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

APPLICATION FOR FULL PLANNING PERMISSION

To: Barton Willmore
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 160199
Application type: Hybrid

Applicant: Reading Prop Co

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

Proposal: Outline application (all matters reserved apart from access to the site) for residential development (Blocks 1-6) to provide up to 422 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking; and Detailed application for residential and mixed use development comprising: 196 residential units (within Block 7) (Use Class C3) including 164 dedicated parking spaces (of which 12 are accessible); Convention Centre and ice rink (Use Classes D1/D2); 246 bedroom hotel (Use Class C1) and up to 102 serviced apartments (Use Class C1); Decked car parking within Convention Centre; Flexible ancillary retail space (Use Class A1) (within Block 7 only); Flexible ancillary retail space (Use Class A3/A4) (within Convention Centre only); Multi storey car park including 1,972 sqm of office space (B1a) or 1,732sqm of office space (B1a) and 240 sqm of community space (D1 use); Public open space (including public square and public park) with associated street furniture and public art and directional signage to form part of wider outline public open space strategy; Associated access, landscaping, cycle parking, transport interchange and related infrastructure and engineering works; Ancillary facilities for storage, management facilities and plant; Vehicular and pedestrian access; and Demolition of existing indoor training facility; and Enhancement of existing RFC Garden of Remembrance.

At: Land at Madejski Stadium Shooters Way Reading RG2 0FL

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

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Application At: Land at Madejski Stadium Shooters Way Reading RG2 0FL

Application No: 160199
Application type: Hybrid

CONDITIONS & REASONS

DETAILED PART

Time
1. The detailed part of the development hereby permitted shall begin no later than five years from the date of this planning decision.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Approved Plans
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Phasing
• Phasing Plan – Drawing no: RG-M-AI55 Rev A, received 21st March 2017

Land Use
• Land Uses and Schedule of Accommodation, received 20th August 2018

Location Plan
• Site Boundary Plan - Drawing no: RG –M-48 Rev A, received 20th June 2017

Convention Centre
Received 8th February 2016:
• North East and North-West Elevation– Drawing no: 200.01 Rev 02
• South West Elevation and South East Elevation – Drawing no: 200.02 Rev 02
• Courtyard Elevation Facing Pool, Courtyard Elevation Facing Hotel and Facing Apartments – Drawing no: 200-03 Rev 02
• North East Elevation – Part Elevation 1/2 – Drawing no: 201.01 Rev 01
• North East Elevation – Part Elevation 2/2 – Drawing no: 201.02 Rev 01
• North West Elevation – Part Elevation 1/2 – Drawing no: 202.01 Rev 01
• North West Elevation – Part Elevation 2/2 – Drawing no: 202.02 Rev 01
• South East Elevation – Part Elevation 1/2 – Drawing no: 203.01 Rev 01
• South East Elevation – Part Elevation 2/2 – Drawing no: 203.02 Rev 01
• South West Elevation – Part Elevation 1/2 – Drawing no: 204.01 Rev 01

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• South West Elevation – Part Elevation 2/2 – Drawing no: 204.02 Rev 01
• Courtyard Elevation Facing Hotel – Part Elevation – Drawing no: 205 Rev 01
• Courtyard Elevation Facing Serviced Apartments – Part Elevation – Drawing no: 206 Rev 01
• Courtyard Elevation Facing Pool – Part Elevation – Drawing no: 207 Rev 01
• Level 1 Floor Plan – Link Bridge Elevations and Section - Drawing no: 301
• Detailed Serviced Apartment layout Level 1-6 – Drawing no: 401 Rev 01 Block 7

Received 10th February 2016:
• Ground Floor Plan – Drawing no: 100 Rev 01
• Level 1 Floor Plan – Drawing no: 101 Rev 01
• Level 1A Floor Plan – Drawing no: 101A Rev 01
• Level 2 Floor Plan – Drawing no: 102 Rev 01
• Level 3 Floor Plan – Drawing no: 103 Rev 01
• Level 4 Floor Plan – Drawing no: 104 Rev 01
• Level 5 Floor Plan – Drawing no: 105 Rev 01
• Level 6 Floor Plan – Drawing no: 106 Rev 01
• Level 7 Floor Plan – Drawing no: 107 Rev 01
• Level 8 Floor Plan – Drawing no: 108 Rev 01
• Level 9 Roof Plan – Drawing no: 109 Rev 01

Block 7
Received 29th June 2016:
• Block 7 Basement Plan – Drawing no: PL-70 Rev G
• Block 7 Ground Floor Plan – Drawing no: PL-71 Rev G
• Block 7 First Floor Plan – Drawing no: PL-72 Rev G
• Block 7 Second Floor Plan – Drawing no: PL-73 Rev D
• Block 7 Third Floor Plan – Drawing no: PL-74 Rev C
• Block 7 Fourth Floor Plan – Drawing no: PL-74i Rev C
• Block 7 Fifth Floor Plan – Drawing no: PL-75 Rev D
• Block 7 Sixth Floor Plan – Drawing no: PL-75i Rev C
• Block 7 Seventh Floor Plan – Drawing no: PL-76 Rev G
• Block 7 Roof Plan – Drawing no: PL-79 Rev C
• Block 07 Elevations Elevation 01 – Drawing no: EL-001 Rev A
• Block 07 Elevations Elevation 02 – Drawing no: EL-002 Rev A
• Block 07 Elevations Elevation 03 – Drawing no: EL-003 Rev A
• Block 07 Elevations Elevation 04 – Drawing no: EL-004 Rev A
• Block 07 Elevations Elevation 05 – Drawing no: EL-005 Rev A
• Block 07 Elevations Elevation 06 – Drawing no: EL-006 Rev A
• Block 07 Elevations Elevation 07 – Drawing no: EL-007 Rev A
• Block 07 Elevations Elevation 08 – Drawing no: EL-008 Rev A

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Multi-Storey Car Park
Received 8th February 2016:
• Elevations - Drawing no: RG-A-06
• Car Park Sections - Drawing no: RG-A-09

Received 24th July 2017:
• Ground Floor Car Park GA – Drawing no: A/SK-P11-02
• First Floor Car Park GA – Drawing no: A/SK-P11-03
• Second Floor Car Park GA – Drawing no: A/SK-P11-04
• Third Floor Car Park GA – Drawing no: A/SK-P11-05
• Fourth Floor Car Park GA – Drawing no: A/SK-P11-06
• Fifth Floor Car Park GA – Drawing no: A/SK-P11-07
• Roof Plan – Drawing no: A/SK-P11-08
• Ground Floor Bicycle Store GA – Drawing no: A/PP-P11-01

Landscape & Ecology
Received 8th February 2016:
• Royal Elm Gardens – Terrace Detailed Plan and Section – Drawing no: RG-L07-1
• Royal Elm Square Detailed Plans and Section – RG-L07-2

Received 29th June 2016:
• Tree Pit root Cell Calculation – Drawing no: RG-L-12
• Illustrative Landscape Masterplan- Drawing no: L-PS05 Rev E, received 29th June 2016 (as referenced in condition 29 with respect to the Foudry Brook and the area of land between the developed area and the watercourse)

Received 12th August 2016:
• Detailed Landscape Layout Hard and Soft 1 of 6 – Drawing no: RG-L06-1 Rev C
• Detailed Landscape Layout Hard and Soft 2 of 6 – Drawing no: RG-L06-2 Rev C
• Detailed Landscape Layout Hard and Soft 3 of 6 – Drawing no: RG-L06-3 Rev C
• Detailed Landscape Layout Hard and Soft 4 of 6 – Drawing no: RG-L06-4 Rev C
• Detailed Landscape Layout Hard and Soft 5 of 6 – Drawing no: RG-L06-5 Rev C
• Detailed Landscape Layout Hard and Soft 6 of 6 – Drawing no: RG-L06-6 Rev C

