

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Boyer
Crowthorne House
Nine Mile Ride,
Wokingham
RG40 3GZ

Application No: 190627
Application type: Full Planning Approval

Applicant: Danescroft (Kenavon Drive Project Management) LLP

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space.

At: Gas Holder Alexander Turner Close Reading RG1 3EA

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: 16th July 2021



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& Regulatory Services

Application At: Gas Holder Alexander Turner Close Reading RG1 3EA

Application No: 190627

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

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.

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

- Proposed Context Elevations - Block A (1) P3-011 P1
- Proposed Context Elevations - Block A (2) P3-012 P1
- Proposed Context Elevations - Block C P3-015 P1
- Proposed Context Elevations - Block C (2) P3-016 P
- Proposed Elevations - Block C - West P3-302 P

Dated 08/05/2019

Received by the Local Planning Authority dated 20th May 2019

- 716-FH-XX-00-DS-L-101 P1 - Site Sections

Dated May 2019

- Proposed Sections P2-201 P1

Dated 28/03/19

- Proposed Elevations - Block A - South and East P3-101 P
- Proposed Elevations - Block A - North and West P3-102 P
- Proposed Elevations - Block B - North P3-202 P
- Proposed Elevations - Block C P3-301 P
- Site Location Plan P0-001 P
- Proposed Plan - Second Floor P0-102 P
- Proposed Plan - Third Floor P0-103 P
- Proposed Plan - Fourth Floor P0-104 P
- Proposed Plan - Fifth to Eight Floor P0-105 P
- Proposed Plan - Roof P0-109 P
- Proposed Plan - Block B - Ground Floor P1-200 P
- Proposed Plan - Block B - First Floor P1-201 P
- Proposed Plan - Block B - Second Floor P1-202 P
- Proposed Plan - Block B - Third Floor P1-203 P
- Proposed Plan - Block B - Fourth to Eighth Floor P1-204 P
- Proposed Plan - Block C Plans P 1-300 P

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Dated 01/04/2019

Received by the Local Planning Authority on 17th April 2019

- Proposed Site Plan P0-010 P1
- Proposed Plan - Ground Floor P0-100 P1
- Proposed Plan - First Floor P0-101 P1
- Proposed Elevations - Block B - South P3-201 P1
- Proposed Elevations - Block B - East and West P3-203 P1
- Proposed Context Elevations - Block B (1) P3-013 P2
- Proposed Context Elevations - Block B (2) P3-014 P2
- Proposed Plans - Proposed Plans Block A - P1-100 P1

Dated 23/09/2019

- Landscape Softworks Strategy Plan 716-FH-XX-00-DP-L-401 P2
- Landscape Hardworks Strategy Plan 716-FH-XX-00-DP-L-201 P2

Dated February 2019

Received by the Local Planning Authority on 1st October 2019

- Nick Smith Associates Lighting Strategy ref.2569 - Former Gas Holder Site at Kenavon Drive
- 2569-D-05 Rev A - Proposed Exterior Lighting and Vertical Illuminance Layout
- 2569-D-03 Rev A - Proposed Illuminance at Various Z Heights

Above River Layout

- 2569-D-04 Rev A - Proposed Exterior Lighting and Illuminance
- 2569-D-02 Rev A - Proposed Full Lighting Illuminance Layout

Dated 22/10/19

Received by the Local Planning Authority on 23rd October 2019

- Levels Strategy Plan 716-FH-XX-00-DP-L-301 P1
- Illustrative Masterplan 716-FH-XX-00-DP-L-101 P1

Dated February 2019

Received by the Local Planning Authority on 24th April 2019

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.

3. Prior to first occupation of the development hereby permitted a plan showing how 74 cycle parking spaces can be satisfactorily provided on site shall be submitted to and approved in writing by the Local Planning Authority. The 74 cycle parking spaces shall be provided in full in accordance with the approved details prior to the first occupation of the development and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

REASON: These details are required to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

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4. The development hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the approved plans.

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

5. The development hereby permitted shall not be occupied until the refuse and recycling storage facility has been implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

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 of the Reading Local Plan 2019.

6. No piling using penetrative methods shall be carried out unless first approved in writing with the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

REASON: To ensure that the proposed foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and Policy EN16 of the Reading local Plan 2019.

7. No drainage systems for the infiltration of surface water to the ground are permitted unless first approved in writing by the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall only be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework and Policy EN16 of the Reading local Plan 2019.

8. The roof area of the car park building hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

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9. Notwithstanding the provisions of Schedule 2, Article 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), no further lights, meter boxes, flues, vents or pipes, plant, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of 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 Policies CC7, EN17, EN16 and CR2 of the Reading Borough Local Plan 2019.

