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

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 201536
Application type: Variation of Condition

Applicant: SH Reading Master LLP

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

Proposal: Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g)(ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (*sui generis*)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 190441 granted on 6 December 2019 (as amended).

At: Station Hill, Reading

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

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

Date: 22 July 2021

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Application At: Station Hill Reading

Application No: 201536

Application type: Variation of Condition

CONDITIONS & REASONS

1. (PCD) No development (except demolition) on any Plot (for the purposes of all conditions attached to this permission Plots shall be defined as shown on the approved Building Parameters plans) shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved in writing by the Local Planning Authority for that part of the development in respect of:

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

B. The Scale of buildings

C. The Layout of buildings, routes and open spaces

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

E. Landscaping, to include:

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

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

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

iv) street furniture, signage, lighting;

v) any features of artwork;

F. The internal layout and Use of all buildings.

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

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

2. All applications for the approval of Reserved Matters in respect of all or part of any one or more Plot(s) shall be made not later than 9 January 2022.

Reason: as this planning permission has been granted as a variation to planning permission 190441 and to ensure that the planning permissions proceed in a coordinated manner.

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3. (i) All applications for approval of Reserved Matters for Plot F shall be in accordance with the following documents (insofar as they apply to Plot F):

(a) Design Codes updated March 2019 by CRTKL Architects as set out in Chapter 8 of the submitted document 'Station Hill Reading Plots E & F Design and Access Statement', October 2020);

(b) Parameter Plans as listed in Condition 5; and

shall be in general accordance with all other parts of the submitted document "Station Hill Reading Plots E & F Design and Access Statement (October 2020).

(ii) All applications for approval of Reserved Matters for Plots A, B, C, D and G shall be in accordance with the following documents (insofar as they apply to the relevant Plot):

(a) "Station Hill, Reading Design Codes", dated November 2013, by Allies and Morrison Architects

(b) the Building Parameters plans (as listed in Condition 5); and

shall be in general accordance with the document, "Station Hill, Reading Design and Access Statement" dated March 2013.

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

4. The development hereby permitted shall be commenced before the expiration of three years from the date of approval of the last Reserved Matter.

Reason: to prevent an accumulation of unimplemented planning permissions and as this planning permission has been granted as a variation to planning permission 190441 which itself is a variation to permission 130436.

5. (i) The development permitted within Plot F shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under the conditions of this planning permission, and conditions pursuant to the approval of the Reserved Matters:

SHR - CRL - SB - ZZ - PL - 100-103- P51 Building Plots dated 9 February 2021;

SHR - CRL - SB - ZZ - PL A - 100-106- P50 Building Parameters - Plot F - Ground Floor Uses- dated 30 September 2020;

Site - Location Plan SHR-CRL-SB-ZZ-PL-A-100-001 dated 14 March 2019;

Site - Plot F - Location Plan SHR-CRL-SB-ZZ-PL-A-100-003 P11 dated 28 June 2019;

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Site - Plot F Existing Site Plan SHR-CRL-SB-ZZ-PL-A-100-005 P11 dated 28 June 2019;

Site - Plot F Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-007 P11 dated 28 June 2019;

SHR - CRL - SB - ZZ - PL-A - 100-007S- P50 Plot F Proposed Site Plan dated 10 February 2021 (With steps);

Site - Plot F Topography SHR-CRL-SB-ZZ-PL-A-100-009 P11 dated 28 June 2019;

Building Parameters - Indicative Sequence SHR-CRL-SB-ZZ-PL-A-100-100 P10 dated 15 March 2019 ;

Building Parameters - Application Boundary SHR-CRL-SB-ZZ-PL-A-100-101 P10 dated 15 March 2019;

Building Parameters - Demolition and Retained Buildings SHR-CRL-SB-ZZ-PL-A-100-102 P11 dated 15 March 2019;

Building Parameters - Public Realm SHR-CRL-SB-ZZ-PL-A-100-103 P10 dated 15 March 2019;

Building Parameters - Access Routes SHR-CRL-SB-ZZ-PL-A-100-104 P11 dated 15 March 2019;

Building Parameters - Upper Floor Uses SHR-CRL-SB-ZZ-PL-A-100-106 P10 dated 15 March 2019;

Air Quality Assessment WIE14788-100-R-24.1.2-AQ dated January 2020;

Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020;

EMP ref. BO-MID-EM-XX-FM-Z-0001_S1_C04, Rev: C08, dated 13 May 2020, received 14 May 2020;

Traffic Management & Logistics Plan RN: BO-JRLG-SM-HSP-PD-Z-0036 Rev.C06, received 15 July 2020;

Logistics Plan Drawing No.04 - Rev.J dated 2 June 2020;

Health and Safety Plan Rev. C11 - RN: BO-JRLG-SM-HSP-PL-Z-0001 dated 23 April 2020;

Ground Ground Gas Assessment - Station Hill South Site Reading, ref. L1620004716_03 dated 22 February 2020;

Figure A (Figure A: Gas Monitoring Locations) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020;

Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020

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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

Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.