Transport
• Royal Elm Park Reading Service Yard Marshalling Pattern Swept Path Analysis – Drawing 32605-018, received 10th February 2016 [within Transport Assessment]
• Royal Elm Park Reading Bus Stacking Bay Swept Path Analysis – Drawing 32605-020, received 10th February 2016 [within Transport Assessment]
• Royal Elm Park Reading Possible Service Yard Layout & Swept Path Analysis – Drawing 32605-013 Rev B, received 9th June 2016
• Possible Bus Lane Approach to Bennett Road Gyratory Northern Way – Drawing no: 32605/32, received 26th June 2017

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• Fire Appliance Swept Path Analysis - Drawing no: 32605-007 Rev D, received 28th June 2016
• Fire Appliance Swept Path Analysis - Drawing no: 32605-008 Rev D, received 28th June 2016
• RBC Refuse Swept Path Analysis - Drawing no: 32605-005 Rev D, received 28th June 2016
• Phasing Diagram and Public Transport Provision – Drawing no: 32605/031, received 5th July 2016
• Madejski Stadium Development Bus Stop Locations – Drawing 32605-026, received 14th September 2016 [within PBA Technical Note - 32605_TN_036 Royal Elm Park]
• Car Club Parking Locations – Drawing no: 32605-030, received 28th June 2016
• Fire Access Assessment Access to Block 7 Stair/ Fire Fighting Cores – Drawing no: 32605-015 Rev D, received 28th June 2016
• Revised Vehicle Priority - Drawing no: 32605-025 Rev A, received 28th June 2016
• Bus Intervisibility on Internal Link Roads - Drawing no: 32605-024 Rev B, received 28th June 2016
• Possible Clockwise Bus Hub Circulation - Drawing no: 32605-027 Rev A, received 28th June 2016
• Block 7 Cycle Parking - Drawing no: 32605-028, received 28th June 2016
• Madejski Stadium Development Away Coach Turning Route – Drawing 32605-039 received 14th September 2016 [in PBA Technical Note 32605_TN_036 Royal Elm Park]
• Royal Elm Park Possible Bus Lane Approach To South Oak Way (Hurst Way) Event Day Traffic Management - Drawing 32605/36, received 14th September 2016 2016 [within PBA Technical Note - 32605_TN_036 Royal Elm Park]
• Car Park Plans Sheet 1 – Drawing RG-A-04, received 14th September 2016 2016 [within PBA Technical Note - 32605_TN_036 Royal Elm Park]
• Cycle Parking Locations - Drawing no: 32605-029, received
14th September 2016 [within PBA Technical Note - 32605_TN_036 Royal Elm Park]
• Possible Traffic Signal Controlled Exit with Bus Lane Approach Priority South Oak Way (Hurst Way) – Drawing no: 32605/42, received 28th November 2016
• Event Management Plans, Rev D, paragraphs 2.11.2-2.11.4 and Appendix C only, prepared by PBA, received 21st April 2017
• Non Match Bus Lane on Biscuit Way for Conference Event Traffic Management – Drawing no: 32605-41, received 3rd November 2016

Technical notes
• Aspect Ecology - Ecology Technical Note, TN1 - Assessment of Shading Effects from the Development on Foudry Brook, dated 22 June 2016, received 29th June 2016 (with respect to enhancement measures in para 4.2 – referred to in condition 29)
• Sequential and Impact Assessment, prepared by Barton Willmore, dated January 2016, received 8th February 2016 (referred to in condition 36)

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

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Contamination and Land Gas

3. Site Characterisation

No development shall take place until an assessment of the nature and extent of contamination (including ground gas) has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, in accordance with relevant guidance and British Standards and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

• human health,

• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

• adjoining land,

• surface waters,

• ecological systems,

• archaeological sites and ancient monuments;

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

4. Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures, in accordance with relevant guidance and British Standards. The Remediation Scheme will exclude consideration of contamination to and remediation of groundwaters (addressed within conditions 70-73 below). The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

5. Remediation Implementation and Validation

The remediation scheme shall be implemented in accordance with the approved remediation scheme. A validation report (that demonstrates the effectiveness of the

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remediation carried out) must be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

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

Following that an assessment must be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 4.
The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 5.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

7. Long Term Management, Monitoring and Maintenance
a) *Ground Gas*
Prior to implementation of the development a management plan shall be submitted to and approved in writing by the Local Planning Authority setting out the:
• Frequency and type of monitoring of ground gases to be undertaken to include on and off site gas migration;
• Frequency and method of reporting the results;
• What remedial actions will be taken in the event of results or readings showing a worsening of earlier readings.

The monitoring, reporting and consequent management of ground gas shall be undertaken in accordance with the approved plan, prior to, during and post construction and until the waste is unlikely to present a hazard to human health, i.e. when monitoring demonstrates that the site Characterisation CS2 has been reached (demonstrated by the results of a minimum of 24 datasets over two consecutive years at this level).

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b) *Gas Mitigation Measures*
Prior to construction a management plan shall be submitted to and approved in writing by the Local Planning Authority. This will set out the:
• Proposed gas mitigation measures for the buildings;
• Type and frequency of monitoring and recording of gas levels within buildings;
• Operations and maintenance procedures, including the method of reporting (including incidents), replacement of mitigation measures, detection systems and the corrective actions which would be implemented in the case of the failure of the identified mitigation measures.

The monitoring, reporting and management shall be undertaken in accordance with the approved plan.

Should detailed design of each phase of the development require changes to the approved management plan then an amended plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of a phase.

c) *Management Company*
(i) **Prior to construction** details of the company, including their level and type of experience, who will be employed to undertake the monitoring, reporting, management and maintenance requirements in accordance with the plan approved under 7a, shall be submitted to and approved in writing by the Local Planning Authority.
(ii) Prior to the occupation of the first phase, details of the site wide management company, including their level and type of experience, who will have overarching responsibility for the management of the site, including management of the company employed prior to construction as under 7c) (i) above, and who will undertake the ongoing monitoring, reporting, management and maintenance requirements in accordance with the plans approved under 7a and 7b above, shall be submitted to and approved in writing by the Local Planning Authority.

Any subsequent changes of the Management Company shall be submitted to and approved in writing by the Local Planning Authority, one month prior to the change.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

Transport
8. No dwelling/building hereby permitted shall be occupied until the vehicle access and roads serving it has been constructed in accordance with the approved plan/s.

Reason: in the interests of road safety in accordance with Policy CS20 and Policy DM12.

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9. Readybike locations shall be installed in accordance with the approved plan/s prior to occupation within any phase.

Reason: to provide sustainable transport measures in accordance with CS23 and CS24.

10. Prior to occupation within any phase a plan to show the onsite location of Greenwave/Park and Ride bus stops shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan/s.

Reason: to provide sustainable transport measures in accordance with Policy CS23.

11. The public transport interchange as approved by the detailed permission is to be provided in accordance with the approved plan/s once Phase 1 is completed (Multi-Storey Car Park) and prior to the occupation of Phase 3A (Block 7).

Reason: to provide sustainable transport measures in accordance with Policy CS23.

12. **Prior to commencement** of development a Construction Phasing Plan must be submitted to and approved in writing by the Local Planning Authority to demonstrate that temporary match day interchange/bus facilities and other event access can be provided through the construction of Phase 1- Phase 4A inclusive. Facilities shall be provided prior to the commencement of each relevant phase in accordance with the approved details.

Reason: to ensure that bus use can be satisfactorily maintained during the construction period.

13. Event Management Plans shall be submitted to and approved in writing by the Local Planning Authority no later than 6 months prior to the operation of the first event. The Event Management Plans shall cater for the following event sizes:

- in excess of 500 attendees and up to 1000 attendees;
- in excess of 1000 attendees and up to 3000 attendees;
- in excess of 3500 attendees and up to 5980 attendees; and
- in excess of 5980 attendees.

Reason: In the interest of the safety and convenience of all highway users Policy DM12.