10. The 7 wheelchair adaptable units hereby approved within Blocks A and B as detailed in paragraphs 6.4.1 and 6.4.2 of the Collado Collins Architects Design and Access Statement ref. 16035 dated April 2019 received by the Local Planning Authority on 20th May 2019 and on the corresponding floor plans, shall be maintained so as to be adapted to wheelchair units if required.

REASON: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy CS3 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. The development hereby permitted shall not be occupied until the glazing, ventilation and any other mitigation specified is installed in accordance with the specifications recommended within the Stuart Michael Associates Noise Assessment ref. 5757/NA Issues 01 dated April 2019 received by the Local Planning Authority on 17th April 2019. The specified mitigation measures shall be permanently retained and maintained in accordance with the approved specifications thereafter. The noise from the ventilation system shall not cause internal levels to exceed the design target noise levels in BS8233.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

12. The development hereby permitted shall not be occupied until the ventilation systems have been installed in accordance with the specifications recommended within the Stuart Michael Associates Air Quality Assessment ref. 5757/AQ dated April 2019 received by the Local Planning Authority on 17th April 2019. The specified extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications thereafter.

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REASON: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

13. 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.

14. 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.

15. No dwelling located above ground floor level within Block A of the development hereby permitted shall be occupied until the lifts within that block, as shown on the approved plans, has been provided in full. No dwelling located above first floor level within Block B of the development hereby permitted, shall be occupied until the lifts within that block, as shown on the approved plans, has been provided in full. The lifts shall be retained in full working order thereafter.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

16. All demolition is to be undertaken outside of the bird-nesting season (mid-March to end of August) or if this cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to demolition and advise whether nesting birds are present. If active nests are recorded, works that may disturb active nests shall not proceed until all young have fledged the nest and it is no longer in use or a suitable mitigation strategy has been agreed in writing with the Local Planning Authority.

REASON: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Reading Borough Local Plan 2019.

17. **No development, except demolition above slab level, shall commence** until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be

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undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- a. a survey of the extent, scale and nature of contamination;
- b. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and 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.

18. No development, except demolition above slab level, shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures and a validation plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and 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.

19. The approved remediation scheme under condition no. 18 shall be implemented in accordance with the approved timetable of works. A Validation Report (that demonstrates the effectiveness of the remediation carried out and shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met) shall be

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submitted to and approved by the Local Planning Authority before construction above foundation level.

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

20. 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 is reported.

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 re-commenced 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.

21. **No development shall commence, including demolition and any preparatory works (except for any demolition works expressly granted under an alternate permission by the Local Planning Authority)** 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 been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan,

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

22. **No development, except demolition , shall commence** until details of a habitat enhancement scheme, to include as a minimum, a Peregrine Falcon platform, bird and

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bat boxes, and native wildlife friendly landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

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.

23. No development shall commence, including demolition and any preparatory works (except for any demolition works expressly granted under an alternate permission by the Local Planning Authority), until a scheme for the retention and re-use of the 1887 cast iron item has been submitted to and approved in writing by the Local Planning Authority. The works detailed within the approved scheme shall have been implemented in full prior to occupation of the development and retained as approved thereafter.

REASON: In the interest of sustainability and safeguarding the character and appearance of the building and the wider immediate area in accordance with Policies CC2, CC7 and CR2 of the Reading Borough Local Plan 2019.

24. No development shall commence, including demolition and any preparatory works (except for any demolition works expressly granted under an alternate permission by the Local Planning Authority), until a site-specific Construction and Demolition Method Statement has been submitted to and been approved in writing by the Local Planning Authority to include details of:

- 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. Loading and unloading of plant and materials used in constructing the development;
- c. Location on site for storage of plant and materials used in constructing the development;
- d. The erection and maintenance of security hoarding / scaffolding if required;
- e. Identification of any footpath closures or road closures needed during construction;
- f. Wheel washing facilities on site;
- g. A scheme for recycling waste resulting from the construction works;
- h. Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- i. Required measures to control noise, the emission of dust, dirt and other airborne pollutants during demolition and construction;

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- j. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements;
- k. Traffic Management needed during construction;
- l. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway);
- m. Emergency contact and Site Manager contact details; and
- n. Details of the temporary Peregrine Falcon landing perch during the construction period

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

25. **No development, except demolition, shall commence** until a scheme for the provision and management of the Ecological Buffer Zone alongside the River Kennet has been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The Ecological Buffer Zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:

