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

APPLICATION FOR PLANNING PERMISSION IN ACCORDANCE WITH REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

To: HTA Design LLP
78 Chamber Street
London
E1 8BL

Application No: 200122
Application type: Regulation 3 Planning Approval

Applicant: Reading Borough Council

In accordance with Section 70 of the Town and Country Planning Act 1990 and the above mentioned Regulations READING BOROUGH COUNCIL as local planning authority hereby **GRANT** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works.

At: Wensley Road Reading

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: 16 December 2020

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Application At: Wensley Road Reading

Application No: 200122
Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

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

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

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

HTA-A_DR_0008 – Demolition Zone Plan, as received 13/02/2020
HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020
HTA-A_DR_0109 Rev H – Proposed Plan – Level 00, as received 28/07/2020
HTA-A_DR_0110 Rev G – Proposed Plan – Level 00, as received 27/07/2020
HTA-A_DR_0111 Rev C – Proposed Plan – Level 01, as received 27/01/2020
HTA-A_DR_0112 Rev C – Proposed Plan – Level 02, as received 27/01/2020
HTA-A_DR_0113 Rev C – Proposed Plan – Level 03, as received 27/01/2020
HTA-A_DR_0120 Rev C – Proposed Roof Plan, as received 27/01/2020
HTA-A_DR_0020 Rev A – Existing Sectional Elevation AA, as received 27/01/2020
HTA-A_DR_0021 Rev A – Existing Sectional Elevation BB, as received 27/01/2020
HTA-A_DR_0022 Rev A – Existing Sectional Elevation CC, as received 27/01/2020
HTA-A_DR_0023 Rev A – Existing Sectional Elevation DD, as received 27/01/2020
HTA-A_DR_0024 Rev A – Existing Sectional Elevation EE, as received 27/01/2020
HTA-A_DR_0025 Rev A – Existing Sectional Elevation FF, as received 27/01/2020
HTA-A_DR_0026 Rev A – Existing Sectional Elevation GG, as received 27/01/2020
HTA-A_DR_0027 – Existing Sectional Elevation HH, as received 27/01/2020
HTA-A_DR_0030 – Existing Sectional Elevation AA (with trees), as received 27/01/2020
HTA-A_DR_0031 – Existing Sectional Elevation BB (with trees), as received 27/01/2020
HTA-A_DR_0032 – Existing Sectional Elevation CC (with trees), as received 27/01/2020
HTA-A_DR_0033 – Existing Sectional Elevation DD (with trees), as received 27/01/2020
HTA-A_DR_0034 – Existing Sectional Elevation EE (with trees), as received 27/01/2020
HTA-A_DR_0035 – Existing Sectional Elevation FF (with trees), as received 27/01/2020
HTA-A_DR_0036 – Existing Sectional Elevation GG (with trees), as received 27/01/2020
HTA-A_DR_0037 – Existing Sectional Elevation HH (with trees), as received 27/01/2020
HTA-A_DR_0150 – Proposed Sectional Elevation AA, as received 27/01/2020
HTA-A_DR_0151 – Proposed Sectional Elevation BB, as received 27/01/2020
HTA-A_DR_0152 – Proposed Sectional Elevation CC, as received 27/01/2020
HTA-A_DR_0153 – Proposed Sectional Elevation DD, as received 27/01/2020