14. The Event Management Plans approved under Condition 13 shall be performance reviewed annually, commencing from the date of the first event, with the results of the review submitted to the Local Planning Authority within the following three months from the anniversary of the first event. The annual review of the EMP shall include:

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• a detailed survey of the journey times on an event day compared with the forecasts contained in the Transport Assessment (Technical Note 046) (the control level).

In the event of any journey time increases significantly exceeding forecasts contained in the Transport Assessment (Technical Note 046) (the control level) or a reduction not being secured, the applicant shall propose measures that are reasonably deliverable, as may first have been agreed in writing by the Local Planning Authority, to reduce such increases to the control level. This may include such options as a greater provision of subsidised passenger transport. Where journey time increases are significantly lower than forecasts a reduction in measures would be considered by the Local Planning Authority and this may include a reduced provision of under-utilised subsidised passenger transport

Should the annual review trigger the requirement to make changes to the EMP, as previously approved under Condition 13, the amended EMP shall be submitted alongside the annual review document to be approved by the Local Planning Authority. Events shall thereafter operate in accordance with the latest approved set of EMP.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with DM12.

15. Prior to the occupation of any phase (within the area of the detailed permission) a car parking management plan for the site, up to and including that phase, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with DM12, and to ensure suitable car parking provision in accordance with Policy CS24.

16. **No development** shall take place until an outline management plan detailing the provision of free bus and train ticketing (event and match day) has been submitted to and approved in writing by the Local Planning Authority.

Reason: to provide sustainable transport measures in accordance with Policy CS23.

17. No later than 6 months prior to the operation of the Convention Centre, or reduction in on site match day parking, whichever is sooner, a Memoranda of Understanding with bus and train operators, ensuring the delivery of the free bus and train ticketing management plan referenced in Condition 16 above, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to provide sustainable transport measures in accordance with Policy CS23.

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18. No building or use hereby permitted shall be occupied or the use commenced until the vehicle parking areas have been be completed as shown on the approved plan/s. Thereafter the parking areas shall be kept free of obstruction and available for the approved use at all times.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 and Policy DM12.

19. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan/s. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

Access
20. Prior to the occupation of any dwellings/ buildings (excluding the Multi-Storey Car Park) details of the steps on the southern bank, linking to the public right of way, shall be submitted to and approved in writing by the Local Planning Authority, and shall be installed in accordance with the approved details, and retained thereafter.

Reason: to ensure the accessibility of the site for pedestrians in accordance with Policy CS15

21. The steps and ramp on the northern side, adjacent to the proposed transport interchange, shall be installed in accordance with the approved plan/s, prior to the transport interchange being brought into use.

Reason: to ensure the accessibility of the site for pedestrians and cyclists in accordance with Policy CS15 and CS23.

Landscape and Ecology
22. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents:
Detailed Landscape Layout drawings RG-L06-1 C, RG-L06-2 C,
RG-L06-3 C, RG-L06-4 C, RG-L06-5 C and RG-L06-6 C, Royal Elm Square Detailed plan & section RG-L07-2, Tree Pit Root Cell Calculation drawing RG-L12 and Royal Elm Gardens – Terrace Detailed plan and section RG-L07-1.

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The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7.

23. **No development** of each phase or part of a phase shall take place until an up-to-date tree survey along with a schedule of tree works of the phase site area has been submitted to and approved in writing by the Local Planning Authority in accordance with British Standard: BS 5837.

Reason: to enable the Local Planning Authority to properly assess the impact of the proposed development on the natural features of the site in accordance with Policy CS38.

24. **No development** of each phase or part of a phase shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

25. The development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan approved under Condition 24.

Reason: to ensure the appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

26. No development of each phase or part of a phase shall take place until tree pit specifications for that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the appropriate protection is given to proposed trees within the site in accordance with Policy CS38.

27. The implementation of soft landscaping, including tree planting in accordance with the tree pit specifications shall be undertaken in accordance with the approved details prior to occupation of each phase.

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Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the area. In accordance with Policy CS38 and Policy CS7.

28. A schedule of landscape maintenance and aftercare plan for each phase or part of a phase, covering a minimum of ten years, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any buildings which have hereby been granted detailed permission. This shall include that any trees or plants which within ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. Landscape maintenance shall be undertaken in accordance with the approved details thereafter.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the area. In accordance with Policy CS38 and Policy CS7.

29. No development shall take place (excluding the multi-storey car park) until a long term landscape and ecological management plan, including long- term design objectives, management responsibilities and maintenance schedules for the Foudry Brook and the area of land between the developed area and the watercourse, as indicated in Drawing number RG-PS05 Revision E, Illustrative Landscape Masterplan dated 28/7/15, has been submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:
• details of treatment of site boundaries and/or buffers around water bodies, including the enhancement measures set out in paragraph 4.2 of Aspect Ecology's Ecological Technical Note, TN1 - Assessment of Shading Effects from the Development on Foudry Brook, dated 22 June 2016;
• details of any new habitat created on site;
• details of the extent and type of new planting (NB planting to use locally native species of UK genetic provenance);
• details of an eradication programme for Himalayan balsam and proposals for how the development will co-operate and contribute to the long term-management/eradication of floating pennywort (Hydrocotyle ranunculoides) in the Foudry Brook;
• details of maintenance regimes;
• details of management responsibilities.

Reason: to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with NPPF paragraphs 109 & 118 and Policy CS36.

Lighting (including wildlife)
30. No external lighting shall be installed on any phase or part of a phase until the submission of detailed plans and specifications of lights and a report detailing the

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lighting scheme, including how this will not adversely impact upon wildlife and habitats, is submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:
• A layout plan with beam orientation showing the adjacent trees and river corridor;
• A schedule of equipment;
• Measures, to include tinted windows, blinds etc. to avoid glare and light spill;
• An isolux contour map showing light spillage to 1 lux both vertically and horizontally to include light spillage from external light sources, as well as the windows of the new development.

The approved lighting details shall thereafter be installed, maintained and operated in accordance with the approved details.

Reason: to protect residential amenity, in the interests of visual amenity, and to ensure that wildlife is not adversely affected by the proposed development in line with Policy DM4 and Policy CS7 and Policy CS36.

Leisure/ Open Space
31. The public realm scheme (Royal Elm Square) shall be completed prior to the occupation of any buildings (excluding the multi-storey car park).

Reason: to provide a high quality development in accordance with Policy CS7.

Wind
32. **Prior to commencement** of development proposals for establishing a baseline for the existing wind conditions for the new development shall be submitted to and approved in writing by the Local Planning Authority in consultation with a wind consultant.

Reason: to ensure the safety of the scheme for future occupiers in accordance with Policy DM4.

33. **Prior to commencement of development** of each phase or part of a phase of the detailed scheme hereby approved, proposals for assessing wind conditions for each phase and proposed mitigation measures that will provide acceptable pedestrian comfort shall be submitted to and approved in writing by the Local Planning Authority in consultation with a wind consultant.

Reason: Reason: to ensure the safety of the scheme for future occupiers in accordance with Policy DM4.

Noise
34. No development of the convention centre shall take place until a scheme of sound insulation for the convention centre, informed by an assessment of the potential noise

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from the convention centre has been submitted to and been approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to first occupation of the building and shall thereafter be retained in working order.

Reason: in order to protect the amenities of occupiers of nearby premises from noise disturbance in accordance with Policy DM4.

35. No amplified sound or music shall be played within the detailed area, as shown on the approved plan/s, excluding the Block 7 C3 residential units, the hotel and serviced apartments, unless otherwise agreed in writing by the Local Planning Authority, outside the following times:
• Monday to Thursday: 9am to midnight;
• Friday and Saturday: 9am to 2am;
• Sunday: 10am to 11pm; and
• Bank Holidays: 10am – 11pm.

Reason: to safeguard the amenity of nearby premises and the area generally in accordance with Policy DM4.

Mix
36. The retail mix shall be in accordance with the details as set out in Para 2.5 of the Sequential and Impact Assessment (January 2016, received 8th February 2016).

