

Royal Elm Park (32690)Planning Reference: **Application 160199**

Following the Topic Meeting held on Tuesday 25th October 2022, Reading Borough Council set out that the required pre-commencement conditions would only need to be discharged based on implementing the single pile. BWnS have conducted a review of the conditions setting out those that we propose to amend via a Non-Material Amendment application(s) in Table 1.

Table 1: Conditions for Non-Material Amendment application(s). Draft proposed amendment text additions are underlined

Conditions for NMA	
12	Prior to commencement of development <u>excluding first pile foundation of phase 1</u> 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.
16	No development <u>excluding first pile foundation of phase 1</u> 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.
23	No development of each phase or part of a phase <u>excluding first pile foundation of phase 1</u> 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.
24	No development of each phase or part of a phase <u>excluding first pile foundation of phase 1</u> 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.
26	No development of each phase or part of a phase <u>excluding first pile foundation of phase 1</u> shall take place until tree pit specifications for that phase have been submitted to and approved in writing by the Local Planning Authority.
32	Prior to commencement of development <u>excluding first pile foundation of phase 1</u> 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.
33	Prior to commencement of development of each phase or part of a phase of the detailed scheme hereby approved <u>excluding first pile foundation of phase 1</u> , 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.
74	Prior to the commencement of each phase or part of phase <u>excluding first pile foundation of phase 1</u> details of imported fill to be used shall be submitted to and approved in writing by the Local Planning Authority.
75	No development of any phase or part of phase <u>excluding first pile foundation of phase 1</u> 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.
83	Prior to commencement of each phase or part of a phase <u>excluding first pile foundation of phase 1</u> 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.
87	No development of any phase or part of a phase <u>excluding first pile foundation of phase 1</u> 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.
91	Prior to the commencement of any phase or part of a phase <u>excluding first pile foundation of phase 1</u> , 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.
93	No development of any <u>residential</u> phase or part of a <u>residential</u> 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.
100	Prior to the commencement of each phase or part of a phase <u>excluding first pile foundation of phase 1</u> , a signage strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority.