

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

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: Chart Plan (2004) Ltd
Mansard Cottage
65 Stoneleigh Road
Limpsfield Chart
Oxted
RH8 0TP

Application No: 182252
Application type: Outline Planning Approval

Applicant: Hermes Property Unit Trust

READING BOROUGH COUNCIL as Local Planning Authority **GRANT OUTLINE** planning permission for the following development:

Proposal: Outline application considering access, landscaping, layout and scale for redevelopment proposal involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 - 24 storeys in height, providing 620 residential units (Class C3), office accommodation (Class B1a), flexible ground floor shop (Class A1), financial and professional services (Class A2) or restaurant/café (Class A3) uses, a community centre (Class D1), health centre uses (Class D1) and various works including car parking (94 spaces (70 at basement level)), servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement (amended description).

At: 80 Caversham Road Reading RG1 1AA

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: 29th March 2023



Assistant Director of Planning, Transport and
Public Protection Services *NE*

Application At: 80 Caversham Road Reading RG1 1AA

Application No: 182252

Application type: Outline Planning Approval

CONDITIONS & REASONS

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

Reason: To comply with the provision of Section 92 Of The Town And Country Planning Act 1990.

2. The development hereby permitted shall be commenced no later than either:-

- a) the expiration of three 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.

3. * No development shall commence on site, including any demolition or preparatory works, until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The appearance of the external built form of the development including details in respect of architecture, materials, decoration, lighting, colour and texture.
- (b) The internal layout of all residential buildings.

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

Reason: To ensure a satisfactory form of development and in accordance with the provisions of in pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development permitted shall not be carried out except in accordance with the following approved plans, the Reserved Matters approved under Condition 3; any other

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details as may be approved under the conditions of this outline planning permission, and conditions pursuant to the approval of the Reserved Matters:

LS1368_G/01 Existing Ground Floor Plan
LS1368_1/01 Existing First Floor Plan
LS1368_2/01 Existing Second Floor Plan
LS1368_R/01 Existing Roof Plan
LS1368_E/01 Existing Elevations 1 and 2
LS1368_E/02 Existing Elevations 3 and 4
LS1368_E/03 Existing Elevation 5
LS1368_E/04 Existing Elevation 6 (part 1)
LS1368_E/05 Existing Elevation 6 (part 2)
LS1368_E/06 Existing Elevation 7
LS1368_E/07 Existing Elevation 8 (part 1)
LS1368_E/08 Existing Elevation 8 (part 2)
LS1368_S/01 Existing Section AA (part 1)
LS1368_S/02 Existing Section AA (part 2)
LS1368_S/03 Existing Section BB (part 1)
LS1368_S/04 Existing Section BB (part 2)
LS1368_S/05 Existing Section CC (part 1)
LS1368_S/06 Existing Section CC (part 2)
LS1368_S/07 Existing Section DD
As all received on 19/03/2019

A11113Z0001 Rev P2 Demolition Plan
As received 19/02/19

A11113Z0010 Rev P1 Demolition Plan - Ground Floor
A11113Z0011 Rev P1 Demolition Plan - First Floor
A11113Z0012 Rev P1 Demolition Plan - Second Floor
A11113Z0013 Rev P1 Demolition Plan - Roof
A11113Z0020 Rev P1 Demolition Plan - Elevations
A11113Z0030 Rev P1 Demolition Plan - Sections
As all received on 05/04/2019

A11113C2010 Rev P2 Development Plot and Height
As received on 03/06/2020

A11113C2023 Rev P3 Proposed Phasing
As received on 22/02/2022

23061101-SDG-HGN-100-DR-D-02004 Rev P2 Combined Access with Aviva Option 1

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23061101-SDG-HGN-100-DR-D-02101 Rev P4 Combined Access with Aviva Option 2
As all received on 28/02/2022

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.

5. The details to be submitted in pursuance of condition 3 above shall accord with the principles set out in following plans submitted in support of the application:

A11113C2010 Rev P2 Development Plot and Height, as received 03/06/2020
A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022

Reason: To ensure that the development is carried out in accordance with the details which have been submitted with the planning application for approval at the outline stage.

6. The development shall be carried out in accordance with the approved phasing schedule contained within Phasing Plan A11113 C 2 023 Rev P3, as received 22/02/2022.