Reason: to ensure a broad range of facilities to support a sustainable community in accordance with SD1 and SA3.

Extraction/ventilation
37. No occupation of the A use class units within the approved detailed scheme shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and running specifications have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use of the A use class units hereby permitted commences and thereafter shall be permanently retained and maintained in accordance with the approved specifications.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy DM4.

Crime Prevention
38. Prior to occupation of each phase or part of a phase detailed plans to identify the type and style of appropriately rated vehicle security barriers/ blockers (to PAS 68/69)

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for that phase shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Valley Police and installed and retained thereafter in accordance with the approved details.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

Waste

39. No dwelling/building within the detailed scheme hereby approved shall be occupied until the bin storage facilities shown on the approved plan/s have been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

OUTLINE PART

Time

40. Application for approval of the first reserved matters shall be made to the local planning authority no later than seven years from the date of this outline permission (layout, scale, appearance, landscaping and access, not already approved by this application), and be implemented no later than nine years from the date of this outline decision.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

41. Applications for approval of all the remaining reserved matters shall be made to the Local Planning Authority no later than 10 years from the date of this outline permission, and be implemented no later than 12 years from the date of this outline decision.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Reserved Matters

42. No development of any phase or part of phase shall take place until plans and particulars of all reserved matters not detailed in this outline permission: namely detailed plans and drawings showing the access, appearance (to include short to medium views and street/scene), landscaping, layout (to include the internal layout of buildings and car parking) and scale have been submitted to and approved in writing by

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the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory form of development and in accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015.

43. The details submitted in accordance with Condition no.42 requiring the approval of the landscaping for the site as a reserved matter, shall include:
(a) proposed finished ground levels or contours; proposed earthworks; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, refuse storage facilities, lighting columns, street furniture, fencing/walling and other ancillary structures;
(b) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, and SUDs details, power, communications cables and water and gas supply pipelines, including access points;
(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
(d) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings.

Reason: in the interest of ensuring that the development enhances the visual local environment in accordance with Policy CS38 and Policy CS7.

Drawings & Documents
44. The details to be submitted in pursuance of Condition no. 42 above shall accord with the principles set out in the Design and Access Statement and its Addendum (the latter amending and providing additional information), Illustrative Landscape Masterplan, outline floorplans and illustrative elevations for Blocks 1-6 and the Parameter Plans (noting that the red lines on the parameter plans were for Environmental Assessment purpose only and do not represent the maximum height nor extent of development as approved through the outline consent) and technical documents and notes submitted in support of this application and as listed below:

<u>Design and Access</u>
• Design and Access Statement, prepared by Barton Willmore, received 8th February 2016 & Design and Access Statement Addendum, prepared by Barton Willmore, received 29th June 2016 (to be read together).

<u>Parameter Plans</u>
Received 10th February 2016:
• Hybrid Masterplan RG-M-A147B
• Hybrid Parameter Plan Movement – Drawing no: RG-M-27 Rev B
• Hybrid Parameter Plan Ground Levels - Drawing no: RG-M-29 Rev B

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• Hybrid Application Boundaries Plan – Drawing no: RG-M-33 Rev C

Received 29th June 2016:
• Hybrid Parameter Plan Land Use – Drawing no: RG-M-26 Rev E
• Hybrid Parameter Plan Building Heights - Drawing no: RG-M-28 Rev F
• Hybrid Parameter Plan Proposed Finished Floor Levels - Drawing no: RG-M- 30 Rev D

Landscape
• Illustrative Landscape Masterplan- Drawing no: L-PS05 Rev E, received 29th June 2016
• Site Wide Plan [Landscaping] – Drawing no: RG-L06A-7, received 29th June 2016 – with respect to the outline area only.

Blocks 1-6
Received 10th August 2018:
• Illustrative Elevations of Blocks 01-06 - Drawing no: PL-EL- 001 Rev C
• Illustrative North, South and West Elevations of Blocks 01-06 - Drawing no: PL-EL-002 Rev A
• Blocks 1-6 Basement Plan – Drawing no: ALO50 Rev I
• Blocks 1-6 Ground Floor Plan – Drawing no: ALO51 Rev I
• Blocks 1-6 1st Floor Plan – Drawing no: ALO52 Rev I
• Blocks 1-6 2nd Floor Plan – Drawing no: ALO53 Rev H
• Blocks 1-6 3rd Floor Plan – Drawing no: ALO54 Rev H
• Blocks 1-6 4th Floor Plan - Drawing no: ALO55 Rev H
• Blocks 1-6 5th Floor Plan – Drawing no: ALO56 Rev H
• Blocks 1-6 6th Floor Plan – Drawing no: ALO57 Rev G
• Blocks 1-6 7th Floor Plan – Drawing no: ALO58 Rev G
• SBD Blocks 01-06 Basement – Drawing no: ALO-60 Rev A
• Blocks 1-6 Roof Plan – Drawing no: ALO62 Rev E

Received 20th August 2018:
• Residential Numbers and Mix Tables

Technical Documents
• Environmental Strategy, prepared by Arup Rev C, dated 7th December 2017, received 7th December 2017 (referred to in conditions 70, 71 & 72)
• Flood Risk Assessment, document ref: 244202-ARP-00-XX-RP-CD- 00001, prepared by Arup, dated 11th January 2016, received 10th February 2016 (referred to in condition 82)
• Security Strategy – Drawing no: A143 Rev E, received 20th March 2017 (referred to in condition 90)
Technical Notes
• Aspect Ecology - Ecology Technical Note, TN1 - Assessment of Shading Effects from the Development on Foudry Brook, dated 22 June 2016, received 29th June 2016
• PBA - Addendum to 32605 TN_028, dated 22nd June 2016, received 28th June 2016

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• PBA - Considerations for changes to the number of dwellings – Transport and Access TN032, dated June 2016, received 29th June 2016
• PBA – Technical Note 033 Royal Elm Park Phasing Programme, dated July 2016, received 5th July 2016
• PBA – Technical Note 32605_TN_036 Response to RBC Letter Dated 26th August 2016, received 14th September 2016
• PBA – Technical Note TN_037 Over Capacity Queues and Journey Times, received 21st September 2016
• PBA – Technical Note 32605_TN_041 Comparison of Proposed Royal Elm Public Transport Provision and Consented 2007 Expansion Proposal, dated 24th October 2016, received 3rd November 2016
• PBA – Technical Note 32605_TN_042 Response to RBC dated 20th October 2016, dated November 2016, received 3rd November 2016
• PBA – Technical Note 32605_TN_046 Response to RBC, received 26th April 2017

Reason: to ensure that detailed proposals accord with the design and access principles set out in the Design and Access Statement, and the Parameter Plans, in the interests of achieving high standards of design and access in accordance with Policy CS7.

Design
45. Prior to the submission of any reserved matters applications in pursuance of Condition no. 42 a detailed design code shall be submitted to and approved in writing by the Local Planning Authority, and shall include the follow sections:
• Daylight/sunlight;
• Orientation and massing;
• Amenity space;
• Block massing;
• Views;
• Active frontage;
• Public and private realm;
• Pedestrian and vehicle access;
• Parking;
• Private amenity – communal courtyards, terraces and balconies, roof gardens;
• Sustainability measures – e.g. green roofs;
• Materials.

Reason: to ensure that quality of design is maintained through the whole scheme in accordance with policy CS7.