- a. plans showing the extent and layout of the Ecological Buffer Zone, including the distances of buildings and hard standing from the bank top of the river;
- b. details demonstrating how the Ecological Buffer Zone will be protected during development, for instance by suitable fencing;
- c. details of the habitats to be created or enhanced and the planting schemes, which should be native species of UK provenance, appropriate to this riverside location;
- d. details of enhancements to the river bank and channel margins. The following should be considered:
 - artificial sand martin tunnels incorporated into the existing river wall, or a free-standing sand martin bank, to enhance the existing and long-established population of sand martins that nest in old drainage pipes in the river walls and railway tunnels in this location on the Kennet;
 - establishment of emergent vegetation in the channel margins in front of the revetted river wall.
- e. details of any proposed footpaths, fencing and external lighting. Any footpaths within the Ecological Buffer Zone should be informal paths such as mown paths through the wildflower meadow. Any external lighting close to the Ecological Buffer Zone

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should be directional to minimise light within the Ecological Buffer Zone and river corridor and hence minimise potential impacts on biodiversity;

f. details demonstrating how the Ecological Buffer Zone will be managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. This should be a stand-alone document for the Ecological Buffer Zone, river bank and margins, or included within a wider Landscape and Ecological Management Plan for the whole site.

REASON: Land alongside watercourses is valuable for wildlife and it is essential this is protected in accordance with paragraphs 170 and 175 of the National Planning Policy Framework (2019) the Natural Environment and Rural Communities Act (2006), Article 10 of the Habitats Directive and Policy EN11 of the Reading local Plan 2019.

26. **No development, except demolition, shall commence** until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. a timetable for its implementation, and
- b. 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.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

27. Prior to the first occupation of the development the sustainable drainage strategy for the site (as referred to in condition no. 26) shall be completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

28. **No development, except demolition above slab level, shall commence** until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

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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 due to the presence of land gas in accordance with Policy EN16 of the Reading local Plan 2019.

29. **No development, except demolition above slab level, shall commence** until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed prior to first occupation and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

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 due to the presence of land gas in accordance with Policy EN16 of the Reading local Plan 2019.

30. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A Validation Report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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 due to the presence of land gas in accordance with Policy EN16 of the Reading local Plan 2019.

31. **No development, except demolition, shall commence beyond foundation level** until details of a lighting scheme (covering all external lighting proposed), including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades has been submitted to and approved by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the approved lighting scheme has been completed. The lighting scheme shall be maintained in accordance with the approved scheme thereafter.

REASON: In order to protect the amenity of adjoining and future occupiers and users (e.g. the rail line) and enhance the appearance of the development in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

32. **No development, except demolition, shall commence beyond foundation level** prior to a glint and glare study being submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance

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with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of the development and permanently retained and maintained thereafter.

REASON: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line) in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

33. No development, except demolition, shall commence beyond foundation level until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Hard surfacing materials and ancillary structures including the river viewing platform (e.g. furniture, refuse or other storage units and signs);
- b. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- c. A maintenance and management programme detailing all operations to be carried out in order to allow successful establishment of planting, its future maintenance as well as maintenance and management of all areas of landscaping and open space; and
- d. 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, tree pit specifications.

The approved hard and soft landscaping scheme shall be implemented in the first planting season following the first occupation of the development or in accordance with a timetable approved in writing by 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: These details are required prior to commencement of development because of insufficient information contained within this submission and 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.

34. No development, except demolition, shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter

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maintained in accordance with the details approved 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 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.

35. Prior to the first occupation of the development hereby permitted a plan showing the location of the 13 visitor spaces shall be submitted to and approved in writing by the Local Planning Authority. All vehicle parking for the development (127 vehicle parking spaces) shall be provided in full accordance with the approved details prior to first occupation and thereafter all parking spaces shall be kept free of obstruction and shall be retained in accordance with the approved details and remain available for the parking of vehicles at all times.

REASON: Because not all details have been supplied with the application and these details are required to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

36. Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the Local Planning Authority. The Landscape and Ecological Management Plan shall be carried out as approved and shall include the following elements:

- a. details of the type and frequency of maintenance regimes;
- b. details of management responsibilities including adequate financial provision and named body responsible for management for the long-term.

REASON: To preserve and enhance biodiversity within the development in accordance with paragraphs 170 and 175 of the National Planning Policy Framework and Policy EN12 of the Reading local Plan 2019.

37. Prior to the first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within the Stuart Michael Associates Limited Flood Risk Assessment and Drainage Statement ref. SMA Ref: 5757-FRA&DS issue 2 dated April 2019 and received by the Local Planning Authority on 17th April 2019 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

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REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

38. Prior to the first occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

39. Prior to the first occupation of the development hereby permitted, a scheme with the details of all on-site play-space facilities shall have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, full specifications and designs of the equipment and maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the residential accommodation and shall thereafter be maintained in accordance with the approved details.

REASON: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7 and EN9 of the Reading Borough local Plan 2019.