Reason: In order to secure the programming and phasing of development in an orderly manner to ensure comprehensive planning of the site within the Reading Borough Local Plan CR11e Station/River Major Opportunity Area Location, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Policies CC7, CC8, CC9, TR3, TR4, TR5, CR2, CR3 and CR11 of the Reading Borough Local Plan 2019, and the Reading Station Area Framework (2010).

7. Further to the submitted site survey giving details of the existing ground levels, the relevant building/structure on the relevant part of the development hereby permitted (as per approved plan Development Plot and Height Plan A11113 C 2 010 Rev P2, as received 03/06/2020) shall not exceed (above ordnance datum - AOD) the following metres in height when measured from the original ground level:

Building A: +114.18m AOD;
Building B: +90.18m AOD;
Building C: +73.18m AOD;
Building D: +77.18m AOD;
Building E: +74.18m AOD;
Building F: +74.18m AOD;

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Building G: +66.18m AOD;
Building H: +68.18m AOD;
Building J: +66.68m AOD;
Building TH1: +48.64 AOD;
Building TH2: +48.64 AOD.

Reason: In order to protect views in and out of the development in the interests of visual amenity, to protect the significance of heritage assets and their settings, to align with the Station/River Major Opportunity Area requirements and to protect the amenity of the area, in accordance with Policies CC7, EN1, EN4, EN5, CR1, and CR2, CR10 and CR11 of the Reading Borough Local Plan 2019.

8. The maximum amount of development for each use/function, as specified, shall not exceed:

- Office (Class B1a use) 19,729 [nineteen thousand, seven hundred and twenty nine] square metres GEA;
- Residential Dwellings (Class C3 use) 55,705 [fifty five thousand, seven hundred and five] square metres GEA comprising no more than 620 [six hundred and twenty] dwellings;
- Flexible Retail (A1, or A2, or A3 uses), 1,752 [one thousand seven hundred and fifty two square metres] GEA;
- Community (Class D1 use) 198 [one hundred and ninety eight] square metres GEA;
- Health (Class D1 use) 579 [five hundred and seventy nine] square metres GEA;
- Basement car park function 2,303 [two thousand, three hundred and three] square metres GEA.

Reason: To ensure that the development is carried out in accordance with the approved details, in accordance with Policies CC6, H1, TR1, TR3, RL2, CR1 and CR11 of the Reading Borough Local Plan 2019.

9. Concurrently with the submission of the first Reserved Matters in respect of Appearance, a Design Code for the whole of the site shall be submitted to and be approved in writing by the Local Planning Authority.

Reason: In order to guide and ensure design quality across the whole of the site as part of the phased redevelopment of the site as hereby permitted, in accordance with Policies CC7, CR2 and CR11 of the Reading Borough Local Plan 2019.

10. Concurrently with the submission of the first Reserved Matters in respect of Appearance, a detailed Daylight and Sunlight assessment of future residential units within the development, including details of mitigation measures, shall be submitted

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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 Building. 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.

11. Concurrently with the submission of the first Reserved Matters in respect of Appearance, a wind tunnel testing assessment shall be undertaken for the Buildings 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 phase 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, CR3 and CR10 of the Reading Borough Local Plan 2019.

12. No development within the relevant phase (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development within that phase have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's 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 within that phase). The development within that phase 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 the application submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, CR2 and CR10 of the Reading Borough Local Plan 2019.

13. No development (barring demolition) shall commence until plans and details of building maintenance and cleaning systems in respect of each building shall be

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submitted to the Local Planning Authority for approval. The plans and details shall include all 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 building shall thereafter not be undertaken except in accordance with the approved building maintenance and cleaning system details and retained as such thereafter.

Reason: In the interests of the appearance and townscape impacts of the development, in accordance with Policies CC7, CR2 and CR10 of the Reading Borough Local Plan 2019.

14. No building within the relevant phase of development (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be first occupied until details of the hours of all non-residential and office uses on ground floors of the buildings within the relevant phase shall not be permitted for use by members of the public have been submitted to and approved in writing by the Local Planning Authority. No non- residential or office use within the relevant phase of the development shall operate except in accordance with the approved hours of use 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.

15. 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 or dwellings 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, EN16, H2, H5, H8, H10, TR5, CR2 and CR6 of the Reading Borough Local Plan 2019.

16. 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 small 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, H7, H8 and CC8 of the Reading Borough Local Plan 2019.

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17. No residential unit within the relevant phase of development (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be first occupied until details demonstrating that all proposed dwellings within the relevant phase will be accessible and adaptable in accordance with Part M4(2) of the Building Regulations, unless built in line with Part M4(3) and that across the development as a whole at least 31 (5%) of the dwellings will be wheelchair user dwellings in accordance with Part M4(3) of the Building Regulations, details of which have been submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall be carried out in accordance with the approved details prior to first occupation of the relevant Building within the relevant phase of development and retained as approved at all times 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.

18. No change to the residential dwelling unit mix - 72 x studio, 196 x 1 -bedroom, 320 x 2-bedroom and 32 x 3-bedroom units - 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.

19. No development (barring demolition) 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: Conservation of Fuel and Power in New Dwellings (2013 edition) and commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions. 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 Policies CC2 and H5 of the Reading Borough Local Plan 2019.

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20. The relevant residential building (a) Building A; B) Building B; c) Building D; d) Building TH1; e) Building E; f) Building F; g) Building G; h) Building H; i) Building TH2 - in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') within the development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted within that Building 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) and a S106 contribution has been made to the Local Authority to account for any remaining emissions. 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 Policies CC2 and H5 of the Reading Borough Local Plan 2019.

21. No development within the relevant phase (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall commence on site (barring demolition) until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Excellent rating in relation to the relevant use (a) office within phase 4; b) retail within phase 4; c) office within phase 6; d) retail in phase 6; e) community/health uses in phase 6) has been submitted to and approved in writing by the Local Planning Authority.

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 of the Reading Borough Local Plan 2019.

22. Within six months of the first occupation of the relevant non- residential use (a) office within phase 4; b) retail within phase 4; c) office within phase 6; d) retail in phase 6; e) community/health uses in phase 6) within the relevant phase (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') of development hereby approved, 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 and approved in writing by the Local Planning Authority, demonstrating that the relevant part of the development has attained as a minimum the standard set out in the corresponding Interim BREEAM Certificate referred to in condition 21.

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

23. Notwithstanding the roof plan hereby approved, prior to the commencement of development (barring demolition), full details of any roof mounted photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the photovoltaics, their dimensions, manufacturer's specification, and ongoing maintenance arrangements. The approved photovoltaics shall thereafter be installed in accordance with these approved details and maintained in line with the manufacturer's specification thereafter.

Reason: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

24. No development (barring demolition) shall commence on site until a Sustainable Drainage Strategy (SuDS) and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been 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 use (phase 3) or occupation of the relevant building (phase 4 and phase 6) within the relevant phase (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), the sustainable drainage scheme for a) phase 3 and b) the part of the site where the relevant building is located within phases 4 and 6, shall be completed in accordance with the submitted and approved details and 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.

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25. Prior to the first occupation of the relevant building within the relevant phase of the development hereby permitted (as per Phasing Plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), all flood mitigation and protection measures as contained within the Flood Risk Assessment by Lanmor Consulting Ref 181017/FRA/JR/RS/01 Rev A dated 02/05/2020 as received 04/06/2020 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

Reason: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

26. Notwithstanding the provisions of Part 1, 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 dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of any single dwellinghouse hereby permitted without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature 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 main house and the area in general and should therefore be managed in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

27. Notwithstanding the provisions of Part 7, Schedule 2, Article 3, the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no development within Class A (extensions etc of shops or financial or professional services), Class F (extensions etc of office buildings) shall be carried out and no building or enclosures shall be erected or installed within the curtilage of the building(s) without the express planning permission from the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring properties and to protect and maintain the character of the area in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

28. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the non-

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residential units hereby approved shall retain 'active window displays' along the length of the frontages at ground floor level, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the unit's operating hours.

Reason: in the interests of retaining a vibrant and attractive streetscene, integration with the public realm and improving active surveillance, in line with Policies CC7, OU5, CR7 and CR11 of the Reading Borough Local Plan 2019.

29. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 4, b) phase 6, as per Phasing Plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be occupied until details of all on-site play-space facilities serving the relevant phase of development 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 completed before occupation of the relevant adjacent block of residential accommodation (within the relevant phase of development) 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 to enhance the appearance of the development, in accordance with Policies CC7, CC8, EN9 and CR2 of the Reading Borough Local Plan (2019).

30. 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 Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

31. Prior to the first use of the any office roof terrace area (a) Building C and b) Building J) hereby approved (as per Phasing Plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), details of measures to protect the residential amenity of future residential occupiers (e.g. screens / fencing boundary treatments from overlooking and noise/disturbance) shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out prior to the first use of the relevant roof terrace and retained thereafter. The roof terrace areas shall only be used in accordance with the measures approved.

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Reason: In the interests of the amenities of neighbouring properties and to protect and maintain the character of the area in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

32. No roof area of any building hereby permitted shall be used as balconies, roof gardens or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where such areas are already specified for such use(s).

Reason: To safeguard the amenities of the adjoining premises from potential overlooking, loss of privacy and noise and disturbance, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

33. No development (barring demolition) shall commence on site until a fire statement has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Health and Safety Executive. The statement shall include:

- i. the principles, concepts and approach relating to fire safety that have been applied to each building in the development
- ii. the site layout
- iii. emergency vehicle access and water supplies for firefighting purposes
- iv. what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this
- v. compliance statement in relation to policies relating to fire safety in relevant local development documents having been taken into account
- vi. 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.

The fire strategy for the relevant building shall be completed in accordance with the approved details prior to the first occupation of the relevant building in the development. The fire strategy shall be managed and maintained thereafter in accordance with the agreed strategy.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building and approved measures are completed and maintained in the future, in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and the Town and Country Planning (Development

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Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021.

34. * No development shall commence on site, including any demolition or preparatory works, until a site specific Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- 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;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

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 and highway safety in accordance with Policies CC8, EN15, EN16 and TR3 of the Reading Borough Local Plan 2019.

35. No dwelling/building hereby permitted within the relevant phase of development (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be occupied until details are provided of how proposed doors shall open away from the highway, in accordance with a layout to be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details and maintained as such thereafter.

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Reason: In the interests of pedestrian and highway safety, in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

36. The gradient of pedestrian and cycle ramps across the development shall not exceed 1 in 20 or 5%.

Reason: To ensure that adequate access for all pedestrians and cyclists to building and amenity areas is provided in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

37. Prior to the first occupation of any non-residential unit a plan and details showing that cycle parking for the relevant retail / health / community centre use (as appropriate) can satisfactorily be provided on site in accordance with the Council's Revised Parking Standards and Design Supplementary Planning Document (2011) which is in the form of covered and conveniently located stores, shall have been submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to the first occupation of the relevant unit and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for cycle parking at all times.

Reason: These details are required due to insufficient information being contained within the application submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

38. Prior to the first occupation of any residential unit at the site a plan and details showing how short stay visitor cycle parking spaces can satisfactorily be provided on site shall be submitted to and be approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation of any residential unit and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for cycle parking at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

39. Prior to the first occupation of any residential dwelling in phase 4 (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') hereby permitted, details of 94 vehicle parking spaces shall be submitted

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to and be approved in writing by the Local Planning Authority. The vehicle parking spaces(s) shall be provided in full accordance with the approved details prior to first occupation of any residential dwelling in phase 6 and thereafter 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 Borough Local Plan 2019.

40. Prior to the first occupation of any residential dwelling in phase 4 (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') hereby permitted, details of the allocation of car parking spaces (for the proposed residential - market and affordable units, office, retail, car club, health, community and spaces for servicing) shall be submitted to and be approved in writing by the Local Planning Authority. The spaces shall be provided in accordance with the subsequently approved details and shall be kept available for vehicular parking for the approved use only 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 Borough Local Plan 2019.

41. Prior to the first occupation of the relevant building (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') plans and details of cycle parking spaces to serve the residential and office uses within the relevant building shall be submitted to and be approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for bicycle parking at all times thereafter.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to driving a private vehicle in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

42. Prior to first occupation of the relevant building (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), details of the refuse and recycling facilities sufficient for the use(s) of the building shall be submitted to and be approved in writing by the Local Planning Authority. The approved

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details shall be fully implemented before first occupation or the use first commences of the relevant building, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC7 and TR3 of the Reading Borough Local Plan 2019.