Contamination and Land Gas
46. Site Characterisation
Prior to the submission of any reserved matters for any phase or part of a phase, an assessment of the nature and extent of contamination (including ground gas) shall be submitted to and approved in writing by the Local Planning Authority. This assessment

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must be undertaken by a competent person, in accordance with relevant guidance and British standards, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• and surface water, ecological systems,
• archaeological sites and ancient monuments;

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

47. Submission of Remediation Scheme
No development of a phase or part of a phase shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures, in accordance with relevant guidance and British Standards. The Remediation Scheme will exclude consideration of contamination to and remediation of groundwaters (addressed within conditions 70-73 below). The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

48. Remediation Implementation and Validation
The remediation scheme shall be implemented in accordance with the approved remediation scheme. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to the occupation of a phase or any part of a phase.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

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

Following that an assessment must be undertaken in accordance with the requirements of condition 47, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 48.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 3.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

50. Long Term Management, Monitoring and Maintenance
a) *Ground Gas*
Prior to implementation of the development a management plan shall be submitted to and approved in writing by the Local Planning Authority setting out the:
• Frequency and type of monitoring of ground gases to be undertaken to include on and off site gas migration;
• Frequency and method of reporting the results;
• What remedial actions will be taken in the event of results or readings showing a worsening of earlier readings.

The monitoring, reporting and consequent management of ground gas shall be undertaken in accordance with the approved plan, prior to, during and post construction and until the waste is unlikely to present a hazard to human health, i.e. when monitoring demonstrates that the site Characterisation CS2 has been reached (demonstrated by the results of a minimum of 24 datasets over two consecutive years at this level).

b) *Gas Mitigation Measures*
Prior to construction a management plan shall be submitted to and approved in writing by the Local Planning Authority. This will set out the:
• Proposed gas mitigation measures for the buildings;
• Type and frequency of monitoring and recording of gas levels within buildings;
• Operations and maintenance procedures, including the method of reporting (including incidents), replacement of mitigation measures, detection systems and the

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corrective actions which would be implemented in the case of the failure of the identified mitigation measures.

The monitoring, reporting and management shall be undertaken in accordance with the approved plan.

Should detailed design of each phase of the development require changes to the approved management plan then an amended plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of a phase.

c) *Management Company*
(i) **Prior to construction** details of the company, including their level and type of experience, who will be employed to undertake the monitoring, reporting, management and maintenance requirements in accordance with the plan approved under 7a, shall be submitted to and approved in writing by the Local Planning Authority.
(ii) Prior to the occupation of the first phase, details of the site wide management company, including their level and type of experience, who will have overarching responsibility for the management of the site, including management of the company employed prior to construction as under 7c) (i) above, and who will undertake the ongoing monitoring, reporting, management and maintenance requirements in accordance with the plans approved under 7a and 7b above, shall be submitted to and approved in writing by the Local Planning Authority.
Any subsequent changes of the Management Company shall be submitted to and approved in writing by the Local Planning Authority, one month prior to the change.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

Landscaping
51. **No development** of any phase or part of phase shall take place until an up-to-date tree survey of the site for that phase along with a schedule of tree work has been submitted to and approved in writing by the Local Planning Authority in accordance with British Standard: BS 5837.

Reason: to enable the Local Planning Authority to properly assess the impact of the proposed development on the natural features of the site in accordance with Policy CS38.

52. **No development** of any phase or part of a phase shall take place until an Arboricultural Method Statement and Tree Protection Plan, in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the

approved drawings, both within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

53. The development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan approved under Condition 52.

Reason: to ensure the appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

54. **No development** or a phase or part of a phase shall take place until tree pit specifications have been submitted to and approved by the Local Planning Authority.

Reason: to ensure the appropriate protection is given to proposed trees within the site in accordance with Policy CS38.

55. The implementation of soft landscaping, including tree planting in accordance with the tree pit specifications shall be undertaken in accordance with the approved details prior to occupation.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the area. In accordance with Policy CS38 and Policy CS7.

56. A schedule of landscape maintenance and aftercare plan for each phase or part of a phase, covering a minimum of ten years, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any buildings hereby granted outline permission the buildings. This shall include that any trees or plants which within ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. The landscape maintenance to be undertaken in accordance with the approved details thereafter.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the area. In accordance with Policy CS38 and Policy CS7.

57. The implementation of soft landscaping, including tree planting in accordance with the approved tree pit specifications, shall be undertaken prior to occupation of any phase or part of a phase.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the area. In accordance with Policy CS38 and Policy CS7.

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Lighting (including wildlife)

58. No external lighting for any phase or part of phase shall be installed on any phase or part of phase until the submission of detailed plans and specifications of lights and a report detailing the lighting scheme, including how this will not adversely impact upon wildlife and habitats, is submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation showing the adjacent trees and river corridor;
- A schedule of equipment;
- Measures, to include tinted windows, blinds etc. to avoid glare and light spill;
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally to include light spillage from external light sources, as well as the windows of the new development.

The approved lighting plan shall thereafter be installed, maintained and operated in accordance with the approved details.

Reason: to protect residential amenity, in the interests of visual amenity, and to ensure that wildlife is not adversely affected by the proposed development in line with Policy DM4 and Policy CS7 and Policy CS36.

Transport

59. Details of vehicle access routes for each phase shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of that phase.

Reason: in the interests of road safety in accordance with Policy CS20 and Policy DM12.

60. **No development** of any phase or part of a phase shall take place until a plan, showing how vehicle parking spaces can be provided on site within that phase has been submitted to and approved in writing by the Local Planning Authority, and;

a) No building or use hereby permitted shall be occupied or the use commenced until the vehicle parking areas have been completed as shown on the approved plan; and
b) Thereafter the parking area shall be kept free of obstruction and shall be available for the approved use at all times.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 and Policy DM12.

61. **No development** of any phase or part of a phase shall take place until a plan for that phase has been submitted to and approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site, and;

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a) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan; and
b) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

Wind
62. As part of the reserved matters applications details assessing the wind conditions and proposed mitigation measures that will provide acceptable pedestrian comfort for each phase, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with a wind consultant. The scheme shall be implemented in accordance with the approved details.

Reason: to ensure the safety of the scheme for future occupiers in accordance with Policy DM4.

Waste
63. Prior to occupation of dwellings/ buildings within each phase details of bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Waste Management Team and shall be provided in accordance with the approved plan and retained thereafter for use by occupiers of those dwellings/buildings at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

APPLICABLE TO OUTLINE AND DETAILED AREAS

Phasing
64. The development shall be carried out in accordance with the approved phasing details Phasing Plan – Drawing no: RG-M-AI55 Rev A, received 21st March 2017.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

Construction
65. **No development** of any phase or part of a phase shall take place, including any works of demolition within that phase, until a Construction Method

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Statement/Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority to provide for:
• 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;
• Construction vehicle movement routes;
• Location on site for storage of plant and materials and an area for unloading/ loading of plant and materials used in constructing the development;
• The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
• Any footpath closures or road closures needed during construction;
• Wheel washing facilities on site;
• A scheme for recycling waste resulting from the construction works;
• A scheme which specifies the provisions to be made for the control of noise and dust coming from the site during demolition and construction;
• Details of site zonation and working on a contaminated site, including ingress and Egress of the "hot zone" via a decontamination unit, with segregated areas for donning and doffing of contaminant resistant overalls and footwear, showers and washing facilities;
• Timing of deliveries outside peak hours (except for development hereby granted detailed permission;
• Mitigation strategy – construction vehicles and risk from releasing sediments;
• No materials/ green waste to be burnt on site;
• Details of timing for Vegetation clearance (to not take place between 1st March and 31st August).

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the construction of the development hereby approved unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policies DM4, DM12, and CS34.

66. No construction, or demolition shall take place, without the prior written approval of the Local Planning Authority, outside the hours of:
• 07:30hrs to 1800hrs Mondays to Fridays, and 08:00hrs to 1300hrs on Saturdays in relation to the development hereby granted detailed permission;
• 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays in relation to the development hereby granted outline permission; and
• not at any time on Sundays and Bank or Statutory Holidays, with reduced times relevant to events and stadium use (for Monday to Saturday)

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Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4.
Contamination and Land Gas

67. No phase or part of a phase shall be occupied until details of the location, management and maintenance of ground gas vents relative to that phase has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the safety of the scheme for amenity of residents and in accordance with policy CS34 and DM4.