40. Prior to the first occupation of the development hereby permitted details of measures to prevent pests and vermin accessing the bin stores has been submitted to and approved in writing by the Local Planning Authority. The approved pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the development.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

41. Prior to the first occupation of the development hereby permitted details (exact form, font, wording, materials and maintenance strategy) of the entrance signage and sculptural elements as indicated on page 32 of the Farrer Huxley Landscape Statement dated April 2019 received by the Local Planning Authority on 24th April 2019 have been submitted to and approved in writing by the Local Planning Authority. The approved

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details shall be implemented prior to the first occupation of any residential unit within the development and maintained as such thereafter.

REASON: In the interests of providing suitable public art in the development, safeguarding the character and appearance of the building and the wider immediate area in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

42. Prior to the first occupation of the development hereby permitted written verification shall be submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% 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 an 'As Built' 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 CC2 and H5 of the Reading Borough Local Plan 2019.

43. Prior to the first occupation of the development hereby permitted details of an electric vehicle (EV) charging scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the scheme has been fully provided in accordance with the approved details. The spaces and charging points shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

44. **No development, except demolition, shall commence beyond foundation level** until details of finished floor levels relative to existing floor/ground levels have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out and retained only in accordance with the approved details.

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REASON: These details are required in order to ensure a satisfactory relationship between the proposed development and adjacent development, and to protect views in and out of the development in the interests of visual amenity in accordance with Policy CC7 of the Reading Borough Local Plan 2019. 46

45. Prior to the first occupation of the development hereby permitted a security strategy, including CCTV details and measures to be incorporated into the development to demonstrate how full and robust access control to all parts of the development will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the development and permanently retained and maintained thereafter.

REASON: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7, CC8 and CR2 of the Reading local Plan 2019.

46. Within 5 months of the first occupation of the sixty fifth residential dwelling hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for residents, reasons for the modal choice, and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development hereby approved.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with TR1 of the Reading Local Plan 2019.

47. On the first anniversary of the approved Travel Plan and annually for a further 4 years, an annual review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the residents and shall be compared with the initial survey carried out under the terms of condition no. 46, (the control level) and in the event of any reduction not being secured, the Travel Plan Co-ordinator shall undertake measures to reduce the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with TR1 of the Reading Local Plan 2019.

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INFORMATIVES

1. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the Environment Agency's National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

2. Throughout the works and following development, the Environment Agency will need to retain vehicular access to the monitoring point at the footbridge on site for routine maintenance. The fence around the compound which is leased will need to be retained and disruption to the mains power supply to the EA's gauge kept to a minimum.

For further information on this requirement, please contact enquiries_THM@environment-agency.gov.uk

3. 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.

4. 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.

5. 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

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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:

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

6. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

7. 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.

8. 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.

9. Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure.

Proper provision must be made to accept and continue drainage discharging from Network Rail's property. (The Land Drainage Act) is to be complied with. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway.

Full details of the drainage plans are to be submitted for acceptance to the Network Rail Asset Protection Engineer. No works are to commence on site on any drainage plans without the acceptance of the Network Rail Asset Protection Engineers: Network Rail has various drainage standards that can be provided Free of Charge should the applicant/developer engage with Network Rail's Asset Protection Engineers.

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10. Any works on Network Rail land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start.
assetprotectionwestern@networkrail.co.uk

11. Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters.

The applicant is reminded that any works close to the Network Rail boundary, and any excavation works are also covered by the Party Wall Act of 1996. Should any foundations, any excavations or any part of the building encroach onto Network Rail land then the applicant would need to serve notice on Network Rail and they would be liable for the costs. An applicant cannot access Network Rail without permission (via the Asset Protection Team) and in addition to any costs under the Party Wall Act, the applicant would also be liable to all Network Rail site supervision costs whilst works are undertaken. No works in these circumstances are to commence without the approval of the Network Rail Asset Protection Engineer.

12. If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed

13. The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land or structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land and soil. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then they must seek approval from Network Rail Asset Protection Team. Any unauthorised access to Network Rail land or air-space is an act of trespass and we would remind the council that this is a criminal offence (s55 British Transport Commission Act 1949). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

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14. All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

15. Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

16. The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

17. All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

18. The proposal must not interfere with or obscure any railway signals that may be in the area.

19. The current level of railway usage may be subject to change at any time without prior notification including increased frequency of trains, night time train running and heavy freight trains.

There is also the potential for maintenance works to be carried out on trains, which is undertaken at night and means leaving the trains' motors running which can lead to increased levels of noise.

It is recommended that all future residents are informed of the noise and vibration emanating from the railway, and of potential future increases in railway noise and vibration.

20. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the

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railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

21. 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

22. 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.

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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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.