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

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

44. Within 5 months of first occupation of both Building A and Building C (whichever is the later to be first occupied and buildings as per approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for residential / office / retail uses, reasons for the modal choice, and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development hereby approved.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with Policy TR1 of the Reading Borough Local Plan 2019.

45. On the first anniversary of the approved Travel Plan, as per condition 44 above, and annually thereafter, an annual review of the Travel Plan shall be submitted to and be approved in writing by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the residential / office / retail uses and shall be compared with the initial survey carried out under the terms of condition 44 (the control level) and in the event of any reduction not being secured the developer, shall undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

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REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy TR1 of the Reading Borough Local Plan 2019.

46. No residential unit hereby approved within the relevant phase (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved within the relevant phase. 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 Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

47. Prior to the first occupation of any non-residential/ office unit hereby approved a Delivery and Servicing Plan to manage how vehicles shall access the unit without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will only be carried out for the unit in accordance with the approved Delivery and Servicing Plan.

Reason: In the interests of the safety and convenience of all highway users and general amenity, in accordance with Policies CC7, CC8, TR3, TR5 and CR2 of the Reading Borough Local Plan 2019.

48. No dwelling within phase 4 (in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') 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 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 at a later date (if required), has been submitted to and approved in writing by the Local Planning Authority.

No dwelling within phase 4 of the approved development shall be first occupied until the scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging and the relevant charging points and other cabling and infrastructure retained in accordance with the approved in

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accordance with the approved scheme (and the manufacturer's/installer's instructions, as may be relevant) at all times thereafter.

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

49. No development (barring demolition) shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings 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 dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. 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, with the relevant works completed before the relevant part of the accommodation hereby approved is occupied and retained in accordance with the approved scheme thereafter.

Reason: These details are required due to insufficient information being contained within this submission and in order to protect the future amenities of occupiers and users from unreasonable noise disturbance emanating from outside the proposed buildings, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

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

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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 land and the area generally, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

51. No kitchen extraction system shall be installed until an odour assessment has been carried out and a detailed odour management plan 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 the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the kitchen extraction system shall not be carried out other than in accordance with the approved scheme and shall thereafter be maintained so that it operates to the same standard.

Reason: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining residential properties and to protect the general environment in accordance with Policies CC8 and EN15 of the Reading Borough Local Plan 2019.

52. * 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 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

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surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

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

54. The approved remediation scheme under condition 53 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any construction above foundation level of the development.

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 Policy EN16 of the Reading Borough Local Plan 2019.

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

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified

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in the approved remediation scheme a validation report must be submitted to and 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 Policy EN16 of the Reading Borough Local Plan 2019.

56. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

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.

57. 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.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CC5, CC8 and EN15 of the Reading Borough Local Plan 2019.

58. No dwelling hereby permitted within the relevant phase of development (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') 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 within the relevant phase 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.

59. Hours for deliveries and/or waste collection shall be restricted to 0800 to 2000 on Mondays to Saturdays and 1000 to 1800 on Sundays and Bank or Statutory Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

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60. No development shall commence on site (barring demolition) until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to the first occupation of the relevant part of the development and be 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 occupants of the proposed development in accordance with Policies CC8 and EN15 of the Reading Borough Local Plan 2019.

61. Notwithstanding the plans hereby approved, no development shall commence on site (barring demolition) within the relevant phase of development (a) phase 3, b) phase 4, c) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') until a comprehensive scheme of hard and soft landscaping for the relevant phase 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), tree pit specifications, 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;

The approved hard and soft landscaping scheme for the relevant phase shall be carried out in accordance with the approved details prior to the first occupation/use (as appropriate) of the relevant phase of the development (before the first use of a)

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phase 3, and before the first occupation or use of b) phase 4 and c) phase 6) 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.

Reason: These details are required prior to commencement of development (barring demolition) 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 and CR2 of the Reading Borough Local Plan 2019.