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HTA-A_DR_0154 – Proposed Sectional Elevation EE, as received 27/01/2020
HTA-A_DR_0155 – Proposed Sectional Elevation FF, as received 27/01/2020
HTA-A_DR_0156 – Proposed Sectional Elevation GG, as received 27/01/2020
HTA-A_DR_0157 – Proposed Sectional Elevation HH, as received 27/01/2020
HTA-A_DR_0160 – Proposed Sectional Elevation AA (with trees), as received 27/01/2020
HTA-A_DR_0161 – Proposed Sectional Elevation BB (with trees), as received 27/01/2020
HTA-A_DR_0162 – Proposed Sectional Elevation CC (with trees), as received 27/01/2020
HTA-A_DR_0163 – Proposed Sectional Elevation DD (with trees), as received 27/01/2020
HTA-A_DR_0164 – Proposed Sectional Elevation EE (with trees), as received 27/01/2020
HTA-A_DR_0165 – Proposed Sectional Elevation FF (with trees), as received 27/01/2020
HTA-A_DR_0166 – Proposed Sectional Elevation GG (with trees), as received 27/01/2020
HTA-A_DR_0167 – Proposed Sectional Elevation HH (with trees), as received 27/01/2020
HTA-A_DR_0200 Rev E – Block A Plan – Level 00, as received 28/07/2020
HTA-A_DR_0201 Rev C – Block A Plan – Level 01, as received 27/01/2020
HTA-A_DR_0202 Rev C – Block A Plan – Level 02, as received 27/01/2020
HTA-A_DR_0203 Rev C – Block A Plan – Roof Level, as received 27/01/2020
HTA-A_DR_0205 Rev B – Block A Elevations, as received 27/01/2020
HTA-A_DR_0206 Rev B – Block A Elevations, as received 27/01/2020
HTA-A_DR_0207 Rev B – Block A Side Elevations, as received 27/01/2020
HTA-A_DR_0208 Rev B – Block A – North-South Section, as received 27/01/2020
HTA-A_DR_0210 – Block A Elevations, as received 13/02/2020
HTA-A_DR_0220 Rev E – Block B Plan – Level 00, as received 23/07/2020
HTA-A_DR_0221 Rev C – Block B Plan – Level 01, as received 27/01/2020
HTA-A_DR_0222 Rev D – Block B Plan – Level 02, as received 23/07/2020
HTA-A_DR_0223 Rev D – Block B Plan – Level 03, as received 23/07/2020
HTA-A_DR_0224 Rev C – Block B Plan – Roof Level, as received 27/01/2020
HTA-A_DR_0226 Rev B – Block B Elevations, as received 27/01/2020
HTA-A_DR_0227 Rev C – Block B Elevations, as received 23/07/2020
HTA-A_DR_0228 Rev C – Block B Side Elevations, as received 23/07/2020
HTA-A_DR_0229 Rev C – Block B – North-South Section, as received 23/07/2020
HTA-A_DR_0230 – Block B Elevations, as received 13/02/2020
HTA-A_DR_0231 Rev A – Block B Elevations, as received 23/07/2020
HTA-A_DR_0240 Rev D – Block C Plan – Level 00, as received 27/07/2020
HTA-A_DR_0241 Rev C – Block C Plan – Level 01, as received 27/01/2020
HTA-A_DR_0242 Rev C – Block C Plan – Level 02, as received 27/01/2020
HTA-A_DR_0243 Rev C – Block C Plan – Roof Level, as received 27/01/2020
HTA-A_DR_0245 Rev B – Block C Elevations, as received 27/01/2020
HTA-A_DR_0246 Rev B – Block C Elevations, as received 27/01/2020
HTA-A_DR_0247 Rev B – Block C Side Elevations, as received 27/01/2020
HTA-A_DR_0248 Rev B – Block C – North-South Section, as received 27/01/2020
HTA-A_DR_0250 – Block C Elevations, as received 13/02/2020
HTA-A_DR_0251 – Block C Elevations, as received 13/02/2020
HTA-A_DR_0300 - 1B1P Flat - Type 1 (WCH), as received 27/01/2020
HTA-A_DR_0301 - 1B2P Flat - Type 1, as received 27/01/2020
HTA-A_DR_0305 - 2B3P Flat - Type 1, as received 27/01/2020

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HTA-A_DR_0306 - 2B4P Flat - Type 1, as received 27/01/2020
HTA-A_DR_0310 - 3B6PH - Type 1, as received 27/01/2020
HTA-A_DR_0311 - 3B6PH - Type 1-A, as received 27/01/2020
HTA-A_DR_0315 - 4B7PH, as received 27/01/2020

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

3. No development shall commence beyond demolition and foundation level works until a schedule of all 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. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. No development shall commence on site (barring demolition and any preparatory works) until details of finished floor levels relative to existing floor/ground levels and eaves / ridge heights have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: These details are required in order to ensure a satisfactory relationship between the proposed development and adjacent development, and to protect views in and out of the development in the interests of visual amenity in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. * No development shall commence on site, including any works of demolition and preparatory works such as ground works and vegetation clearance, until a site specific Demolition and Construction / Environmental Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided [TRANSPORT REQUIREMENT];
b) Location on site for storage of plant and materials used in constructing the development [TRANSPORT REQUIREMENT];

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c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site [TRANSPORT REQUIREMENT];
d) Identification of any footpath closures or road closures needed during construction [TRANSPORT REQUIREMENT];
e) Required wheel washing facilities on site [TRANSPORT REQUIREMENT];
f) A scheme for recycling waste resulting from the construction works [TRANSPORT REQUIREMENT];
g) Measures for controlling the use of site lighting whether required for safe working or for security purposes [TRANSPORT REQUIREMENT];
h) Full details of any temporary bus stop locations and confirmation that Temporary Traffic Regulation Orders will be secured where necessary [TRANSPORT REQUIREMENT];
i) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction [EP REQUIREMENT];
j) Provisions to be made for the control of noise coming from the site during demolition and construction [EP REQUIREMENT];
k) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements [EP REQUIREMENT];
l) Risk assessment of potentially damaging construction activities [Ecology requirement];
m) Identification of "biodiversity protection zones" [Ecology requirement];
n) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) [Ecology requirement];
o) The location and timing of sensitive works to avoid harm to biodiversity features [Ecology requirement];
p) The times during construction when specialist ecologists need to be present on site to oversee works [Ecology requirement];
q) Responsible persons and lines of communication [Ecology requirement];
r) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person [Ecology requirement];
s) Use of protective fences, exclusion barriers and warning signs [Ecology requirement];

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area, highway safety and minimise impacts on biodiversity in accordance with Policy CC8, EN12, EN14, EN15 and TR3 of the Reading Borough Local Plan 2019.

