

DELEGATED APPLICATION REPORT

Application No: 230708/FUL

Ward: Thames

Address: 14 Wolsey Road, Caversham, Reading, RG4 8BY

Proposal: Change of use from B2 (General Industry) to Sui Generis (Vehicle Hire, Vehicle Maintenance and Vehicle Washing). Erection of two storey building providing vehicle maintenance/preparation bays and ancillary office space.

Case Officer: David Brett

Applicant: Rabbit Vehicle Hire Ltd

Received on (valid from): 23/05/2023

Target Date: 06/10/2023, extension of time on decision agreed with agent from 18/07/2023

Site Description and Surrounding Area

The proposal site consists of a service yard that is currently occupied by Rabbits Vehicle Hire Ltd. The site is used for the storage, maintenance and cleaning of hire vehicles, with a single storey cabin building located to the southwest corner of the site servicing as an ancillary office and customer lobby. The area immediately to the south and west of the site is predominantly residential, with a mix of two storey family sized dwellings. The proposal site shares a boundary to Thameside Primary School to the east of the site, with commercial uses to the north of the proposal site. Therefore, the surrounding area is considered mixed in terms of buildings and their uses.

Since 2022, two commercial buildings have been demolished within the site. Separate planning permission and demolition consent was received and approved by the LPA, as per the 'Relevant Planning History' section of this report.



Fig 1. Front of 14 Wolsey Road. Image retrieved from Google Maps on 24/08/2023. Image captured in November 2022.

The proposal site is not within a Conservation Area or Listed. The proposal site is, however, located within the Air Quality Management Area and within Flood Zone 2.



Fig 2. Front of 14 Wolsey Road. Photo taken by case officer on 17/08/2023

An unaccompanied site visit was carried out on 17/08/2023

Proposal

This application seeks the following:

- Erection of two storey building for vehicle hire business. Building to provide vehicle maintenance facilities with ancillary office and customer area.

Plans/Documents Considered

The following plans and documents have been supplied for this application:

- Planning Design & Access Statement - 9227-23
- Preliminary Floor Risk Assessment prepared by Oakshire Environmental, dated 18 May 2023
- Technical Note: Transport prepared by Motion, dated 24 April 2023
- Topographical Survey - Geo23-031_T
- ~~Location Plan - 9227-100~~
- ~~Existing Block & Proposed Block Plan - 9227-101~~
- ~~Proposed Site Plan - 9227-102~~
- ~~Proposed Ground Floor Plan - 9227-105~~
- ~~Proposed First Floor Plan - 9227-106~~
- ~~Proposed Roof Floor Plan - 9227-107~~
- ~~Proposed Elevations - 9227-108~~
- ~~Proposed Section - 9227-109~~
- ~~Conceptual Model - 9227-110~~
- Overlay Existing & Proposed Buildings - 9227-111

Received on 23/05/2023

- Location Plan - 9227-100
- Existing Block & Proposed Block Plan - 9227-101
- ~~Proposed Site Plan - 9227-102~~
- Proposed Ground Floor Plan - 9227-105
- Proposed First Floor Plan - 9227-106

- Proposed Roof Floor Plan - 9227-107
- Proposed Elevations - 9227-108
- Proposed Side Elevations - 9227-109
- Proposed Section - 9227-110
- Conceptual Model - 9227-111

Received on 11/07/2023

~~Proposed Site Plan - 9227-102 Rev B~~

Received on 17/08/2023

- Proposed Site Plan - 9227-102 Rev B

Received on 22/08/2023

Relevant Planning History

220971/DEM - Application for prior notification of proposed demolition. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B - 20/10/2022

191639/FUL - Demolition of existing buildings to be replaced with one temporary building and palisade fencing. Retrospective consent sought. - Application Permitted on 14/11/2022

161571/FUL - Demolition of existing buildings to be replaced with two porta cabins. - Application Permitted on 20/01/2017

120761/APC - Discharge of condition 2 of planning permission 12/00815/FUL - Conditions Not Discharged on 01/03/2013

121703/APC - Discharge of conditions 2, 7 and 9 of planning permission 12/00815/FUL - Split Decision on 19/11/2012

121368/FUL - The demolition of existing building and the erection of new workshop and clean bay and external ancillaries - Application Permitted on 25/07/2012

992092/VAR - REMOVAL OF CONDITION 1 FROM PERMISSION 98/0592 TO ALLOW CONTINUED USE OF PREMISES FOR VEHICLE HIRE, GARAGING AND ANCILLARY OFFICES - 21/07/1999

