

**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: Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA

Application No: 212008
Application type: Non Material Amendment

Applicant: Greenwich Leisure Limited (GLL)

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 condition 28 of planning permission 201734 to relocate 10 bat and bird boxes to surrounding trees

At: Rivermead Leisure Complex Richfield Avenue Reading RG1 8EQ

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: 4 February 2022



Head of Planning, Development
& Regulatory Services

Application At: Rivermead Leisure Complex Richfield Avenue Reading RG1 8EQ

Application No: 212008

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 2

The plan hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows as received 13th December 2021:

- AIA - Drawing no: 8458-D-AIA, received 13th December 2021
- Letter from John Wenman Ecological Consultants, 'Bird and Bat Boxes', dated 8th December 2021, received 13th December 2021

Reason: to clarify which plans are approved by this Non-Material Amendment.

Amended Condition 28:

Prior to occupation the approved scheme for ten bird nesting and bat roosting features, as detailed within the letter from John Wenman Ecological Consultants, dated 8th December 2021, and on plan 8458-D-AIA, received 13th December 2021, shall be implemented in accordance with the approved details and retained thereafter.

REASON: In order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

INFORMATIVES

1. This notice relates only to the changes to conditions 2 and 28 of the substantive planning permission (Ref:201734). 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.

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.

Date: 4 February 2022



Head of Planning, Development
& Regulatory Services