

**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: HTA Design LLP
Hackney Bridge
Echo Building
East Bay Lane
E15 2SJ

Application No: 221434
Application type: Non Material Amendment

Applicant: Frencon Construction Limited

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 amendments to permission 200122 (granted on 16/12/2020 for redevelopment to provide 46 new dwellings and associated works) to amend the wording of condition 18 (contaminated land validation report).

At: Wensley Road 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: 14 October 2022



Assistant Director of Planning, Transport and
Public Protection Services *J.B.M.*

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 18

The approved remediation scheme under Condition 17 shall be implemented in accordance with the prevailing timetable of works. A validation report (that demonstrates the effectiveness of the relevant elements of the remediation carried out, based on the timings within the timetable of works) shall be submitted to and approved by the Local Planning Authority before

- a) construction above foundation level in relation to the post demolition intrusive investigation and the removal of soils from a reduced dig at the site and
- b) prior to the first occupation of any residential unit within the development hereby approved in relation to the validation of cover systems.

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

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 16/12/2020 under reference number 200122, 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 - e.g. 220434/NMA as agreed on 24/05/2012), 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. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.

Date: 14 October 2022



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