Piling
68. **No development** of any phase or part of a phase shall take place until details of the proposed piling method for that phase that a) should include dewatering groundwater from the landfill by use of a combination of newly installed leachate abstraction wells and the existing groundwater dewatering system; b) should include submission of a landfill dewatering scheme and c) should ensure that piling is to a maximum depth of 3m into the Lambeth Group thus avoiding the sandy lenses, has been submitted to and, approved in writing by the Local Planning Authority. The Piling (for each phase of the development) shall thereafter be undertaken in accordance with the approved details.

Reason: This proposed development will be constructed over a landfill site. The geology under the site is complex with aquifers within drift and solid geology. At depth under the whole site is The Chalk (Principal Aquifer). Piling is to be used for this development (approximately 5,100 piles through up to 13 m of waste and into the top of the Lambeth Group). The base of the Lambeth Group has sandy lenses that could act as preferential pathways for contaminated water to migrate to the top of The Chalk (Principal Aquifer). Piling could form preferential pathways for contaminated groundwater and leachate (from the original landfill) to migrate vertically into the underlying aquifers. In order to protect the aquifers below this site we need to ensure that foundation design prevents vertical migration of contaminated groundwater and/or leachate - in particular during the construction phase of this development. In accordance with policy CS34.

69. No piling shall take place until the new leachate abstraction wells are installed within the full depth of the landfill waste across a) the Detailed (north eastern part of the development site) and then b) the Outline stages (south western part of the development site) of Hybrid Planning Application 160199 (as outlined in red on Planning drawing 24116-RG-M-A155 Rev A) and the leachate collection system is operational. Details (location plans, construction details and leachate disposal method) of the proposed leachate collection wells shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

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Reason: This proposed development will be constructed over a landfill site. In order to protect the aquifers below this site (during piling) it needs to be demonstrated that leachate is extracted from the waste material before piling commences. In accordance with policy CS34.

Groundwater Contamination

70. **No development** of any phase or part of a phase shall take place until a monitoring plan to protect groundwater quality in the two aquifers below the site has been submitted to and approved in writing by the Local Planning Authority.

a) In order to protect the aquifers under this site, during all phases of the development, groundwater monitoring should be carried out as detailed below:-
(i) **Prior to Construction** - Carry-out 3 sets of groundwater monitoring of the River Terrace Gravels and plus 2 No. Chalk boreholes at monthly intervals, the last set being at least two months prior to any excavation.
(ii) During Construction - Carry out monthly groundwater monitoring of 4 River Terrace Gravels boreholes close to each phase of construction from the start of excavation and continue until the site surface is resealed by reinstatement of gas resistant membrane and capping layer and placement of the ground floor slab (defined as the end of the construction phase); plus 2 No. Chalk boreholes.
(iii) Post construction – Monthly monitoring from 4 River Terrace Gravel boreholes for 6 months (these 4 boreholes will change depending on the phasing of the development) and monthly monitoring from 2 No Chalk boreholes for a period of 12 months post completion of the ground slabs.

b) If results of monitoring of the site show a deterioration in groundwater quality above pre-agreed trigger levels (agreed with the Environment Agency) during construction (piling) or post construction (for each of the six phases of the development) this should then trigger the Action Plan in Table 7 - item 11.2.5 of the Environmental Strategy Revision C , dated 7th December 2017. In the event that a significant offsite pollution plume is identified, then hydraulic containment will be required for the impacted aquifer and the monitoring plan should be extended.

Reason: a) This proposed development will be constructed over a landfill site. The geology under the site is complex with aquifers within drift and solid geology. At depth under the whole site is The Chalk (Principal Aquifer). Piling is to be used for this development (approximately 5,100 piles) and we therefore need to protect all aquifers below this site from potential vertical migration of contaminated groundwater and/or leachate. Long term monitoring of this site is required following the details as set out in Chapter 11 of the Environmental Strategy Revision C for the Proposed Redevelopment at Madejski Stadium, dated 7th December 2017.

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b) Results of this groundwater monitoring during construction and post construction will trigger implementation of the Action Plan. Hydraulic containment of the aquifer (that could include the pumping of groundwater wells around the site) might be required if significant pollution migrates off-site. Longer term monitoring (longer than a year) will be required should the quality of groundwater deteriorate due to a significant pollution plume.

To protect the groundwater aquifer from pollution in accordance with policy CS34.

71. **No development** shall take place until details of proposed trigger values for groundwater monitoring within the underlying aquifers are submitted to and approved in writing by the Local Planning Authority. Each groundwater monitoring well will require an individual trigger value for specific determinants to be agreed. The methodology for calculating the trigger values is detailed in Appendix D of the Environmental Strategy, Revision C dated 7th December 2017. The time frame for submission of these proposed trigger values should be three months prior to commencement of construction.

Reason: this proposed development will be constructed over a landfill site. The geology under the site is complex and at depth under the whole site is The Chalk (Principal Aquifer). In the region of 5,100 piles will be used for this development. We therefore need to ensure that piles do not form preferential pathways for contaminated groundwater and leachate (from the original landfill) to migrate vertically into the underlying aquifers. Details set out in item 11.2.4 of the Environmental Strategy Revision C, dated 7th December 2017 for the Proposed Redevelopment at Madejski Stadium addresses the requirement for trigger values to be set as part of the monitoring programme. Since groundwater is already impacted by landfill leachate each groundwater monitoring well will require an individual trigger value. In accordance with Policy CS34.

72. **No development** shall take place until the Action Plan (item 11.2.5 of the Environmental Strategy Revision C, dated 7th December 2017) is submitted to and approved in writing by the Local Planning Authority that details the protocol to be used in the event of deterioration in the quality of the groundwater in the aquifers above trigger levels. The Action Plan shall be implemented in accordance with the approved details.

Reason: Although 5,100 piles will be used for this development over a landfill site, there should be no long term deterioration in groundwater quality in the aquifers under the site. Trigger values set on down hydraulic gradient boreholes will activate the Action Plan that will be used to deal with any contamination migrating off site. To protect the groundwater aquifers from pollution in accordance with policy CS34.

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73. **Prior to development** taking place the Environment Agency need to be satisfied that the groundwater dewatering system installed on this site is operational and fit for purpose. The Environment Agency will need to visually inspect the groundwater dewatering system prior to any development taking place on this site. The onsite inspection of the groundwater dewatering system shall be approved in writing by the Local Planning Authority.

Reason: In order to prevent the pollution of groundwater from this development over a landfill where installation of piles could potentially create pathways for leachate and contaminated groundwater to enter aquifers below the site. To protect the groundwater aquifers from pollution in accordance with policy CS34.

Imported Materials

74. **Prior to the commencement** of each phase or part of phase details of imported fill to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the safety of the scheme in accordance with policy CS34.

Materials

75. **No development** of any phase or part of phase shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames, and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the buildings and the area in accordance with Policy CS7

Mix

76. The overall housing mix across the phases is to comply with the principles as established and set out in the Residential Numbers and Mix Tables, received 20th August 2018.

Reason: To ensure that an appropriate mix is provided in accordance with Policy CS15 and DM5.

Noise

77. No development of any residential building shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings within that building 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

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ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34.

78. No mechanical plant shall be installed in the construction of any phase or part of a phase until a noise assessment of the proposed mechanical plant to be used for that phase has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4141:2014 methodology. 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 sensitive facades shall be at least 10dB below the 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 and DM4.

Surface Water Drainage

79. **Prior to the commencement** of development an overall surface water drainage strategy outline for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro- geological context of the development, and that ensures that soakaways are not constructed into contaminated land, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy shall be implemented in accordance with the approved details.

Reason: This development is located over a landfill with a potential maximum thickness of 13m of waste. No infiltration drainage that discharges water into the landfill should be used for any Phase of this development. To ensure that there is a sustainable solution to managing flood risk in accordance with Policy CS35.

