEMOLITION

The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building, due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from the Network Rail Asset Protection Engineer before the development and any demolition works on site can commence.

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels - if altered to be such that surface water flows away from the railway. Drainage is also not to show up on Buried Service checks.

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design

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of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

GROUND DISTURBANCE

The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

LANDSCAPING

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

LIGHTING

Any lighting associated with the development (including vehicle lights), and building fabric, must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

ENVIRONMENTAL ISSUES

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway."

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.