Written Scheme of Investigation for Archaeological Evaluation: Plots E and F' ref. WIE114788-103-R-19-3-1-2-WSI, Fourth Issue dated November 2019, received 3 January 2020

SHR-RAM-XX-RP-C-000002 Rev. C04 - Phase 1 Drainage Strategy and SuDS Report dated 27 April 2020

Supplementary Memo by Ramboll ref. 1620004716 dated 12 June 2020

SHR-RAM-XX-RP-C-000003 Rev. P02- Phase 1 Drainage Strategy and SuDS Report dated 6th October 2020. As amended by SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E & F Proposed Surface Water Permeability Layout Sheet 2of2 dated 23 February 2021

Phasing Strategy and Site Coordinates Plan SHR - CRL - SW - ZZ - DR - A -01 - 1004 - P2 dated 16 August 2019, both received 8 January 2020.

(ii) The development permitted within Plots A, B, C, D and G shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY;

698_PP_07_002 Rev. P4: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS;

698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS

698_PP_07_004 Rev. P3: PARAMETER PLAN 4, PUBLIC REALM;

698_PP_07_005 Rev. P5: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;

698_PP_07_006 Rev. P4: PARAMETER PLAN 6, GROUND FLOOR USES;

698_PP_07_007 Rev. P4: PARAMETER PLAN 7, UPPER FLOOR USES.

All as originally received by the Local Planning Authority on 2 April 2013.

Reason: to clarify which plans are approved and in the interests of proper planning.

6. The total amount of development hereby permitted by this planning permission and within the site shall be as follows and shall not exceed at any time:

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- (a) Retail (Use Class E (a), (b) and (c)); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*): 10,000 sqm (GEA);
- (b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (*sui generis*)) (Plot F): 2,200 sqm (GEA);
- (c) Residential (Class C3): 19,500sqm (GEA), 184 no. dwellings;
- (d) Offices (Use Class E (g)(i) and (g)(ii)): 122,000 sqm (GEA);
- (e) Car Parking: 1,000 spaces;
- (f) Back of House facilities: 2,000 sqm (GEA).

And the following shall apply to the interpretation of this Condition:

- i) Floorspace figures exclude rooftop and basement plant (including the energy centre)
- ii) The public realm may additionally include small retail kiosks (Use Class E (a), (b) and (c); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*)) which in total will not exceed 10% of the approved retail floorspace.
- iii) The leisure floorspace area excludes the rooftop pitches on the roof of Plot G.

Reason: (a) to ensure that the development is carried out in accordance with the approved details; and (b) to ensure that the amount of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CC6, H1, TR1, RL2, CR11, CR1, CR4, TR3.

7. The ground floors of each Plot shall have active frontages as shown on the approved Parameter Plans (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

Reason: to provide an active ground floor level, in the interests of creating vitality in the streetscene, and to provide natural surveillance.

Policies: CC7, CR7

8. (PCD) (i) No development (except demolition) shall commence within Plots A, B, C, D and G until a detailed phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall accord with the phasing detailed in the submitted Environmental Statement Addendum dated October 2020. The development shall not be carried out except in accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

(ii) No development within Plot F shall be carried out except in accordance with the approved Phasing Strategy and associated Site Coordinates Plan SHR - CRL - SW - ZZ - DR - A -01 - 1004 - P2 dated 16 August 2019, both received 8 January 2020.

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Reason: to ensure that development is carried out in an orderly and coordinated manner and has minimum impact on existing residents and occupiers of properties adjoining the development.

Policies: EN16, CR11, CC8, TR3

9. (PCD) No part of the development within Plots A, B, C, D and G hereby approved shall be commenced (except demolition and groundworks) until a Landscaping Masterplan for Plots A, B, C, D, and G has been submitted to and approved in writing by the Local Planning Authority. The Masterplan shall include the following elements:

A. an overall strategy for soft landscaping within the development including integration with Plots E and F landscaping.

B. Integration of landscaping and sustainable drainage (SuDS) where appropriate and providing commitment within landscaping submission to respond to climate change;

C. details of service runs and planting areas to demonstrate clearance for emergency access;

D. a range of plant species including native species which are likely to survive in a predominantly hard urban environment, with particular emphasis on suitable 'street tree' species

E. details of management responsibilities

F. the location of hard landscaping, street furniture and how paving and lighting will be positioned; and

G. how soft and hard landscaping features may provide a suitable wind/ microclimate environment.

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, EN14, CR11, CR2, CR3

10. All car parking spaces approved pursuant to Condition 1 shall be provided within the Plot to which they relate prior to first occupation of that Plot, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the relevant Plot. All car parking spaces shall be retained 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

