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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 TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Nexus Planning
Thames Tower
37-45 Station Road
Reading
RG1 1LX

Application No: 211508
Application type: Variation of Condition

Applicant: Reading Heights Ltd

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 residential with associated services enclosures, parking, and landscaping without complying with conditions 2 (approved plans), 11 (landscaping), 13 (vehicle parking), 14 (cycle parking), 15 (management of service vehicles), 18 (bin stores), 19 (green roofs), 20 (roofs), 21 (noise mitigation), 24 (sustainability measures), 25 (CHP), 28 (biodiversity enhancements), 29 (SuDS), 30 (SuDS management), 31 (boundary treatment) and 33 (fire safety) of planning permission 180909 to facilitate phased occupation of the development

At: Clarendon House 59-75 Queens Road Reading RG1 4BN

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**

Date: 3rd February 2022

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& Regulatory Services

Application At: Clarendon House 59-75 Queens Road Reading RG1 4BN

Application No: 211508

Application type: Variation of Condition

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of planning permission ref. 180909 issued on 7th February 2019.

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.

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

21 01 - Site Location Plan

Received by the Local Planning Authority on 1st June 2018

21 02 - Proposed Site Plan Rev 03

22 01 - Proposed Ground Floor Plan Rev 04

22 02 - Proposed 1st Floor Plan Rev 04

22 03 - Proposed 2nd Floor Plan Rev 04

22 04 - Proposed 3rd Floor Plan Rev 04

22 05 - Proposed 4th Floor Plan Rev 04

22 06 - Proposed 5th Floor Plan Rev 04

22 07 - Proposed 6th Floor Plan Rev 04

22 08 - Proposed 7th Floor Plan Rev 04

22 09 - Proposed 8th Floor Plan Rev 04

23 03 - Proposed Section C-C Rev 04

23 06 - Proposed Section F-F Rev 03

24 01 - Proposed East Elevation Rev 03

24 02 - Proposed South Elevation Rev 02

24 03 - Proposed North Elevation Rev 03

Received by the Local Planning Authority on 22nd January 2020

22 11 - Proposed Roof Plan Rev 03

23 01 - Proposed Section A-A Rev 03

23 02 - Proposed Section B-B Rev 03

23 04 - Proposed Section D-D Rev 01

23 05 - Proposed Section E-E Rev 02

23 10 - Proposed Site Section A-A Rev 01

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23 11 - Proposed Site Section B-B

23 12 - Proposed Site Section C-C

24 10 - Proposed Site Elevation

34 04 - Proposed Bin Store South

34 05 - Proposed Bin Store North

Received by the Local Planning Authority on 12th September 2018

1596 752 rev C - Temporary Bin & Cycle Store Details

1596 101 rev a - Phasing Plan

1596 103 - East Elevation Phase 1

Received by the Local Planning Authority on 13th September 2021

1596 104 - South Elevation Phase 1

Received by the Local Planning Authority on 17th November 2021

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

3. The development shall not be carried out other than in accordance with the approved phasing plans ref. 1596 752 rev C - Temporary Bin & Cycle Store Details, and ref. 1596 101 rev a - Phasing Plan Received by the Local Planning Authority on 13th September 2021

REASON: To secure the programming and phasing of development in an orderly pattern to ensure minimum impact on existing residents and enable the provision of necessary services and facilities keep pace with the development.

4. The materials to be used in the construction of the external surfaces of this development shall be as specified within the following document only unless other materials are submitted to and approved in writing by the Local Planning Authority:

- EAA - Emre Arolat Architecture 59 75 READING Materials (within which Red Brick means EH Smith Products 80% Farmhouse 20% Lava brick blend mix and Grey Brick = EH Smith Products 80% Lava and 20% Farmhouse brick blend mix)

Received by the Local Planning Authority on 30th April 2019

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

5. The measures within the following approved Construction Method Statement documents shall be adhered to throughout the whole of the construction period of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority:

- ALLIES Royal Heights 59-75 Queens Road, Reading Construction Management Plan Issue A (26/03/2019)

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Received by the Local Planning Authority on 28th March 2019

- Drawing no. IgRH-SL-001 rev 0 - Radius & Elevation Study

Received by the Local Planning Authority on 1st October 2019

- Email from Hywel James ref. RE: 190514/APPCON - Clarendon House received on 17th October 2019 at 08:56am.