80. **Prior to the commencement** of development of any phase or part of a phase, detailed surface water drainage proposals, which align with the general strategic

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approach identified in Condition 79 above, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The detailed surface water drainage proposals shall cover:
1. A comparison of existing and proposed impervious areas for the entire development site;
2. A comparison of existing, greenfield and proposed runoff rates and volumes for the 1 year, 30 year and 100 year plus climate change storms;
3. Demonstration of the use of green roofs or a substantiated justification of why they have not been adopted;
4. Demonstration of the use of (vegetated) rills and urban bio- retention features or a justification of why they have not been adopted; and
5. Full construction drawings of the proposed surface water drainage systems.

Reason: This development is located over a landfill with a potential maximum thickness of 13 m of waste. No infiltration drainage that discharges water into the landfill should be used for any Phase of this development and to ensure that there is a sustainable solution to managing flood risk in accordance with Policies CS34 and CS35.

81. No phase or part of a phase shall be occupied until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that there is a sustainable solution to managing flood risk in accordance with Policy CS35.

Flood Risk
82. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Royal Elm Park – Land at Madejski Stadium Flood Risk Assessment and the following mitigation measures detailed within the FRA: ref 244202- ARP-00-XX-RP-CD-00001 dated 11th January 2016. Finished floor levels shall be set no lower than 41m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: to reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS35.

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Foul Sewage

83. **Prior to commencement** of each phase or part of a phase full details of the method of disposal of foul sewage for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: to ensure adequate sewerage is provided in the interests of pollution prevention in accordance with Policy CS34.

Transport

84. No dwelling/ building shall be occupied until highway access and its associated lighting, for each phase, has been provided, in accordance with the approved plans.

Reason: in the interests of road safety in accordance with Policy CS20 and Policy DM12.

85. The dwellings/buildings within each phase shall not be occupied until all vehicle parking spaces for that phase have been provided in accordance with the approved plan. 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 to accord with Policy CS24 & CS24 and Policy DM12.

86. No dwelling/building within each phase shall be occupied until details of bicycle parking facilities for that phase have been submitted to and approved in writing by the Local Planning Authority and provided in accordance with the approved plan. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

87. **No development** of any phase or part of a phase shall take place until a travel plan for the construction for that phase has been submitted to and approved in writing by the Local Planning Authority.

Reason: in order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy CS23.

88. Within 6 months of the occupation of the commercial buildings within a phase a Travel Plan for operational users shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for staff, reasons for modal choice and detailed proposals for future transport

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measures or initiatives with the aim of securing a reduction in car trips generated to and from Royal Elm Park, if deemed necessary by the Local Planning Authority.

Within two months of the first anniversary of the approval of the Travel Plan and annually thereafter a review of the Commercial Travel Plan, which shall include a detailed survey of the number of movements generated by the development, shall be undertaken. This shall be compared with the initial survey carried out under the terms of the initial travel plan (the control level) and in the event of any agreed target reduction of the proportion of car trips not being realised by the development, the applicant shall undertake whatsoever measures that are reasonably deliverable, as may first have been agreed in writing by the Local Planning Authority, as are necessary to meet the agreed target reduction. This may include such options as a greater provision of subsidised transport.

Reason: in order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy CS23.

89. Within 6 months of occupation of residential buildings within a phase a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for residents, reasons for modal choice and detailed proposals for future transport measures or initiatives with the aim of securing a reduction in car trips generated to and from Royal Elm Park, if deemed necessary by the Local Planning Authority.

Within two months of the first anniversary of the approval of the Travel Plan and annually thereafter a review of the Residential Travel Plan, which shall include a detailed survey of the number of movements generated by the development, shall be undertaken. This shall be compared with the initial survey carried out under the terms of the initial travel plan (the control level) and in the event of any agreed target reduction of the proportion of car trips not being realised by the development, the applicant shall undertake whatsoever measures that are reasonably deliverable, as may first have been agreed in writing by the Local Planning Authority, as are necessary to meet the agreed target reduction.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23

Crime Prevention

90. Measures as set out in the approved Security Strategy Plan (AI43 Revision E dated 7th October 2016) shall be implemented prior to occupation of any building and / or use of external spaces, unless otherwise agreed in writing with the Local Planning Authority.

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Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

91. **Prior to the commencement** of any phase or part of a phase, measures to achieve Secured by Design accreditation (2016 Silver Award) for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Valley Police.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

Leisure/Open Space
92. Details of open spaces within residential areas including the provision of LEAPS and LAP shall be submitted to and approved in writing by the Local Planning Authority **prior to commencement** of residential phases.

Reason: to ensure the provision of appropriate open space in accordance with CS29 and CS30

Sustainability
93. **No development** of any phase or part of a phase shall take place until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the Local Planning Authority demonstrating that 50% of the dwellings hereby permitted will achieve a minimum of a 19% 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). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

94. The residential development hereby permitted (phase or part of a phase) shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the Local Planning Authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% 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).] Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

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95. (i) The development as built, shall meet a minimum of BREEAM Very Good standard with a minimum score of 62.5 points.
(ii) No part of the development shall be occupied until a post- construction review demonstrating compliance with a minimum BREEAM Very Good score of 62.5 points has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

Floorspace
96. The overall floorspace of the development shall be in accordance with the approved parameter plan/ table of floor spaces for each use as set out in the approved Land Uses and Schedule of Accommodation (received 20th August 2018) to be read in conjunction with the Hybrid Parameters Plan Land Use (RG-M-26 rev E). .

Reason: to ensure a broad range of facilities to support a sustainable community in accordance with SD1 and SA3.

Management of site
97. Prior to the occupation of any phase or part of a phase an Operational and Servicing Management Plan for each phase shall be submitted to and approved in writing by the Local Planning Authority which shall include, but not be limited to:

- Hours of use for all uses;
- Hours for deliveries and waste collection;
- Hours of lighting for operational uses;
- Description of suggested uses of Royal Elm Square.

Thereafter the development shall be operated in accordance with the approved plan, unless otherwise agreed in writing.

Reason: to protect the residential amenity in accordance with policy DM4.

98. Prior to the occupation of any phase or part of a phase an Emergency Plan for each phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the relevant Emergency Planning Lead organisation.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

Waste Management
99. Prior to the occupation of each phase or part of a phase the submission of a waste management strategy for each phase, which accords with Reading Borough Council's Waste Management Strategy, shall be submitted to and approved in writing by the

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Local Planning Authority, in consultation with the Waste Management Team, and thereafter retained for such use.

Reason: in the interests of the visual amenity of the area and to ensure that there is sufficient waste management on site, in accordance with Policy CS2 and Policy CS7.

Signage/Wayfinding
100. **Prior to the commencement** of each phase or part of a phase, a signage strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to assist with movement within the site for all users in accordance with CS3.

Removal of PD rights
101. Notwithstanding the provisions of Schedule 2, Part 1, Classes (A, B, C, D, E) of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling(s) (hereby permitted) shall be carried out (and no building or enclosure shall be erected or installed within the curtilage of the dwelling(s)) without express planning permission from the local planning authority.

Reason: as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the area in general and should therefore be controlled in accordance with Policy CS7, and Policies DM4 and DM9.

INFORMATIVES

1. 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.

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

3. 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.

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4. **Conditions 13, 14 and 29 are to be approved by councillors at Planning Applications Committee.**

5. It should be noted that the details required under condition 62 are to be submitted with any reserved matters applications.

6. This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: https://www.gov.uk/guidance/flood-risk- activities-environmental-permits.