11. i) Concurrently with the submission of the first application for Reserved Matters in respect of Access and Layout within Plot F (see Condition 1), details of the provision for cycle parking for Plot F (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within Plot F (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include

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secure, covered and lockable bicycle storage spaces fitted with cycle stands. For commercial uses, this will also include changing/shower/locker provision. For public areas, this will include Sheffield stands sited in well-surveyed areas. The cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within Plot F/first use of the public realm within Plot F and retained and maintained for their approved purposes in relation to cycle parking/ cyclists' usage only.

ii) Concurrently with the submission of the first application for Reserved Matters in respect of Access and Layout within Plots A, B, C, D, and G (see Condition 1), details of the provision for cycle parking for those Plots (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within each relevant Plot (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include secure, covered and lockable bicycle storage spaces with Sheffield cycle stands. For commercial uses, this shall also include changing/shower/locker provision. For public areas, this shall include Sheffield stands in well-surveyed areas. The cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within the Plot/first use of the public realm within the Plot, or in accordance with a timetable for phased provision that shall have been approved in writing by the Local Planning Authority no later than the first Occupation of the relevant building within the Plot/first use of the public realm within the Plot. The cycle parking and related facilities shall be retained and maintained for their approved purposes in relation to cycle parking/ cyclists' usage only 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

12. (a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.

(b) If such a report does indicate undue interference, the report shall also set out the mitigation measures required.

(c) The development of the relevant Plot(s) shall thereafter be carried out and retained and maintained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: in order to ensure that broadcast signals are not adversely affected by the development of these tall buildings.

Policies: CC7, CC8

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13. In respect of each Plot, concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). 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(s) shall thereafter only be undertaken in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the architecture and design of the development.

Policies: CC7, CR10

14. [DELETED]

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

Reason: To ensure appropriate residential accommodation is provided.

Policies: H2, CR6, H2, H3

16. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, plans showing the internal layouts and fittings, to Lifetime Homes standards where feasible (including room configurations, circulation spaces and doorways and the location of any obscure glazing) in respect of the relevant Plot shall be submitted to the LPA for approval. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed or approved in writing by the Local Planning Authority.

Reason: in the interests of safeguarding the residential amenities of future occupants of housing units within and beyond the development and ensuring that the housing units are designed to be adaptable/usable for all potential occupiers.

Policies: CC7, H5

17. Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within that Plot and a report demonstrating the degree of compliance with the Average Daylight Factor and Annual Probable Daylight Hours recommendations in the British Standard, BS8206 Part 2, as amended by Site Layout Planning for Daylight and Sunlight (BRE), together with any mitigation measures required shall be submitted to and approved in writing by the Local Planning

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Authority. No development shall be constructed within the relevant Plot except in accordance with the approved details.

Reason: to ensure that this permission delivers satisfactory levels of daylight and sunlight to the dwellings, in the interests of the amenity of the occupiers.

Policies: CC7, CC8

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

Policies: CC7, EN16, CR3

19. (PCD) Notwithstanding the submitted Energy Strategy dated 14 March 2019, no development shall be commenced on any Plot (except demolition) until details of the sustainability/environmental performance measures for that Plot have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that:

i) for the residential element of the Plot (through a Design Stage Standard Assessment Procedure (SAP) Assessment), all approved dwellings within the Plot shall 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) when using "SAP10" carbon factors (0.233kg/kwh); and
ii) all non-residential floorspace within each Plot shall achieve a BREEAM Very Good rating with a minimum of 62.5 points. Where feasible, the office use within each Plot shall achieve a BREEAM Excellent rating.

The development of each Plot shall thereafter be carried out and retained and maintained in accordance with the approved sustainability/environmental performance details.

Reason: to ensure an adequate standard of environmental sustainability in conjunction with other measures secured under this permission.

Policies: CC2, H5, CC3, CC4

20. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by an assessment report in respect of the feasibility of use of electricity-

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generating photo-voltaic (PV) panels within the relevant Plot which shall be submitted to and approved by the Local Planning Authority. The assessment report shall examine the amount of roof space available for PV panels after plant areas, building maintenance equipment, 'green'/'brown' roof and amenity spaces have been taken into account. Where a PV installation is shown to be feasible, no Plot shall be first occupied until a detailed PV Scheme has been submitted to and approved in writing by the LPA. The approved PV installation shall be fully provided and operational no later than first Occupation of the building to which it relates, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the building to which it relates. The PV installation shall thereafter be retained and maintained, as approved, at all times thereafter.

Reason: as this is an on-site renewable energy source which is potentially suitable for the development, which was not fully assessed within the application submission documents.