980325/FUL - Renewal of temporary planning consent for vehicle hire, garaging and ancillary offices for a two-year period. - Application Permitted on 01/09/1998

970777/OUT - Installation of roller door. - Application Permitted on 16/03/1998

950396/FUL - Renewal of temporary permission (94/0819) for change of use from vehicle repair garage, paint and body shop to car hire, garaging and ancillary offices, routine vehicle maintenance and insert new vehicular access and entrance door & extend - Application Permitted on 28/09/1995

940523/FUL - Use for car hire garaging, ancillary offices and routine vehicle maintenance for a temporary period. - Application Permitted on 15/12/1994

Internal Consultations

Reading Borough Council, Environmental Protection - Response received on 26/06/2023

- Noise arising from development.
- Contaminated Land
- Construction and Demolition phase

Reading Borough Council, Transport Development Control - Responses received on 19/07/2023

- The Transport Statement asserts that the proposals are to provide better workshop facilities for the existing vehicle rental business and there will be no material change in vehicle rentals or staff on site. However, the applicant has stated that the additional floorspace will allow them to employ an additional 8 people.
- Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. However, there are no specific parking standards for vehicle rental businesses.
- It is noted that the applicant has operated on the site for a number of years. However, this application enables the applicant to formalise space within the existing yard to ensure that customer, staff and rental parking spaces are clearly marked to ensure that vehicles can enter and circulate within the site to reduce congestion on the public highway. Therefore, the applicant is requested to submit a parking layout plan.
- The number of staff parking spaces should reflect the number of staff on-site at any one time. Short stay/drop off customer parking spaces should also be provided within the site.
- Given the nature of the business, I would also expect some provision to be made for electric vehicle charging (EVC) spaces.
- In line with policy TR5, cycle parking must be provided (1 space per 4 FTE staff) which I am happy to cover by condition.
- The applicant is requested to address the points above before determining this application.

External Consultees

Environment Agency - Response received on 03/08/2023

- No objection to the application.

16 Wolsey Road, Caversham, Reading, RG4 8BY - No response received.

51 The Willows, Caversham, Reading, RG4 8BD - No response received.

52 The Willows, Caversham, Reading, RG4 8BD - No response received.

53 The Willows, Caversham, Reading, RG4 8BD - No response received.

54 The Willows, Caversham, Reading, RG4 8BD - No response received.

55 The Willows, Caversham, Reading, RG4 8BD - No response received.

56 The Willows, Caversham, Reading, RG4 8BD - No response received.

57 The Willows, Caversham, Reading, RG4 8BD - No response received.

Thameside Primary School, Wolsey Road, Caversham, Reading, RG4 8BY - No response received.

A & Z Engineering, Wolsey Road, Caversham, Reading, RG4 8BY - No response received.

Cartell Cutting Equipment, Wolsey Road, Caversham, Reading, RG4 8BY - No response received.

Jo-At Engineering, Wolsey Road, Caversham, Reading, RG4 8BY - No response received.

Mijuseva Furniture, Wolsey Road, Caversham, Reading, RG4 8DY - No response received.

1 Cardinal Close, Caversham, Reading, RG4 8BZ - No response received.

2 Cardinal Close, Caversham, Reading, RG4 8BZ - No response received.

3 Cardinal Close, Caversham, Reading, RG4 8BZ - No response received.

4 Cardinal Close, Caversham, Reading, RG4 8BZ - No response received.

5 Cardinal Close, Caversham, Reading, RG4 8BZ - No response received.

6 Cardinal Close, Caversham, Reading, RG4 8BZ - No response received.

A site notice was displayed on 08/06/2023, expiring on 29/06/2023. No further responses were received.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy Framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaption to Climate Change

- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment
- EN18: Flooding and Drainage
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues considered for these three separate applications are as follows:

- a) Land Use Principles
- b) Design and Access
- c) Safeguarding Amenity
- d) Flooding
- e) Transport
- f) Air Quality
- g) Pre-Commencement Conditions

- a) Land Use Principles

As existing, the use of the land is for the storage and maintenance of hire vehicles. There is an ancillary cabin building within the site that serves as an office with a customer lobby. The development proposes a two-storey commercial building to the north of the proposal site upon the footprint of the previously existing buildings that were demolished last year. The use of the site will remain the same, with the development seeking to improve the day to day running of the business by providing improved facilities.

