

DELEGATED APPLICATION REPORT

Application No: 220737/VAR

Address: Reading Link Retail Park, Rose Kiln Lane, Reading

Proposal: Outline application for a drive-thru coffee shop of 189sqm and a new access at Reading Link Retail Park, Rose Kiln Lane (appearance, layout, scale and landscaping reserved for future consideration).

Case Officer: David Brett

Applicant: Willmot

Received on: 17/02/2022

Valid from: 17/02/2022

Target Date: 05/08/2022, extension of time on decision agreed from 28/04/2022

Site Description and Surrounding Area

The application site is located on the western side of Rose Kiln Lane, to the north east of the Reading Link Retail Park building. To the north of the site is the Holy Brook and beyond that, residential development. To the south west of the site is an area of open space and to the south and east is the Rose Kiln Lane. The retail park is south of Reading Town Centre.

There are protected trees to the north of the site, along the Holy Brook, which is also a Local Wildlife Site. The site is within an Air Quality Management Area.

Whilst the site has historically (as considered under previous applications) been located with Flood Zones 2 and 3, this is no longer the case and the Environment Agency have updated their flood zone maps in this respect. Whilst the site itself is no longer within a Flood Zone, the Holy Brook to the north is within both Flood Zones 2 and 3.

Proposal

The applicant is seeking to vary condition 7 (Highways Authority Agreement) of planning permission 201558, which granted outline planning permission for a drive-thru coffee shop of 189sqm and a new access at Reading Link Retail Park, Rose Kiln Lane (appearance, layout, scale and landscaping reserved for future consideration).

From a procedural perspective, relevant guidance from the NPPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission?

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for [use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of ‘minor material amendment’?

There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Annex A: summary comparison table

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice describing the whole development and listing all conditions.
Refuse: decision notice listing reasons for refusal. Original permission with existing conditions remains in place.

Plans/Documents Considered

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

- Proposed Block Plan - RLRPRKL_PLN_102 Rev B
- Construction Management Plan - 10/02/2022 1st Edition
- Application Letter - 12/05/2022

Received on 19/05/2022

Relevant Planning History

220849/APC - Application for approval of details reserved by condition 15 (BREEAM) of Application 201558 - Application Closed on 19/07/2022

220736/REM - Application for approval of reserved matters following outline approval. (201558) - Application to be determined.

220711/APC - Discharge of conditions 4 (materials), 8 (EV Charging points), 10 (Construction Environmental Management Plan) and 12 (Ecological Management Plan) of planning permission 201558/OUT - Application to be determined.

220506/APC - Application for approval of details reserved by conditions 9 CMS), 13 (Air Quality Assessment) and 18 (Delivery Servicing Plan) of application 201558 - Application to be determined.

201558/OUT - Outline application for a drive-thru coffee shop of 189sqm and a new access at Reading Link Retail Park, Rose Kiln Lane (appearance, layout, scale and landscaping reserved for future consideration) - Application Permitted on 22/07/2021

181860/OUT - Outline planning application for a drive-thru coffee shop, with all matters reserved apart from access - Application Refused on 15/03/2019. Appeal Dismissed on 20/04/2020

181169/OUT - Outline application for a drive-thru coffee shop of 186sqm and a new access at Reading Link Retail Park, Rose Kiln Lane. - Application Withdrawn on 05/09/2018

Internal Consultees

Reading Borough Council, Transport - Response received on 22/07/2022

- *I have reviewed the application and I can confirm that given the condition also stipulates that the access must be constructed prior to occupation the Highway Authority have no objection to the revised wording to the condition.*

External Consultees

A site note was erected on 24/06/2022 for a period of 21 days, expiring on 15/06/2022. No consultation response were received.

Equality Act 2010

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

Relevant Planning Policy and Guidance

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

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

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

CC1: Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaption to Climate Change
CC6 Accessibility and the Intensity of development
CC7 Design and the Public Realm

CC8 Safeguarding Amenity
CC9 Securing Infrastructure
EN2 Areas of Archaeological Significance
EN11 Waterspaces
EN12: Biodiversity and The Green Network
EN14: Trees, Hedges and Woodlands
EN15: Air Quality
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment
EN18: Flooding and Drainage
RL1: Network and Hierarchy of Centres
RL2: Scale and Location of Retail, Leisure and Culture Development
RL5: Impact of Main Town Centre Uses
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Parking

Other documents

Sustainable Design and Construction (2019)
Revised Parking Standards and Design SPD (2011)

Appraisal

This application seeks to vary the wording of condition 7 to outline planning approval 201558. Condition 7 requires the application to enter into a Section 278 agreement with the Highways Authority in order to secure the pedestrian and vehicular access in accordance with the approved plan.