Policies: CC2, H5, CC3, CC4

21. (i) The development of Plot F hereby approved shall not be carried out except in accordance with the following approved drainage details, subject to any changes required to accommodate the landscaping Reserved Matters. All approved drainage shall be provided prior to first occupation of the development except where the approved details indicate otherwise:

SHR-RAM-XX-RP-C-000002 Rev. C04 - Phase 1 Drainage Strategy and SuDS Report dated 27 April 2020

Supplementary Memo by Ramboll ref. 1620004716 dated 12 June 2020

SHR-RMB-ZZ-GF-DR-C-03-000112 Rev. P03 Block E & F Proposed Surface Water Permavoid Layout Sheet 1 of 2 dated 20 July 2020

SHR-RMB-ZZ-GF-DR-C-03-000113 Rev. P03 Block E & F Proposed Surface Water Permavoid Layout Sheet 2 of 2 dated 20 July 2020

Once provided, the approved drainage shall be maintained as approved at all times thereafter.

(ii) In respect of Plots A, B, C, D, and G, each application for the approval of Reserved Matters shall be accompanied by a Sustainable Urban Drainage System (SuDS) report in respect of the relevant Plot which shall be submitted to the Local Planning Authority for approval in writing. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited, as appended to Environmental Statement by Waterman, October 2020) and integrated with the Landscaping Masterplan (required by Condition 9 above). The SuDS report shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with

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the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the relevant Plot is Occupied.

Reason: to ensure the final surface water drainage scheme is designed to prevent surface water flooding and to ensure the system is properly maintained for the lifetime of the development.

Policies: CC2, EN17, EN14, CC3

22. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot. The details shall include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority under the Reserved Matters approval:

A. locations and specification for bird nesting habitats for Black Redstarts, Swifts, and where the Local Planning Authority deems appropriate, Peregrine Falcons.

B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and

C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The approved habitat mitigation works shall be provided prior to first Occupation of the relevant building/Plot and retained and maintained as approved at all times thereafter.

Reason: to ensure that a habitat which would be designed specifically for these birds is created/re-provided for within the development, in the interests of biodiversity.

Policies: EN12, EN14

23. Concurrently with the submission of any Reserved Matters relating to the Car Park plot (Plot G), details of the landscaping scheme of a 'green wall' on the southern elevation of Plot G shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of species, irrigation, timing of implementation and management/maintenance arrangements. The landscaping scheme shall be implemented as approved, retained and maintained in accordance with the approved details at all times thereafter.

Reason: in order to provide a high-quality finish to the southern elevation of the car park and to provide a suitable outlook to the residential block opposite (Plot F).

Policies: CC7, EN12, EN14, CR3

24. The Reserved Matters for Plot A (to the extent relevant to the subject matter of that Reserved Matters application) shall indicate a 'shoulder' set-back to upper floors within the principal façade on Greyfriars Road.

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Reason: as the Design Codes and Parameter Plans would otherwise produce a structure which would be overly-dominant on Greyfriars Road, to the detriment of the streetscene and the residential amenity of residential properties on the western side of Greyfriars Road.

Policies: CC7, CR11, CR10

25. The development hereby approved shall not be carried except in accordance with the approved Site-wide Written Archaeological Scheme of Investigation (WSI), 'Station Hill Overarching Archaeological Written Scheme of Investigation ref. WIE14788-103-R-18-3-1-1-OWSI, Third Issue, dated November 2019, received 8 January 2020.

Reason: in the interests of protecting the archaeological heritage of the Borough.

Policies EN1, EN2

26. (i) No development shall be carried out within Plot F except in accordance with the approved 'Written Scheme of Investigation for Archaeological Evaluation: Plots E and F' ref. WIE114788-103-R-19-3-1-2-WSI, Fourth Issue dated November 2019, received 3 January 2020.

(ii) (PCD) No development (other than demolition above existing ground floor, or existing basement floor, slab level) shall commence on Plots A, B, C, D and G until an Written Archaeological Scheme of Investigation (WSI), to update the site-wide WSI, as necessary (to be approved by the Condition 25 above), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the relevant Plot shall only take place in accordance with the approved Scheme.

Reason: in the interests of protecting the archaeological heritage of the Borough.

Policies: EN1, EN2

27. (i) (a) No development shall be carried out within Plot F 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.

(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

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implementation, shall be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of Plot F 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.

(ii)(PCD) No development (other than demolition above existing ground floor, or existing basement floor, slab level) shall commence within Plots A, B, C, D and G, until a scheme that includes the following components to deal with the risks associated with contamination of that Plot (whether or not it originates from the site/Plot) has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses (extent, nature and scale of the contamination)
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site

(b) A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems; and
- archaeological sites and ancient monuments;

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation.