The proposed new building is on previously development land, with no change of use proposed. Therefore, the principle of the development proposed is acceptable, provided that the policy requirements of the Reading Borough Local Plan are satisfied.

- b) Design & Access

Policy CC7 of the Reading Borough Local Plan requires all development to be of high-quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Density and mix
- Scale: height and massing; and
- Architectural detail and materials

The proposed commercial building is to be located upon the pre-existing footprint of the buildings on site that were demolished in 2022. The proposed building would have a frontage along Wolsey Road. Two large vehicle garage doors are proposed side elevation of the building to allow access for vehicles to enter the building for maintenance and repairs. The existing cabin building to the southwest corner of the site is to be removed and replaced with a continuation of the existing fencing, vehicle parking spaces, and bin and cycle storage.

The front of the proposed building consists of brick, with patterned brickwork around window openings, and banding between the ground and first floor. The building features a pitched roof, which incorporates roof lights and solar panels. The side elevation features metal frame cladding which is to be finished in the brand colour of the Rabbits Vehicle Hire Ltd (green).

The use of the forecourt for vehicle parking is considered a continuation of the existing arrangement at the site and would have a neutral impact upon the character and appearance of the surrounding area.

In terms of height and scale, the proposed building would be taller and have a greater ground to eaves height than the pre-existing buildings. This is due to the nature of the development being two-storey, as opposed to the pre-existing single store buildings. When viewed alongside the remaining commercial building next to the proposal site to the north, the proposed building would have a greater ground to eaves height, but a lesser maximum height. The ground to eaves height of the proposed building is 5.7m, with a maximum height of 7.1m. The development is considered to suitably integrate with existing development along Wolsey Road and is appropriate in terms of size, scale and appearance.

The proposed development is therefore considered in accordance with Policy CC7 of the Reading Borough Local Plan.

In accordance with Policy CC2 of the Reading Borough Local Plan; *“Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. To meet these requirements: (...) All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM ‘Very Good’ standard as a minimum;”*

The agent has provided advice from a BREEAM assessor that the development would not be able to achieve a BREEAM ‘Very Good’ rating due to the scope of the works and the nature of the end use of the building. Table 3.1 of the Sustainable Design and Construction SPD (2019) sets out the required level of sustainability standard for development, however, it is also recognised that the requirements set out in the table are subject to viability and achievability. In this case, it has been clearly set out by the BREEAM assessor that ‘Very Good’ is not achievable for this development.

To alleviate this, officers requested that the development instead incorporate renewable energy systems. The scheme now proposes 18 solar panels to the roof of the

proposed commercial building. It is recognised that the development would not be able to achieve the BREEAM 'Very Good' rating as required by Policy CC2 of the Reading Borough Local Plan (2019), however, the inclusion of renewable energy as part of this development is considered a positive attribute of the scheme.

c) Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to various factors, including (amongst others):

- Privacy and overlooking
- Visual dominance and overbearing effects of development
- Noise and disturbance
- Dust and fumes

The proposal site is located on the east side of Wolsey Road within a commercial area. Residential properties are located on the south and west sides of Wolsey Road; however, the development is not considered to result in any harmful levels of noise, disturbance or harm to living conditions of residents south of Wolsey Road.

The plans demonstrate that the preparation and washing of vehicles will take place within the proposed building. This is considered acceptable to minimise any noise and disturbance from the site and is considered preferable to the existing arrangement, where vehicles are prepared and washed under a canopy within the existing forecourt. To ensure that this is carried out in practice, a condition will be included to any approval of this application to ensure that the washing and preparation of vehicles takes place within the proposed building.

To ensure that the comings and goings and operations from the site do not disturb neighbouring residents during unsociable hours, a condition will be included to restrict when machinery can be used on the site and when vehicles can be prepared. This is considered reasonable given the presence of residential dwellings along the west side of Wolsey Road and south of the proposal site at Cardinal Close. This condition is duplicated from permission 1919639.

To ensure that inappropriate uses of the site are not carried out, a condition will also be included stating that major repairs, panel beating or paint spraying will not take place within the site. This is to clarify the use that has been approved at the site and to ensure that only the hiring of vehicles, vehicle maintenance and vehicle washing take place at the site.