The applicant is seeking to vary the condition in order for the Section 278 agreement to be in place prior to occupation rather development commencing on site so that the identified access can be used for construction traffic. The construction details submitted within this application highlight that the proposed access to the site from Rose Kiln Lane would be available to construction vehicles only during construction and will not be available to the public until the proposed café is open. The Construction Management Plan demonstrates how the proposed access on to Rose Kiln Lane will be managed.

Transport Development Control have reviewed the information submitted and agree to the justification and rewording of condition 7 of approval 201558. Therefore, there are no objections to the rewording of a condition 7 to a pre-occupation condition rather than a pre-commencement condition.

Conclusion

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

Recommendation

Grant variation of condition 7.

In line with the PPG, all of the original conditions (as part of 190670) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red (changed areas highlighted in yellow). Officer notes explaining the changes are also detailed in green.

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this outline permission.

Reason: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.

~~Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this outline permission.
Reason: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.~~

The development hereby permitted shall begin no later than three years from the date of outline planning permission 201558 issued 22/07/2021.

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Officer Note: Condition reworded to ensure that the development begins no later than three years from approval.

2. The development hereby permitted shall be commenced no later than either:-

a) the expiration of three years from the date of this permission; or b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

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

The development hereby permitted shall be commenced no later than either:-

a) the expiration of three years from the date of **outline permission 201558 issued 22/07/2021**; or b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

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

Officer Note: Condition reworded to ensure that the development begins no later than three years from approval.

3. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The scale of the development
- b) The layout of the development including the internal layout of all buildings;
- c) The external appearance of the development;
- d) The landscaping of the site;

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

Reason: To ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995 (as amended by the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006).

4. Pursuant to the approval of the 'Appearance' reserved matter, no development shall commence until details and a schedule of materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the building and the appearance of the street scene in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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

Drawing No: Location Plan RLRPRKL_PLN_101

Drawing No: Existing Block Plan RLRPRKL_PLN_104

Received 6th November 2020

Drawing No: Proposed Site Plan RLRPRKL_PLN_103 Rev B

Drawing No: Proposed Block Plan RLRPRKL_PLN-102 Rev B

Received 3rd March 2021

Drawing No: Pedestrian Access 2009052 01 Rev A

Drawing No: Swept Path Analysis Starbucks Rigid Lorry 2009052 TK01 Rev A

Drawing No: Swept Path Analysis Starbucks Rigid Lorry 2009052 TK02 Rev A

Drawing No: Swept Path Analysis Access 2009052 TK03

Received 25th January 2021

Tree Protection Plan, Implications Assessment and Method Statement Received 19th January 2021

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

6. The details submitted in accordance with condition (3) requiring the approval of the landscaping for the site as a reserved matter, shall include:

a) Proposed finished ground and floor levels or contours, means

of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

b) Hard surfacing materials and minor artefacts and other

ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

Reason: In the interest of ensuring that the development enhances the visual local environment in accordance with Policy EN14 and Policy CC7 of the Reading Borough Local Plan 2019.

7. No development shall commence on site until a Section 278 Agreement has been entered into with the Highways Authority in order to secure the pedestrian and vehicular accesses in accordance with drawing reference 'Site Plan' No. RLRPRKL_PLN_103 Rev B received 3rd March 2019. These vehicular and pedestrian accesses shall be completed prior to occupation of the proposed drive through coffee shop and retained as such thereafter.

Reason: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

7. The development hereby permitted shall not be occupied until a Section 278 Agreement has been entered into with the Highways Authority in order to secure the pedestrian and vehicular accesses in accordance with drawing reference 'Site Plan' No. RLRPRKL_PLN_103 Rev B received 3rd March 2019. These vehicular and pedestrian accesses shall be completed prior to occupation of the proposed drive through coffee shop and retained as such thereafter.

Reason: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Officer Note: Condition reworded to a prior to occupation condition rather than pre-commencement condition.

8. (a) No development shall commence on site until details of an electric vehicle charging scheme comprising a layout plan and detailed specification has been submitted to and been approved in writing by the Local Planning Authority to show how two electric vehicle charging facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the electric vehicle charging facilities for that building or use has been completed as shown on the approved plan. (c) Thereafter the electric vehicle charging facilities shall be kept free of obstruction and available for the approved use at all times. Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

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

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

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

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

10. No development shall commence on site (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented at all times during which construction works are being carried out within the site strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise impacts on biodiversity in accordance with Policy EN12 of the Reading Borough Local Plan 2019 and Paragraphs 170 and 175 of the NPPF.

11. No lighting shall be provided within the site until a lighting plan report including a full details of the lighting and demonstrating how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- a) A layout plan with beam orientation
- b) A schedule of equipment
- c) Measures to avoid glare
- d) An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

No external lighting shall be provided within the site except in accordance with the approved lighting plan report at any time.