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(d) A verification report demonstrating that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(e) In the event that contamination not previously identified is found at any time when carrying out the approved development, 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 scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Policy: EN16.

28. (i) No building within Plot F shall be first occupied until the approved ground gas mitigation Scheme comprising Ground Ground Gas Assessment - Station Hill South Site Reading, ref. L1620004716_03 dated 22 February 2020; Figure A (Figure A: Gas Monitoring Locations) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020; and Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020, has been fully implemented (save to the extent that the Local Planning Authority approves any variation(s) to the approved Scheme). The Scheme shall be retained and maintained as approved at all times thereafter.

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

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Reason: to ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas, which could be a danger to the occupants of the development.

Policies: EN16

29. i) The foundation design for all buildings within Plot F shall be in accordance with the following approved details:

Foundation Works Risk Assessment SHR-RAM-SB-XX-RP-G-000017 C02 dated 4 December 2020

SHR-RMB-BN-FN-DR-S-03-000500 P02, South Site Pile General Arrangement dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000411 P02, South Site Pile Schedule Sheet 01 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000412 P02, South Site Pile Schedule Sheet 02 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000413 P02, South Site Pile Schedule Sheet 03 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000414 P02, South Site Pile Schedule Sheet 04 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000415 P02, South Site Pile Schedule Sheet 05 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000416 P02, South Site Pile Schedule Sheet 06 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000417 P02, South Site Pile Schedule Sheet 07 dated 2 November 2020

SHR-RMB-ZZ-FN-DR-S-31-000418 P01, South Site Pile Schedule Sheet 08 dated 2 November 2020

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

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

Policy: EN16.

30. (PC) No demolition shall be carried out within any Plot until an updated bat survey has been undertaken (by an appropriately qualified ecologist, who is a member of CIEEM or an

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equivalent institution with experience of undertaking bat surveys), and the results submitted to and approved in writing by the Local Planning Authority. Furthermore, should bats or evidence of bats be found, no demolition shall be carried out until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (currently Natural England) and a copy submitted to the Local Planning Authority. Should bats or evidence of bats be found, and the applicant considers that a licence for development works affecting bats is not required, the applicant shall submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority before demolition is carried out.

Reason: to ensure that bats, a material consideration, are not adversely affected by the development.

Policies: EN12

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

Reason: to minimise the impact of the development on rare/protected bird species.

Policy: EN12

32. (PC) No demolition shall take place on any Plot until a Demolition Management Statement (DMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority, unless an alternative permission for that demolition has been granted by the Local Planning Authority. The DMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
- B. Loading and unloading of plant and materials used in demolition of the development: areas to be shown on a plan not less than 1:500;
- C. Storage of plant and materials used in demolition of the development: areas to be shown on a plan not less than 1:500;
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);
- E. Wheel washing facilities;

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- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition;
- G. Footpath Closures/Road Closures needed during demolition;
- H. Traffic Management needed during demolition;
- I. Times, routes and means of access into and from the site for demolition vehicle traffic and delivery vehicles (including the removal of any associated demolition waste from the site and methods of preventing deposition of materials on the public highway);
- J. A commitment to regular meetings with the RBC Streetworks Co-ordinator;
- K. A dust mitigation and monitoring scheme during demolition phases;
- L. Controls on timing of operations (to include quiet periods);
- M. External lighting;
- N. A scheme for recycling/disposing of waste resulting from the demolition works;
- O. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a relevant Plot which has not been demolished within one year after the first building on that Plot has been demolished;
- P. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved DMS for each Plot shall be adhered to throughout the development hereby permitted in respect of the Plot to which it relates, unless prior agreement has been received in writing from the Local Planning Authority.

Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: EN16, EN17, CC8, TR3, EN15

33. (i) No development shall be carried out within Plot F except in accordance with the approved Construction Management Statement comprising:

Traffic Management & Logistics Plan RN: BO-JRLG-SM-HSP-PD-Z-0036 Rev.C06, received 15 July 2020;

Logistics Plan Drawing No.04 - Rev.J dated 2 June 2020; and

Health and Safety Plan Rev. C11 - RN: BO-JRLG-SM-HSP-PL-Z-0001 dated 23 April 2020.

