

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

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

To:

DP9
100 Pall Mall
London
SW1Y 5NQ

Application No: 230139

Application type: Non Material Amendment

Applicant: SH Reading Master LLP

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

Proposal: Non-Material Amendment to Conditions 23, 27, 41, 47, 50, 51, 59, 67 and 69 of Application 201532 - amendments to timing of conditions and amendment to Phase 1 landscaping.

At: Plot E, Station Hill Reading

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 16 June 2023



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Public Protection Services

Application At: Plot E, Station Hill Reading

Application No: 230139

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 23. The approved cycle parking spaces pursuant to Condition 1 above shall be fully provided in accordance with the timetable as described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest. The cycle parking spaces shall be retained as approved and kept available for cycle parking at all times thereafter.

Reason: to ensure that the development is provided with adequate cycle parking facilities in the interests of sustainable transport and the amenity of future occupiers.

Policies: TR1, TR5

Amended Condition 27. (a) The Development hereby approved shall not be carried out except in accordance with Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020; Factual Report on Ground Investigation ref. 34769 1of1 - C dated 26 February 2019 and Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.

(b) No part of the development hereby approved shall be first Occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the works set out in the remediation strategy in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. With the exception of the provision of imported topsoil capping which shall be provided in accordance with the landscaping timetable as described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest.

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

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

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scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Policy EN16.

Amended Condition 41. All private amenity areas (including balconies), and communal amenity areas, shown on the approved drawings shall be provided in accordance with the timetable as described within with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest. All amenity areas shall be retained and maintained as approved for the use of occupiers of the related dwellings at all times thereafter.

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

Policies: CR6, CC8, H10.

Amended Condition 47. No building shall be first-Occupied, until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowls, height, and luminance/lux levels and lighting times. The lighting shall be installed, maintained and operated in accordance with the approved details within the sub-phase (Phases 1 to 5) within which it is located as described within the submitted Development Mobilisation Strategy dated 9 November 2022 prior to first occupation of any building within that sub-phase and by 23 December 2023 at the latest.

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

Policies: CC7, EN16, CR3, CC8

Amended Condition 50. Not later than six months following first occupation of any building within Plot E, or 23 December 2023, whichever is the sooner, the relevant vehicular access(es) (the zone for which is shown on Parameter Plan SHR - CRL - SB - ZZ - PL- A - 100-112- P11) shall have been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority, and in accordance with the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023 and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

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Reason: in the interests of road safety.

Policies: TR1, TR3

Amended Condition 51. All hard and soft landscaping Works shall have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission by 23 December 2023 as described within the submitted Development Mobilisation Strategy dated 9 November 2022. The Works shall specifically include all public steps and other pedestrian routes linking Friars Walk and Garrard St, to be provided as shown on the approved drawings.

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

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

Amended Condition 59. No building within the site shall be first occupied until details of refuse and recycling bin store(s) for that building have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the timetable as described within the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023, and by 23 December 2023 at the latest, and shall not be used for any purpose other than bin storage at all times thereafter.

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

Policies CC5, TR3

Amended Condition 67. All car parking spaces approved pursuant to Condition 1 shall be provided in accordance with the timetable described within the submitted Development Mobilisation Strategy dated 9 November 2022 and SHR Phase 1 Car Park Summary for NMA06 dated 24 April 2023 and by 23 December 2023 at the latest, and shall be retained and maintained as approved for vehicle parking at all times thereafter.

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

Policies TR1, TR5

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

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

Reason: In the interests of environmentally sustainable transport.

Policies: TR1, TR5

INFORMATIVES

1. This notice relates only to the changes to the conditions as set out above of the substantive planning permission (Ref: 201532). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. This notice does not affect any existing obligations under the terms of the S106 or S278 legal agreements.

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