7. EA advice notes –
a) with regard to an eradication programme for Himalayan balsam, the developer with need to co-operate with Green Park who own and manage the left bank of the Foudry Brook in order for it to be effective. Additionally, floating pennywort (Hydrocotyle ranunculoides), a highly invasive non-native species, is found from time to time on this stretch of the Foudry Brook. Various developers along the watercourse, including Green Park have been working co- operatively with Reading BC and the Environment Agency to try to eradicate it, and it would be expected that the applicants would commit to being an active partner in this on-going long-term management.
b) It should be noted that there are groundwater divides within the River Terrace Gravels under this site and this will influence the choice of boreholes used for the monitoring schedule for each phase of this development.
c) This development will be over six phases and the groundwater monitoring will be carried out using different boreholes for each phase. In the event that deterioration is measured in groundwater quality then a meeting will be required between the developer and/or their agents and the Environment Agency to review and agree foundation design and construction methods before commencement of any further phases of the development.
d) Prevention measures agreed for this development are a) use of appropriate piling methods that ensure that no migration pathways are left after installation, b) that any contaminated groundwater within the River Terrace Gravels and/or leachate is removed prior to and during the piling installation process and c) Continuous Flight Auger piling should be to a maximum depth of 3m into the Lambeth Group (thus avoiding the sandy lenses). The Environmental Strategy Revision C, dated 7th December 2017 addresses these issues in chapters 7, 10 and 11 and here it is proposed that a continuous flight auger piling technique will be adopted for this development; that leachate sumps will be pumped and groundwater dewatered prior to and during piling.
e) Environmental Permit - Reading FC landfill is currently regulated via an environmental permit number T/W/54/12/4/436 (other references EAWML 86039,

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EPR/XP3199EZ). Any proposed development must not compromise the ability of the current or future permit number T/W/54/12/4/436 (other references EAWML 86039, EPR/XP3199EZ). Any proposed development must not compromise the ability of the current or future permit holder to comply with the conditions of the permit and ultimately demonstrate that the landfill can progress to permit surrender. This would include ensuring:

- That the site is operated to prevent or minimise pollution or harm to human health;
- The inspection, maintenance and integrity of the landfill infrastructure, including the cap;
- Inspection/maintenance of the restoration profile;
- Landfill gas management, including monitoring fugitive emissions; Maintaining gas management infrastructure, including replacement In-waste gas monitoring
- Maintenance and monitoring of leachate infrastructure;
- Maintenance and monitoring of groundwater infrastructure;
- Surface water management and maintaining the quality of run-off;
- Access to the site for emergency works, installation of additional or replacement infrastructure etc;
- Assessing the settlement behaviour of the wastes (e.g. obtaining topographic surveys);
- Monitoring to provide evidence that the waste is 'stable' for a surrender application;
- Site security.

Should development be permitted on the site and construction commences before permit surrender, the landfill operator may need to apply to vary the environmental permit to our agreement to reflect the design and management of the site. Where any development impinges on the landfill infrastructure, including the landfill cap, this must be carried out in accordance with the permit and with the agreement of the Environment Agency.

f) Landfill Gas – The EA has a regulatory role under the Environmental Permitting (England and Wales) Regulations 2010. We do this via an extant environmental permit which regulates the environmental impact of the site.

Reading FC landfill was a landfill for re-deposited non-hazardous waste and is known to be producing landfill gas and leachate. Landfill gas consists of methane and carbon dioxide which is produced as the waste in the landfill degrades. Methane can present a risk of fire and explosion. Carbon dioxide can present a risk of asphyxiation or suffocation. The trace constituents of landfill gas can be toxic and can give rise to long and short term health risks as well as odour nuisance.

The risks associated with landfill gas will depend on the controls in place to prevent uncontrolled release of landfill gas from the landfill site. Older landfill sites may have poorer controls in place and the level of risk may be higher or uncertain due to a lack of historical records of waste inputs or control measures.

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Under the conditions of the Environmental Permit for the landfill, the operator is required to monitor for sub-surface migration of landfill gas from the site. However, there are gaps in the external gas monitoring data for this site. Data from recently installed in- waste gas boreholes shows that there is evidence of landfill gas within the waste that could affect the proposed development. The site monitoring data is available on our public register.

You should be aware of the potential risk to the development from landfill gas, both during any construction phase and following completion, and you should carry out a risk assessment to ensure that the potential risk is adequately addressed. You should be aware that changes in leachate/groundwater level within the waste may affect landfill gas production and pathways for gas movement. The local authority's Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development.

The following publications provide further advice on the risks from landfill gas and ways of managing these:
• Waste Management Paper No 27 Environment Agency LFTGN03
'Guidance on the Management of Landfill Gas' Building Research Establishment guidance – BR 414 'Protective Measures for Housing on Gas-contaminated Land' 2001 Building Research Establishment guidance – BR 212 'Construction of new buildings on gas-contaminated land' 1991 CIRIA Guidance – C665 'Assessing risks posed by hazardous ground gases to buildings' 2007.

8. Thames Valley Police provide the following advice with regard to meeting Secure by Design (SBD) Accreditation:

External Communal entrance: All external and internal Communal entrance doors meet the requirements of the minimum physical security requirements of PAS24:2012 tested to BS EN 1627 resistance class 3 and include electronic remote release locking systems with audio and visual intercom link to each apartment, capable of capturing and recording images of individuals using the door entry panel. This will allow residents to communicate with their visitors without having to open their front door and speak to them face-to- face as this allows them to filter who is allowed into the building and up into their flat.
Segregation of large apartment blocks into communities of no more than 25 apartments - providing physical security: ,promoting ownership and community cohesion safe guarding vulnerable residents): Larger major developments incorporating multiple flats (such as those proposed), can suffer adversely from crime and antisocial behaviour if unrestricted access to private areas is not controlled by those that live there, the option for individuals to move freely between floors combined with the lack

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of natural surveillance within the core areas increases the need to maintain ownership of these areas via physical security measures. Best Practice, SBD recommends no more than 25 flats should be accessed via either of the access control methods above.
Access control system: In large developments the technology by which the access control system operates is outlined within UL 293, however it should provide the following attributes:
• Access to all communal entrance the building via use of a restricted electronic key fob, card or key;
• Vandal resistant external door entry panel with an integral camera;
• Remote release of communal entrance from the dwelling;
• Audio/visual communication between the occupant and the visitor;
• Capture (record) images in colour of people using the door entry panel;
• Battery back-up facility of the resident entry features of the system in the event of a power failure for up to 6 hours;
• Unrestricted egress from the building should be afforded to the user in the event of an emergency or power failure;
• For this development every event of the entry system both visitor and resident should be recorded and stored for 30 days.
Residential door Sets: Individual flat entrance doors must also comply with ADP-Q, and meet the minimum physical security requirements of PAS24:2012.
Access from Car Park into Residential Units – The underground parking facility will incorporate communal entrance doors for the residential cores. Access to private residential dwellings must be made secure. Parking facility communal entrance doors meet the requirements of the minimum physical security requirements of PAS24:2012 and include electronic remote release locking systems with audio and visual intercom link to each apartment, capable of recording and capturing images of individuals using the door entry panel.
Car parking: Potential problematic nature of large under croft parking areas, from the plans provided it is noted that access into these private areas will be controlled by electronic operated gate or open lath roller shutter, these will be included within the SBD accreditation.
Cycle and refuse storage facilities: From the plans provided it appears that cycle and refuse storage facilities will be secured. These will be included within the SBD accreditation

9. The Security Strategy referred to within Condition 90 has been developed in accordance with the principles of the submitted Counter Terrorism Planning Guidance (September 2016). The submitted Counter Terrorism Planning Guidance document is, by its nature, confidential and does not form part of the approved set of documents. Any proposed revision to the approved Security Strategy plan would be expected to comply with the aforementioned guidance or subsequent updated guidance as agreed in writing by the Local Planning Authority in line with the provisions of Condition 90.

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10. 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.

11. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents.

12. Detailed design of residential blocks to allow for provision of relevant broadband infrastructure, especially in the context of deployment to multiple blocks.

13. Enforcement action under Housing Act 2004 if future daylight/sunlight provision does not meet required standards.

14. Register with relevant provider's new build team so that infrastructure ducts are put in as part of the development.

15. 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

16. 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. 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

17. A safe marshalling route is to be provided from Green Park Station on match days.

18. 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.

19. 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.

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20. There is a requirement to submit a licensing application for A3 and A4 uses with details of how these uses would be controlled on match days.

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

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.