(ii) (PCD) No development (except for demolition works) shall take place within Plots A, B, C, D and G until a Construction Management Statement (CMS) for the Plot to which it relates has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500;
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500;

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- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)
 - E. Wheel washing facilities
 - F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
 - H. The method of piling (normally restricted to auger bored or hydraulic press)
 - I. Footpath Closures/Road Closures needed during construction
 - J. Traffic Management needed during construction
 - K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
 - L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
 - M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013, as appended to Environmental Statement by Waterman, February 2019)
 - N. Controls on timing of operations (to include quiet periods)
 - O. External lighting
 - P. A scheme for recycling/disposing of waste resulting from the construction works
 - Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, windows, and security measures) for any building within a relevant Plot which has not been demolished within one year after the first building on site has been demolished.
 - R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.
- The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: EN16, EN17, CC8, TR3, EN15

34. In relation to conditions 32 and 33 above relating to demolition and construction, a temporary parking area and turning space shall be provided on site at all times during the demolition and construction of Plots A, B, C, D and G, to the satisfaction of the Local Planning Authority, and shall be maintained concurrently with and for the duration of development of those Plots, in a position to be agreed, unless otherwise agreed in writing by the LPA.

Reason: to ensure the development is provided with adequate parking facilities during the construction period in order to minimise the incidence of roadside parking which could be a danger to other road users.

Policies: TR5, TR3

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35. (i) The development of Plot F shall not be carried out except in accordance with approved Environmental Management Plan ref. BO-MID-EM-XX-FM-Z-0001_S1_C04, Rev: C08, dated 13 May 2020, received 14 May 2020

(ii) No development shall commence within Plots A, B, C, D and G until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated March 2013 by Waterman Group) as amended by Chapter 6 of "Environmental Statement Addendum - Volume 1, Main Text" dated February 2019 for that Plot has been submitted to and approved in writing by the Local Planning Authority, unless an alternative permission for demolition within the relevant Plot has been granted by the Local Planning Authority. The demolition and construction within the Plot shall thereafter only be undertaken in accordance with the approved EMP (which shall include noise control, hours of construction and demolition, and controlling exposure to contaminated land), unless the Local Planning Authority approves any variation to the approved details.

Reason: to ensure that the redevelopment of each Plot is undertaken in a way which minimises disturbance to residents and occupiers of other Plots within the development and surrounding existing residential and commercial land uses.

Policies: EN16, EN17, CC8, EN15

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

- A. Laminated external glazing, with an emphasis on proximity to public realm
- B. Emergency vehicle access (physical barriers and management)
- C. Hostile vehicle mitigation measures
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).
- E. Safe movement on shared surfaces such as Garrard Street
- F. Policy regarding provision, location and management of litter bins
- G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.
- H. Management of large crowds, i.e. Reading football and pop festival events
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour
- J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery

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L. The development to secure Secured by Design and Safer Parking Scheme compliance

M. Preparation of a comprehensive lighting strategy

N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.

O. Lift access control and measures to ensure appropriate compartmentation between and across floors.

All approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be provided before any of the buildings within a Plot are Occupied, or any public space within a Plot is brought into first use by the public (as appropriate), or in accordance with a timetable that shall first have been approved in writing by the Local Planning Authority, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents.

Policies: CC7, CR11, CR3

37. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the details approved pursuant to Condition 1 of this permission.

Reason: in the interests of road safety.

Policies: TR1, TR3

38. No Plot shall be first Occupied before a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of that Plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, unless the Local Planning Authority approves any variation to the approved details. Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, unless the Local Planning Authority approves any variation to the approved details.

The development shall be retained and operated only in accordance with the approved scheme at all times thereafter.

Reason: to ensure that suitable capacity is provided within water, drainage and sewerage infrastructure.

Policy: EN16.

39. No residential units within Plot F shall be Occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot(s). Such notification shall be addressed to the Head of Planning, Development and Regulatory Services, Reading

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Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.

Reason: in order that the Council can update its records to ensure that parking permits are not 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.

Policy: TR5

40. Prior to any agreement being entered into for a new Occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Reason: in order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking in the Central Reading area.

Policy: TR5

41. No approved building containing residential units within any Plot shall be first Occupied until all approved private amenity areas (including balconies) or approved communal amenity areas, as appropriate, for that building have been completed and made available for use. Or in accordance with a timetable for phased provision that shall first have been approved in writing by the Local Planning Authority. All amenity areas shall be retained and maintained as approved for the use of occupiers of the related dwellings at all times thereafter.

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

Policies: CR6, CC8, H10.

42. **(PCD)** No development shall be commenced (except demolition and groundworks) within Plot F before details of a sound attenuation 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 and do not exceed 45dB L_{Amax} for bedrooms within any dwelling. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended

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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. The development shall not be carried out other than in accordance with the approved scheme which shall be completed before the building to which it relates is first occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall be retained and maintained as approved at all times thereafter.

Reason: to protect the amenity of residents of the proposed properties from surrounding noise sources.

Policies: EN16, CC8

43. No commercial uses within any Plot shall be first Occupied until details of how service vehicle hours/waste arrangements to the relevant Plot are to be managed shall be submitted to and approved in writing by the local planning authority. Commercial servicing for the development shall take place in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: to ensure that residents are not adversely affected by delivery noise and in the interests of the safety and convenience of all highway users.