Received by the Local Planning Authority on 17th October 2019

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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019

6. 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.

7. 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.

8. The development hereby permitted shall not be carried out other than in accordance with the following approved contamination remediation scheme documents:

- GEA Desk Study & Ground Investigation Report ref. J18003 (March 2018)

Received by the Local Planning Authority on 27th March 2019

- GEA Remediation Method Statement ref. J18003A (September 2019) Received by the Local Planning Authority on 23rd September 2019

A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to first occupation of the development.

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 EN16

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9. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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 EN16 of the Reading local Plan 2019.

10. No dwelling within phase 1 of development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until, a scheme of hard and soft landscaping for that phase has been submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following first occupation of any dwelling within phase 1 of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

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

11. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the hard and soft landscaping for that phase of the development has been carried out in accordance with the following approved landscaping plans or any subsequent landscaping plans and planting specifications which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

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Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084

REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020 Drawing no. C0084 L100

Rev 00 - Ground Floor General Arrangement Plan

Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan

Drawing no. C0084 L1009 Rev 00 - Ninth Floor Terrace Illustrative Masterplan

Drawing no. C0084 L1010 Rev 00 - Overall

Illustrative Masterplan

Drawing no. C0084 L109 Rev 00 - Ninth Floor Terrace General Arrangement Plan

Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan Drawing no. C0084 L300

Rev 00 - Ground Floor Softworks Plan Drawing no. C0084 L600 Rev 00 - Ground Floor

Levels and Drainage Plan

Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept Received by the Local Planning Authority on 20th December 2020

Drawing no. 1596 752 rev C - Temporary Bin & Cycle Store Detail Drawing no. ref, 1596

101 rev a - Phasing Plan Received by the Local Planning Authority on 13th September 2021

The approved soft landscaping shall take place no later than during the first planting season following first occupation of any dwelling within phase 2 or in accordance with a timetable agreed in writing with the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

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

12. No dwelling within phase 2 of development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until all vehicle parking spaces for the development have been provided in accordance with the following approved plans and documents or any subsequent parking layout plans which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

-Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084

REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020 - Drawing no. C0084

L100 Rev 00 - Ground Floor General Arrangement Plan

- Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan

- Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan - Drawing no. C0084

L200 Rev 00 - Ground Floor Hardworks Plan - Drawing no. C0084 L300 Rev 00 - Ground

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Floor Softworks Plan - Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan

- Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept Received by the Local Planning Authority on 20th December 2020

The approved vehicle parking 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 Policies TR1, TR3 and TR5

13. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the cycle parking facility for that phase has been provided in full in accordance with the following approved plans:

1596 752 rev C - Temporary Bin & Cycle Store Details

1596 101 rev a - Phasing Plan

Received by the Local Planning Authority on 13th September 2021

The approved cycle parking facility shall be kept available on site for cycle parking at all times thereafter or until the cycle parking for phase 2 has been provided in full in accordance with condition no. 14.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR5

14. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the bicycle parking facility has been provided in accordance with the following approved plans and documents or any subsequent bicycle parking layout plans (to provide at least 48 bicycle parking spaces) which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

-Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020 - Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan

- Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan

- Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan - Drawing no. C0084

L200 Rev 00 - Ground Floor Hardworks Plan - Drawing no. C0084 L300 Rev 00 - Ground

Floor Softworks Plan - Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan

- Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept Received by the Local Planning Authority on 20th December 2020

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The bicycle parking 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 Policy TR5

15. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until details of the management of delivery and servicing vehicles (including waste and recycling vehicles) accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for that phase of the development has been submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