6. The dwellings within each block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) of development hereby permitted shall not be occupied until all vehicle parking space(s), as detailed within approved plan HTA-A_DR_0130 – Proposed Parking Strategy, as received

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19/08/2020, have been provided for that block. The space(s) shall be kept available for parking at all times thereafter.

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

7. No development (barring demolition and preparatory works) shall commence on site until full details of the vehicle access serving the refuse collection area to the west of Riversley Court has been has been submitted to and approved in writing by the Local Planning Authority. The vehicle access shall thereafter be constructed in accordance with the approved details prior to first occupation and shall be retained as such thereafter.

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

8. No dwelling within the relevant block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby approved shall be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority and shall be retained as such thereafter.

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

9. No dwelling within the relevant block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby approved shall be occupied until details of a scheme for the design and specification of the electric vehicle charging points and spaces serving that block have been submitted to and approved in writing by the Local Planning Authority. No dwelling within a block shall be first occupied until the scheme for that block has been fully provided in accordance with the approved details. The charging points and 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 Policies TR3 and TR5 of the Reading Local Plan 2019.

10. No dwelling should be occupied until the Wensley Road bus stop shelter has been re-provided to the new location within the site north of Riversley Court (as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) and is ready for use. The bus stop shelter shall be retained and maintained as such thereafter.

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Reason: In the interests of road and pedestrian safety and to encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR3 of the Reading Local Plan 2019.

11. No dwelling within the relevant block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby permitted shall be occupied until the bicycle parking facility for that block has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Borough local Plan 2019.

12. Prior to the removal of the existing cycle storage facility serving the relevant block (a) Irving Court; b) Riversley Court; c) Wensley Court), the replacement cycle parking facility serving the relevant block shall be ready for use in accordance with those details shown on the approved plans and thereafter retained for use as bicycle parking by occupiers of the relevant block at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Borough local Plan 2019.

13. No dwelling within the relevant block (a) Block A, b) Block B & c) Block C, as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) hereby permitted shall be occupied until the refuse and recycling storage facility(ies) for that block has been provided in accordance with the plans hereby approved. The facility (ies) shall be kept available for refuse and recycling storage 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, CC7 and CC8 of the Reading Borough Local Plan 2019.

14. Prior to the removal of the existing refuse storage facility in the parking area of the relevant block (a) Irving Court; b) Riversley Court; c) Wensley Court), the replacement refuse and recycling storage facility serving the relevant block shall be ready for use in accordance with those details shown on the approved plans and thereafter retained for use as refuse storage by occupiers of the relevant block at all times.

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, CC7 and CC8 of the Reading Borough Local Plan 2019.

15. No dwelling should be occupied until details of the design and facilities associated with the re-located (as per approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) Wensley Road bus stop shelter (design details and specific

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measures, including: weather protection; seating; integral light; integral information case; flag bracket; and, Real Time Information screen) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in accordance with those details shown on the approved plans prior to the first occupation of any residential unit and be retained and maintained as such thereafter.

Reason: In the interests of road and pedestrian safety and to encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

16. * No development shall commence on site, including demolition and any preparatory works, until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
• 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,
• archaeological sites and ancient monuments;

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

17. * No development shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must 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 scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider

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environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

18. The approved remediation scheme under Condition 17 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

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

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 in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

20. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs 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.

21. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

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Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CC8 and EN15 of the Reading Borough Local Plan 2019.

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

Reason: To ensure that adequate provision is made for the storage of refuse and that the facilities provided include suitable measures to prevent pests and vermin in accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

23. No development (barring demolition and any preparatory works) shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include,

a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
e. 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, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

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: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

24. Prior to the first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority and shall be retained as such thereafter.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

25. Prior to the first occupation of the development hereby approved, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

26. No retained tree (as per plans PRI22568-03B Sheet 1 of 2 – Tree Protection Plan, as received 07/07/2020 and PRI22568-03B Sheet 2 of 2 – Tree Protection Plan, as received 07/07/2020) shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy CC7 and EN14 of the Reading Borough Local Plan 2019.