62. Prior to the first occupation/use (as appropriate) of the development hereby approved within the relevant phase of development (a) phase 3, b) phase 4, c) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') 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 relevant phase of the development is used (phase 3) or occupied (phases 4 & 6) and be retained as approved at all times 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 Policies CC7 and EN12 of the Reading Borough Local Plan 2019.

63. Prior to the commencement of the development (barring demolition) within the relevant phase of development (a) phase 3, b) phase 4, c) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') a landscape management plan for that phase, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens in relation to the townhouses hereby approved (in b) phase 4 - Building TH1, c) phase 6 - Building TH2, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), shall be submitted to and approved in writing by the local planning authority. The landscape management plan for that phase shall thereafter be carried out in accordance with the approved details and for the period specified.

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

64. * No development shall commence on site (including demolition or preparatory works) 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: 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.

65. * No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme have been 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 has been 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 180 of the NPPF (2021), 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.

66. Prior to the first occupation, or the use first commences within the relevant phase of development (whichever is the sooner) (a) phase 3, b) phase 4, c) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022'), full details of all external lighting to be installed within the relevant phase of development 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, specifications, height, luminance; lens shape/beam pattern and orientation, any 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 demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of

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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 buildings (within phases 4 and 6) or use commenced (within phase 3) and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers, enhance the appearance of the development and to ensure that wildlife is not adversely affected by the proposed development, in accordance with Policies CC7, CC8, EN12, EN16 and CR2 of the Reading Borough Local Plan 2019.

67. No residential property within the relevant phase of development (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be occupied until confirmation has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water, that either:- 1. all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- 2. a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: Thames Water advises that the development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development, in accordance with Policies EN18, CC8 and CR11 of the Reading Borough Local Plan 2019.

68. No residential property within the relevant phase of development (a) phase 4, b) phase 6, in line with approved phasing plan 'A11113C2023 Rev P3 Proposed Phasing, as received on 22/02/2022') shall be occupied until confirmation has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water, that either:- 1. all water network upgrades required to accommodate the additional flows from the development have been completed; or - 2. a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: Thames Water advises that the development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand

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anticipated from the new development, in accordance with Policies EN18, CC8 and CR11 of the Reading Borough Local Plan 2019.

69. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Thames Water advises that the proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure, in accordance with Policies EN16, EN18, CC8 and CR11 of the Reading Borough Local Plan 2019.

70. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water prior to any construction works commencing. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: Thames Water advises that the proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure, in accordance with Policies EN16, EN18, CC8 and CR11 of the Reading Borough Local Plan 2019.

71. No development, other than demolition down to ground level and excluding the breaking up and removal of floor slabs, foundations and other below ground obstructions, shall take place within the application site until the applicant, their agents or successors in title have a) 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, in consultation with Berkshire Archaeology. The results of the evaluation will inform the preparation of b) a mitigation strategy which will be submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved document prior to the commencement of the development, barring demolition to ground level and excluding the breaking up and removal of floor slabs, foundations and other below ground obstructions.

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Reason: These details are required due to insufficient information being contained within the application submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation must ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

72. Prior to the commencement of works above slab level, written details of the security strategy, including a vehicle dynamics assessment and demonstrating how the development will achieve the Secured by Design award, shall be submitted to, and approved by the Local Planning Authority, in consultation with Thames Valley Police. The development shall be carried out in accordance with the approved details prior to the first occupation of the first use within the relevant building and the approved details shall be retained and maintained as such thereafter.

Reason: To ensure the development can be safely accessed by its intended users, 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 and in overall terms to reduce the opportunity for crime and the fear of crime and counter-terrorism 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.

73. Concurrently with the submission of the first Reserved Matters in respect of Appearance, a detailed glint and glare study, including mitigation measures, shall be submitted to the Local Planning Authority for approval, in consultation with Network Rail. The glint and glare study shall include measures to disable risks of glare onto railway property / railway signals / the wider area from facades/windows. The development shall thereafter be carried out in accordance with the approved glint and glare study, with any mitigation measures in the approved scheme in place before the first occupation of the relevant building and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policies CC8, TR1, TR3 and CR6 of the Reading Borough Local Plan 2019.