REASON: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policies TR1 and TR3

16. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until details of the management of delivery and servicing vehicles (including waste and recycling vehicles) accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for that phase of the development has been submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

REASON: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policies TR1 and TR3

17. No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policies TR1 and TR3

18. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and

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occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policies TR1 and TR3

19. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the refuse storage facilities have been provided in full accordance with the following approved plans:

- 1596 752 rev C - Temporary Bin & Cycle Store Details - 1596 101 rev a - Phasing Plan Received by the Local Planning Authority on 13th September 2021

The approved refuse storage facility shall be kept available on site for refuse storage at all times thereafter or until the refuse storage facility for phase 2 has been provided in full in accordance with condition no. 20.

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 CC7

20. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until details of the proposed refuse storage facilities for the development have been submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities shall be provided in full prior to occupation of any dwelling within phase 2 and shall be kept available on site for refuse storage thereafter 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 CC7

21. No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no3, shall be occupied until the green and brown roofs have been provided in full for each phase in accordance the specifications set out in KRAUSE ARCHITECTS 59-75 Queens Road Reading Approval of details Reserved by Condition 19 (05/04/2019) Rev 00 received by the Local Planning Authority on 1st May 2019, or any other plans which shall be approved by the Local Planning Authority. The green brown roof areas shall be retained maintained in accordance with the approved details thereafter.

REASON: To provide on-site biodiversity enhancements and in the interests of the character and appearance of the development in accordance with Policies CC7 and EN12

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22. The development hereby permitted shall not be carried out other than in accordance with the noise mitigation measures set out in the following approved documents:

- KRAUSE ARCHITECTS Clarendon House 59-75 Queens Road, Reading - Approval of Details Reserved by Condition 21 (22.03.2019)

Received by the Local Planning Authority on 30th April 2019

- Email from Hywel James ref. FW@ Reading Heights Planning Conditions dated 31st May 2019 11:57am.

Received by the Local Planning Authority on 31st May 2019

No dwelling within each phase of the development, in accordance with the approved phasing plans under condition no.3, shall be occupied until the noise mitigation measures have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: to protect the amenity of future occupants of the proposed development in accordance with Policy EN16

23. The development hereby permitted shall not be carried out other than in accordance with the Archaeology Collective Written Scheme of Investigation: Evaluation (Trial Trenching) Reading Heights (Clarendon House) Queens Road Reading March 2019 ref. 00654B received by the Local Planning Authority on 30th April 2019.

REASON: The site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policy EN2.

24. The development hereby permitted shall not be carried out other than in accordance with the flood mitigation measures set out in the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref.

CCE/W321/FRA-03 dated May 2018 and received by the Local Planning Authority dated 5th June 2018 and retained in accordance with such thereafter.

REASON: To prevent increased flood risk in accordance with Policy EN18

25. No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the energy/sustainability measures hereby approved in the Quinn Ross Consultants Ltd Sustainability and Energy Report ref. P1441-ENE-02 dated 15/05/2018 and received by the Local Planning Authority on 5th June 2018 have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

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REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC3

26. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the combined heat and power plant (CHP) in accordance with the Quinn Ross Consultants Ltd Sustainability and Energy Report ref. P1441-ENE-02 dated 15/05/2018 and received by the Local Planning Authority on 5th June 2018 has been provided on-site in full in accordance with the approved details. The CHP and related equipment shall be retained/maintained as approved thereafter

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC4

27. The development hereby permitted shall not be carried out other than in accordance with the following approved security strategy documents:

- Pendle Doors SBD Certificate

Received by the Local Planning Authority on 11th May 2020

- Approval of Details Reserved by Condition 26 - 24/09/2019

- System Supplier Specification: Q Mark Aluminium Door Scheme - 02/02/2017

- System Supplier Specification: Q Mark Aluminium Door Scheme - 02/02/2018

- Multiple Locking Devices - Startec Test of: CS68 Double Open in Door Set: Enhanced Security Performance Requirements for Door Assemblies - 12/02/2013

Received by the Local Planning Authority on 18th February 2020

No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until the measures set out in the approved security strategy documents have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: to ensure that the development is suitable in terms of providing a safe environment, which minimises the potential for/fear of crime in accordance with Policy CC7

28. The development hereby permitted shall not be carried out other than in accordance with Section 7 (Mobility Impaired Access) of the EAA Emre Arolat Architecture Design and Access Statement dated May 2018 and received by the Local Planning Authority on 18th June 2018 with the retention of all standards, including lifts in working order thereafter for the lifetime of the development.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CS5.