Reason: To limit the impact of light pollution from artificial light on nature conservation and to ensure that the development does not lead to deterioration in the ecological value of the adjacent Holy Brook which is a priority habitat and a Local Wildlife Site in accordance with Policies EN11 and EN12 of the Reading Borough Local Plan 2019 and paragraphs 170, 174 and 180 of the NPPF.

12. No development shall commence on site until an ecological management plan has been submitted to and approved in writing by the council. The ecological management plan is to run for a period of at least five years is to comprise as a minimum the following:

- a) Detailed description and maps of habitats on and adjacent to the site, including the Holy Brook and its boundary vegetation
- b) Clear long and short term aims and objectives for the site, to include measures to restore and enhance the river corridor and to provide new and replacement tree (including details of tree pits), hedgerow planting and litter bins.

c) Prescriptions to achieve the aims and objectives of the plan to include details of the organisation[s] that will be responsible for implementing the prescriptions;

d) Details of how the aims, objectives and prescriptions will be monitored, and what processes will be put in place to ensure that the plan is iterative (ensuring its aims and objectives are met and that management is adjusted to ensure that this is the case).

Reason: To ensure that the development does not lead to deterioration in the ecological value of the adjacent Holy Brook which is a priority habitat and a Local Wildlife Site in accordance with Policies EN11 and EN12 of the Reading Borough Local Plan.

13. No development shall commence on site until an Air Quality Assessment to determine whether the proposed development will result in a worsening impact on air quality has been submitted. The assessment must use a full dispersion model to predict the pollutant concentrations at the building façade for the proposed year of occupation as well as any impacts during the development phase. The input parameters used in the assessment must be in accordance with current best practice. Where the assessment identifies a worsening of air quality, a mitigation plan shall be submitted to and approved in writing by Local Planning Authority. The mitigation plan must quantify the impact on emissions the proposed mitigation will have, in order to demonstrate that any detrimental impact from the development will be offset. Thereafter, the development shall not be carried out other than in accordance with the approved mitigation scheme, which shall be implemented before any part of the development is occupied.

Reason: These details are required due to insufficient information being contained within this submission and in order to protect the health of borough residents in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

14. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Tree protection plan, implications assessment and method statement from David Archer Associates dated Nov 2020 (excluding landscape provision). No deviation from the works prescribed or methods agreed in the report shall occur except with the prior written approval of the Local Planning Authority.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

15. No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

16. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 15.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

17. No building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

Reason: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

18. Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

19. No building hereby permitted shall be occupied until the proposed footpaths and zebra crossings have been provided within the site in accordance with drawing 2009052-01 Rev A hereby approved. The footways and zebra crossings shall thereafter be retained at all times.

Reason: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

20. No building hereby permitted shall be occupied until the proposed height barrier at the proposed new site access has been provided in accordance with drawing RLRPRKL_PLN_103 Rev A hereby approved. The height barrier shall thereafter be retained in working order at all times.

Reason: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

21. No building hereby permitted shall be occupied until the physical dragon's teeth measure, restricting two-way movements through the site has been provided in accordance with drawing RLRPRKL_PLN_103 Rev A hereby approved. The dragon's teeth shall thereafter be retained in working order at all times.

Reason: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

22. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. 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 the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-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 and shall thereafter be maintained so that it operates to the same standard.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

23. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the site shall not be used except as a

drive-thru coffee shop (Class E(a)) and for no other Use, including any use falling within the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders has not been assessed and could be harmful with respect to residential amenity and transport in accordance with Policy CC8, TR3 and TR5 of the Reading Borough Local Plan 2019.

24. The proposed restaurant shall not be used by members of the public outside the hours of 06:00 to 23:00 on Mondays to Sundays and Bank Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

25. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

26. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

27. The total amount of built development floorspace hereby permitted by this planning permission and within the site shall not exceed 189sqm (Gross External Area) at any time.

Reason: (a) to ensure that the development is carried out in accordance with the approved details; and (b) to ensure that the amount of floorspace is consistent with the impacts assessed in respect of highway related matters, natural environment (trees and ecology) and neighbouring amenity in accordance with Policies CC7, CC8, EN16, EN17, TR1, TR3 and TR5 of the Reading Borough Local Plan 2019.

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) 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. 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.

4. Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Transport Development Control Section at transport.developmentcontrol@reading.gov.uk to discuss arrangements for this.

5. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

6. The applicant is reminded that, as stated in the Tree protection plan, implications assessment and method statement from David Archer Associates dated November 2020, 'As trees are dynamic organisms and subject to continual change no dimensions expressed in this schedule may be relied upon for development purposes for more than 24 months from the date of survey'; this time period having expired in September 2020. As such it would be prudent to have trees re-inspected in case of any changes.

7. For the avoidance of doubt separate advertisement consent would also be required for the displaying of new advertisements. No signage is approved as part of this application.

8. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed timescale for the decision to be issued.