The proposal was considered against the criteria specified within Policy CC8 of the Reading Borough Local Plan. The proposed development would not harm the amenity of the surrounding area in accordance with Policy CC8 of the Reading Borough Local Plan.

d) Flooding

The proposal site is located within Flood Zone 2. The Flood Risk Assessment (FRA), carried out by Oakshire Environmental concludes that there is a very low risk of river

flooding, with a low to moderate risk of sewer flooding. Recommendations have been made within the FRA to address this, which include the finished floor level of the proposed offices and workshop building being set no lower than 38.68mAOD to provide a 300mm freeboard above the modelled 1% AEP fluvial flood level including an allowance for climate change.

A sequential test has been carried out for the development. For the purposes of the sequential test, the development is not defined as 'minor' as the floorspace of the proposed development is more than 250m². 12 alternative sites within Reading Borough have been discussed within the Flood Risk Assessment, these sites have been selected using the Reading Borough Council Housing and Economic Land Availability Assessment (HELAA). Many of the options have been discarded due to them also being within a flood zone, on an already developed or recently developed site, or being unviable due to the work required to remediate the land.

Weight is also given to the fact that the applicant is already operating within the site and has done so for at least 2009 based on imagery from Google Maps. The selection of this site for development is therefore considered acceptable, provided the recommendations for flood mitigation are carried out in accordance with the details outlined within the Flood Risk Assessment.

The development is considered in accordance with the requirements of Policy EN18 of the Reading Borough Local Plan (2019), provided the development is carried out in accordance with the flood mitigation and protection measures specified within the FRA. This will be secured via condition to any approval of this application.

e) Transport

It has been demonstrated that the development would provide a suitable level of parking for customers, staff and rental spaces. These details have been demonstrated along plans, which were accompanied by an explanation from the agent.

The development proposed EV charging points, with areas designated for cycle storage and bin storage. Subject to conditions, including the details of a Construction Method Statement, the development is considered in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan.

f) Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

g) CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable. The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

h) Pre-Commencement Conditions

All pre-commencement conditions were agreed with the agent in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

Recommendation

GRANT

Conditions

TL1: Time Limit (Standard)

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

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

AP1: Approved Plans

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

- Location Plan - 9227-100
- Existing Block & Proposed Block Plan - 9227-101
- Proposed Ground Floor Plan - 9227-105
- Proposed First Floor Plan - 9227-106
- Proposed Roof Floor Plan - 9227-107
- Proposed Elevations - 9227-108
- Proposed Side Elevations - 9227-109
- Proposed Section - 9227-110

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- Proposed Site Plan - 9227-102 Rev B

Received on 22/08/2023

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

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

C2: Construction Method Statement (To Be Submitted)

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

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

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

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

Details Of PV (To Be Approved)

No development shall commence on site until full details of the proposed roof mounted Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

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

DC6: Cycle Parking (To Be Approved)

Prior to first occupation of the development hereby permitted details of secure, covered and lockable bicycle storage spaces for four bicycles shall be submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

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

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

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

Flood Mitigation (As Approved)

Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within Preliminary Flood Risk Assessment prepared by Oakshire Environmental as received on 03/10/2023 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

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

Vehicle Washing and Preparation (As Approved)

Any cleaning/valeting of vehicles on the site shall only be associated with the vehicle hire use of the site and shall only be undertaken within the area designated for 'washing and preparation' as indicated on drawing no. 9227-105 (Proposed Ground Floor Plan), as received on 11/07/2023 . Cleaning of vehicles shall be undertaken with hand tools, vacuum cleaners and pressure- washers only and no fixed equipment is approved by virtue of this planning permission.

Reason: In order for the Local Planning Authority to control noise break-out from such activities in the interests of the residential amenities of nearby properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Hours of Operation

No machinery shall be operated, no vehicles shall be prepared or operated out and no deliveries taken at or dispatched from the site outside the hours of 8.30am to 6pm Mondays to Fridays, 8.30am to 1pm on Saturdays and not at any time on Sundays or Bank Holidays.

Reason: To protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Vehicle Hiring, Maintenance and Preparation

The site shall not be used for major repairs, panel beating or paint spraying.

Reason: As this planning permission relates only to the construction of a building in association with the vehicle hire use and to ensure that the operation is not unduly harmful to the amenities of neighbouring properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Informatives

IF1: Positive and Proactive Working - approval

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

Pre-Commencement Conditions

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

IF3: Highways

- 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.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

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

IF7: Complaints about construction

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.

Encroachment

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

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

Contaminated Land

You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.