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29. No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until the biodiversity enhancement measures as specified on drawings no. 5468/CON28-B - Biodiversity Enhancements and 5468/CON28-A - Biodiversity Enhancements dated August 2019 and received by the Local Planning Authority 28th August 2019 have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: to provide biodiversity enhancement on the site in accordance with Policy EN12

30. No development relating to phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until full details of the implementation, maintenance and management plan of the sustainable drainage scheme for that phase have been submitted to and approved by the Local Planning Authority. The scheme shall be based, as far as appropriate on the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref. CCE/W321/FRA-03 (May 2018) received by the Local Planning Authority on 5th June 2018). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved implementation, maintenance and management plan. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No dwelling within phase 1 of the development shall be occupied until the sustainable drainage scheme has been completed in full on site in accordance with the submitted and approved details and the sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To provide appropriate drainage for the site in accordance with Policy EN18

31. No development shall take place relating to phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, until full details of the implementation, maintenance and management plan of the sustainable drainage scheme for that phase have been submitted to and approved by the Local Planning Authority. The scheme shall be based, as far as appropriate, on the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref.

CCE/W321/FRA-03 (May 2018) received by the Local Planning Authority on 5th June 2018). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved implementation, maintenance and management plan. The plan shall include:

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- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No dwelling within phase 2 of the development shall be occupied until the sustainable drainage scheme has been completed in full in accordance with the submitted and approved details and the sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To provide appropriate drainage for the site in accordance with Policy EN18

32. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until full details of all boundary treatments, including gates, for that phase have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be provided, in full, in accordance with the approved details prior to the first occupation of any dwelling within that phase of the development and shall be retained as approved thereafter.

REASON: In the interests of the character of the area, and the privacy and security of future occupiers. In accordance with Policies CC7 and CC8

33. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until full details of all boundary treatments, including gates, for that phase have been submitted to an approved in writing by the local planning authority. The approved boundary treatments shall be provided, in full, in accordance with the approved details prior to the first occupation of any dwelling within that phase of the development and shall be retained as approved thereafter.

REASON: In the interests of the character of the area, and the privacy and security of future occupiers. In accordance with Policies CC7 and CC8

34. No further lights, meter boxes, flues, vents or pipes and no window cleaning equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the building, without express planning permission from the Local Planning Authority.

REASON: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policy CC7

35. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until a fire

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safety strategy (including provision of sprinklers), for that phase have been submitted to an approved in writing by the local planning authority. The approved fire safety strategy shall be implemented, in full, in accordance with the approved details prior to the first occupation of any dwelling within phase 1 of the development and shall be retained as approved thereafter.

REASON: To protect the amenity of future occupants of the proposed development in accordance with Policy CC8

36. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until a fire safety strategy (including provision of sprinklers), for that phase have been submitted to an approved in writing by the local planning authority. The approved fire safety strategy shall be implemented, in full, in accordance with the approved details prior to the first occupation of any dwelling within phase 2 of the development and shall be retained as approved thereafter.

REASON: To protect the amenity of future occupants of the proposed development in accordance with Policy CC8

INFORMATIVES

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

2. 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.

3. 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. If 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:

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http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

4. 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.

5. i) 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.

ii) 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.

6. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

7. 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.

8. Thames Water advice: If the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large->

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site/Planningyour-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil- polluted discharges entering local watercourses.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality." Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>

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<https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

9. 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,

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over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. 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>

10. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

11. 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.

12. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

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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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.