Policies: EN16, CC8, TR3

44. Notwithstanding Condition 43 above, no commercial deliveries/waste management operations to Plots D, F or G shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.

Reason: to protect the amenities of residential properties within and adjacent to the development from disturbance from servicing.

Policies: EN16, CC8, TR3

45. No non-residential floorspace within Plots D, F or G shall be first Occupied until details of the proposed hours of use of all non-residential units within the Plot have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details at all times thereafter.

Reason: in the interests of the residential amenity of the occupiers of the residential dwellings within Plot F and other neighbouring residential properties.

Policies: EN16, CC8

46. No later than three months following first Occupation of any non-residential floorspace within a Plot hereby approved, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of any non-

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residential floorspace, a copy of a Final BREEAM Certificate for that floorspace, (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor), shall be submitted to the Local Planning Authority. The certificate shall demonstrate that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate submitted pursuant to condition 19 attached to this permission.

Reason: to ensure an adequate standard of environmental sustainability in conjunction with other measures secured under this permission.

Policies: CC2, CC3, CC4

47. No building within any Plot 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 that Plot has/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, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and timetable, unless the Local Planning Authority approves any variation(s) to the approved details.

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

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

Reason: to safeguard the amenities of adjoining residential properties and premises and the wider area.

Policies: EN16, EN17

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49. No flues, extraction or ventilation equipment shall be installed at any time until an Odour Risk Assessment and full details of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of all external chimneys/other plant, noise specifications, odour and smoke control equipment, and maintenance plans and schedules. The equipment shall not be installed except in accordance with the approved details and shall be retained and maintained as approved at all times thereafter.

Reason: to protect the amenity of neighbouring residents and occupiers of the development.

Policies: CC7, EN16, CR10, CC8

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

Reason. In the interests of air quality and neighbouring amenity.

Policies: CC5, CC8, EN16.

51. In respect of each Plot, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited as appended to, and as amended by Environmental Statement Addendum by Waterman, October 2020) and the following mitigation measures detailed within the approved FRA:

A. Limiting the surface water run-off generated by the 1 in 100 year critical storm with an allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site; and

B. The inclusion of green roofs and permeable paving within the detailed surface water drainage scheme.

Reason: To minimise flood risk arising from the development.

Policy: EN18.

52. No development within any Plot hereby approved shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission or by details to have been submitted before the commencement of any Plot within any Reserved Matters application, unless Local Planning Authority approves any variation(s) to the approved details.

Reason: as the site investigation required under Conditions 27, 28 and 29 of this planning permission may indicate areas where such filtration is not acceptable and in order to ensure that there is no resultant unacceptable risk to controlled waters/groundwater quality.

Policy EN16

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53. Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no telecommunications equipment permitted by Part 16 (masts, aerials, antennas, cabins, dishes, etc.) shall be installed or otherwise provided on any building within the development.

Reason: (a) as no details have been supplied in this outline application (b) to ensure that any such equipment is necessary and integrated successfully within the design of the development and (c) in the interests of residential/visual amenity.

Policies: CC7, CR10

54. In relation to the amount of retail floorspace (Gross External Area), the following minimum retail (Use Class E (a),(b) and (c)); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*) floorspace shall be provided per Plot:

Plot B: not less than 250 sqm;

Plot C: not less than 800 sqm;

Plot D: not less than 250 sqm;

Plot F: not less than 350 sqm;

Plot G: not less than 800 sqm.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable mix of uses across the plots.

Policies: CC7, CR11, CR7

55. Notwithstanding the Drinking Establishment (*sui generis*) uses hereby permitted and notwithstanding the provisions of Article 3 and Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), at least one retail unit within the permitted (Use Class E (a),(b) and (c)); Drinking establishment use (*sui generis*) and Hot food takeaway use (*sui generis*) floorspace hereby permitted shall not be used for any purpose other than as a *sui generis* Drinking Establishment use of not less than 150 sq.m. Net Internal Area.

Reason. To ensure that the development replaces or enhances services and amenities lost as a result of development.

Policy: RL6

56. Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any Plot.

Reason. This is an overly restrictive element of the Codes.

Policies: CC7, CR11, CR10

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58. There shall be no openings (doors, windows, etc.) within the end flank south elevation on Plot F (return onto Merchants Place) (i.e. the east elevation of Plot F fronting Merchants Place).

Reason. In the interests of neighbouring amenity and so as not to prejudice delivery of development within the Station Area.

Policies: CC7, CR11, CC8

59. No building within an approved Plot shall be first occupied until all hard and soft landscaping works relating to that Plot have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission; or in accordance with an alternative timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the building.

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

60. No building within any Plot hereby permitted shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within that Plot has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.