27. * No development shall commence on site (including any demolition and preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance

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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: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

28. No development shall commence on site (barring demolition or preparatory works) until details of a habitat enhancement scheme (to include the provision of bat boxes, bird boxes, hedgehog friendly boundaries, tiles or bricks on and around the new buildings) informed by a bat activity survey of the site carried out between May and September to supplement the Ecological Impact Assessment by ECOSA Ref 5388.D0, dated 27/01/2020, as received 31/01/2020, are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

Reason: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

29. No dwelling hereby permitted shall be occupied until details of all on-site play-space facilities have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of any dwelling hereby approved and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7, CC8 and EN9 of the Reading Borough Local Plan 2019.

30. No development (barring demolition and any preparatory works) shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will achieve a minimum of a 35% improvement in the dwelling emission rate over the Target Emission Rate, as defined in The Building Regulations for England Approved Document L1A:

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Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

Reason: These details are required due to insufficient information being contained within this submission and in order 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.

31. Prior to the first occupation of any residential dwelling hereby approved, written verification shall be submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the Target Emission Rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy 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.

32. No change to the unit mix (8 x 1-bed, 10 x 2-bed, 26 x 3-bed and 2 x 4-bed) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

33. The 4 wheelchair user dwellings hereby approved at ground floor level of the Block B flats (as per the 'WCH' annotation on approved plan HTA-A_DR_0100 Rev K – Proposed Site Plan, as received 28/07/2020) shall be ready for occupation prior to the first occupation of any dwelling within the Block B flats. The 4 wheelchair user dwellings shall remain wheelchair user dwellings thereafter.

Reason: To provide a suitable standard of accommodation for future occupiers and ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policies CC8 and H5 of the Reading Borough Local Plan 2019.

34. Notwithstanding the provisions of Parts 1 and 2, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a

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dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof of a dwellinghouse), Class D (erection or construction of a porch outside any external door) of Part 1 and Class A (gates, fences and walls etc), Class B (means of access to a highway), Class C (exterior painting) of Part 2 shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site, the consistent design approach to the masterplan of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the single dwelling house(s) and the area in general and should therefore be controlled, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

35. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policy CC7 of the Reading Borough Local Plan 2019.

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed above ground floor windows on the north elevation of the Block B flats hereby approved shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the Block B flats within the development hereby approved and shall be permanently maintained as such.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

37. Prior to first occupation any residential unit hereby permitted, full details of all external lighting to be installed within the development (including a) streetlighting and b) serving the proposed open space) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, design, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The approved scheme shall thereafter be installed before first occupation of any residential unit commences and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

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Reason: In order to protect wildlife and the privacy and amenity of adjoining and future occupiers, and enhance the appearance of the development, in accordance with Policy CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

38. No development (barring demolition and any preparatory works) shall commence on site prior to written details as to how the development will achieve the Secured by Design Award are submitted to, and approved in writing by the local planning authority. The development (and subsequent access control system) shall be carried out in accordance with the approved details, and maintained as such thereafter.

Reason: To protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

39. * No development, including demolition or site preparation works, shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

i) A programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI or unless otherwise agreed in writing by the Local Planning Authority

Reason: The site lies within an area of archaeological potential; specifically, outside of the major 20th-century structures, the site has the potential for prehistoric remains. A programme of archaeological work is required to mitigate the impact of development and to record any surviving remains in order to advance our understanding of their significance in accordance with national policy and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

40. No development (barring demolition and any preparatory works) shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been

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submitted to and approved in writing by the Local Planning Authority. The plan shall include:

i. a timetable for its implementation, and

ii. 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.

Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

INFORMATIVES

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

2. A Unilateral Undertaking Legal Agreement has been completed for this development. A copy of the Unilateral Undertaking Legal Agreement is available on the Council's Public Register of Planning. It is clarified that should condition 23 (hard and soft landscaping details) not achieve the planting of more than 275 replacement trees on site, then the shortfall (to offset the felling of 275 existing trees, and therefore achieving a net gain in trees as a result of the proposal) would be secured off-site within the Minster ward, as per the Unilateral Undertaking Legal Agreement.

3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. 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.

4. 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

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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.

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. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

7. 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.

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

9. 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 / unilateral undertaking planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106 / unilateral undertaking legal agreements, 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. If chargeable 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

10. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and

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constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

11. Thames Water informatives - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholsesale; Business customers; Groundwater discharges section.

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Waters guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to the development. If you're planning significant work near Thames Water sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. You are advised to read the Thames Water guide working near or diverting Thames Water pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.

Thames Waters Water Comments - If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-

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development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) Thames Water will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provide in any other way. The applicant is advised to read the following Thames Water guide: https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

12. With regard to condition 5 (Demolition and Construction Method Statement) it will be expected for the developer to liaise with Minster Ward Councillors prior to the submission of this approval of details application. Furthermore, Minster Ward Councillors will also be formally consulted by the Local Planning Authority when this approval of details application is submitted.

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