

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

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

To: Jane Harrison
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 221914
Application type: Non Material Amendment

Applicant: RFC Prop Co Ltd

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

Proposal: Minor amendment to planning permission 160199 for changes to condition wording for conditions 12, 16, 23, 24, 26, 32, 33, 74, 75, 83, 87, 91, and 100 to exclude first pile foundation for Phase 1 (MSCP), and 93 to include specific reference to residential

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

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 6 February 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

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

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CONDITIONS & REASONS

AMENDED CONDITIONS

12. Prior to commencement of development excluding first pile foundation of Phase 1 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.

16. No development excluding first pile foundation of Phase 1 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.

23. No development of each phase or part of a phase excluding first pile foundation of Phase 1 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 excluding first pile foundation of Phase 1 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.

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26. No development of each phase or part of a phase excluding first pile foundation of Phase 1 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.

32. Prior to commencement of development excluding first pile foundation of Phase 1 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 excluding first pile foundation of Phase 1, 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: to ensure the safety of the scheme for future occupiers in accordance with Policy DM4.

74. Prior to the commencement of each phase or part of phase excluding first pile foundation of Phase 1 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.

75. No development of any phase or part of phase excluding first pile foundation of Phase 1 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.

83. Prior to commencement of each phase or part of a phase excluding first pile foundation of Phase 1 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.

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

87. No development of any phase or part of a phase excluding first pile foundation of Phase 1 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 on accordance with Policy CS23.

91. Prior to the commencement of any phase or part of a phase excluding first pile foundation of Phase 1, 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.

93. No development of any residential phase or part of a residential 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.

100. Prior to the commencement of each phase or part of a phase excluding first pile foundation of Phase 1, 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.

INFORMATIVES

1. This notice relates only to the changes to conditions 12, 16, 23, 24, 26, 32, 33, 74, 75, 83, 87, 91, 93 and 100 of the substantive planning permission (Ref:0160199). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

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2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

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