Reason: to ensure the long term management and maintenance of landscaped areas on the site.

Policies: CC7, EN38, CR11, CR2, CR3.

61. No building within any Plot hereby permitted shall be first occupied until details of refuse and recycling bin stores 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 stores. The approved bin stores, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first Occupation of the building, or in accordance with a timetable that shall first have been approved in writing by the Local Planning Authority, 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

62. All planted materials provided pursuant to this permission shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously

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diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development.

Policies: CC7, EN38, CR11, CR2, CR3.

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

Reason. To adequately control noise specifically associated with gym uses in the interests of the amenity of surrounding residents and other users of the site.

Policies: CC8, EN16, EN17, CR10

64. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission.

Policy: CC8

65. No building within any Plot hereby permitted shall be first occupied until a Signage Strategy for that building has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided otherwise than in accordance with the approved Strategy at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a coordinated approach to securing appropriately designed signage in the interests of the appearance of the development and the visual amenity of the surrounding area.

Policies: CC7, CR11, CR2, OU4.

66. No residential floorspace within the development hereby permitted shall be first-Occupied, or part thereof in accordance with a timetable for phased provision where approved in writing by the Local Planning Authority prior to first occupation, until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority demonstrating that the floorspace has 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

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Dwellings (2013 edition) when using “SAP10” carbon factors (0.233kg/kwh). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: to ensure an adequate standard of environmental sustainability in conjunction with other measures secured under this permission.

Policies: CC2, H5.

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

ii) No development shall take place within any Plot, (except demolition, groundworks, and internal framework where this does not form part of the external surfaces of the development), until full details and samples of the materials to be used in the construction of the external surfaces of the development permitted within that Plot, including hard surfacing and other hard landscaping materials, have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved pursuant to the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved pursuant to this condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: i) To ensure that the nature, quality and visual effect of materials is considered at an early stage in the design process and ii) to ensure high quality materials and detailing is secured and implemented. In the interests of high quality design and the character of the area.

Policies: CR11, CR2, CC7, EN1.

68. (i) No development shall be carried out within Plot F except in accordance with the detailed scheme for Air Quality Mitigation contained within Air Quality Assessment ref. WIE14788-100-R-24.1.2-AQ dated January 2020 and subsequent Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020. The development shall be maintained in accordance with the approved scheme at all times thereafter.

(ii) (PCD) No development shall be commenced on Plots A, B, C, D and G (except demolition and groundworks) until a detailed scheme demonstrating sufficient mitigation to protect the occupiers of the new dwellings hereby approved from poor air quality, to include mechanical ventilation and filtration as appropriate, has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to Occupation of any part of the development and retained and maintained as approved at all times thereafter.

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Reason: to protect the health of future occupants of the proposed development.

Policies: CR6, EN15.

69. (i) No development shall be carried out within Plot F except in accordance with the submitted air quality Mitigation Plan comprising mitigation measures detailed in approved Air Quality Assessment WIE14788-100-R-24.1.2-AQ dated January 2020 and subsequent Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020. The mitigation measures shall be maintained in accordance with the approved Mitigation Plan at all times thereafter.

(ii) (PCD) No development shall be commenced on Plots A, B, C, D and G (except demolition and groundworks) until an Air Quality Assessment to determine the impact of the development of those Plots on local air quality has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall use a full dispersion model to predict the pollutant concentrations at the building façade of nearby affected sensitive receptors for the proposed year of Occupation as well as any impacts during the development phase. Where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be included. The development shall not be carried out except in accordance with the approved Mitigation Plan at all times thereafter.

Reason: to ensure that the proposed development does not result in harmful impacts in terms of air quality.

Policies: CR6, EN15.

70. No part of the development within Plot F shall be first Occupied until details of how car parking spaces are to be allocated and distributed to residents of Plot F have been submitted to and approved in writing by the local planning authority. The car park shall not be used except in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an appropriate distribution of parking spaces between residents.

Policies: TR1, TR5.

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

The Scheme for that Plot shall be fully provided in accordance with the approved details prior to first occupation of any dwelling within the Plot, or in accordance with a timetable for

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phased provision that shall have been agreed with the Local Planning Authority prior to first occupation.

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

72. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles).

Reason: to avoid conflict between vehicles and pedestrians and in the interests of highway safety.

Policies: TR1, TR3.

INFORMATIVES

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

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted ("PC") to make clear that they require approval from the Local Planning Authority before any development begins (or "PCD" where demolition or other works are excluded). This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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

5. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does

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not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

6. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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

For more information go to:

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

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

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

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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

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

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

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

Purchase Notices

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

Street Naming & Numbering

You must contact Reading Borough Council to:

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

Otherwise the following may occur:

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

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

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

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

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

For change of address:

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

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

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

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