74. Prior to the commencement of any works (barring demolition to ground level), details of the following:

a) any excavations and earthworks

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b) vibro-compaction/displacement piling, including a method statement

c) drainage proposals

shall be submitted to and approved in writing by the local planning authority in conjunction with consultation from Network Rail (including the Network Rail's Asset Protection Engineers). The scheme shall be fully implemented in accordance with the approved details thereafter.

Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policies CC8, EN16, EN18, TR1, TR3 and CR6 of the Reading Borough Local Plan 2019.

75. Piling using penetrative methods shall not be carried out other than in accordance with details submitted to and approved in writing by the Local Planning Authority, in conjunction with consultation with the Environment Agency. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework 2021. As piling can mobilise contamination vertically, the contaminative status of this parcel of land has to be established before the use of deep penetrative foundations on this site can be approved. This is also in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

76. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority, in conjunction with consultation with the Environment Agency. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework. Until the contaminative status of this parcel of land in particular around the re-fuelling and vehicle maintenance depots is known, the surface water drainage plans for these parts of the site must not include the use of soakaways. This is also in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

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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. 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.
3. The occupiers of the residential unit(s) 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.
4. 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.
5. 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 constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
6. 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.
7. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of condition 63.
8. Civil Aviation Authority informative: Crane operations associated with planned developments, including lighting and notification, should be in accordance with the Civil Aviation Authority guidance on the subject, detailed in CAP 1096.
9. The proposed development is located within 15m of Thames Water's underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings

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are in line with the necessary processes you need to follow if you're considering working above or near our 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

10. Network Rail will be formally consulted on the future approval of details application in relation to the demolition and construction method statement. Network Rail advises that the proposed works are next to the electrified line and could potentially cause a risk to Network Rail's assets and rail safety, therefore the applicant/developer should contact Network Rail's Asset Protection Engineers at an early stage to discuss the detailed works and proposed demolition/construction methods so that risks can be considered by Network Rail and mitigation measures put in place. Contact to be made to AssetProtectionWestern@Networkrail.co.uk

Network Rail advises that, if not already in place, the Developer/applicant must provide at their expense a suitable trespass- proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

Network Rail advises that 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.

Network Rail advises that proper provision must be made to accept and continue drainage discharging from Network Rail's property. The Land Drainage Act is to be complied with. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway.

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Network Rail advises that the developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure, or undermine or damage or adversely affect any railway land or structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land and soil. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then they must seek approval from Network Rail Asset Protection Team. Any unauthorised access to Network Rail land or air-space is an act of trespass and we would remind the council that this is a criminal offence (s55 British Transport Commission Act 1949). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

Network Rail advises that all roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

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

Network Rail will be formally consulted on the future approval of details application in relation to excavations and earthworks. Network Rail advises that all excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

Network Rail advises that 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

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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.

Network Rail advises that the proposal must not interfere with or obscure any Network Rail signals that may be in the area.

Network Rail advises that the current level of railway usage may be subject to change at any time without prior notification including increased frequency of trains, night time train running and heavy freight trains. There is also the potential for maintenance works to be carried out on trains, which is undertaken at night and means leaving the trains' motors running which can lead to increased levels of noise. Network Rail also suggest the scheme provides soundproof windows, to ensure that any station noise can't be heard, such as the station's PA systems, fire alarms and trains. Network Rail therefore strongly recommend that all future residents are informed of the noise and vibration emanating from the railway, and of potential future increases in railway noise and vibration.

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

Network Rail advises that 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.

Further to the glint and glare condition detailed above, any lighting associated with the development (including vehicle lights) 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.

11. The Environment Agency will be formally consulted on the contaminated land, piling and drainage system conditions recommended by the EA.

12. No advertisement consents are approved as part of this outline planning permission and you are advised that this outline permission is granted without prejudice to the possibility of requiring separate advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

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13. All land uses referred to are those which existed prior to the September 2020 Amendment to the Use Classes Order. This is because the application was received (and valid) prior to that date and the requirements are that the application should be determined on that basis. It is understood that once implemented and the relevant uses commenced they would then fall under the 'new' post-September 2020 version of the Use Class Order.

14. 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.

15. 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.

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

17. 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

18. 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. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL

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becomes payable on commencement of the development or by instalments. For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

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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.