

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Berkeley Homes (Oxford & Chiltern) Ltd Application No: 210239
Berkeley House Application type: Non Material Amendment
Farnham Lane
Farnham Royal
Slough
SL2 3RQ

Applicant: Berkeley Homes (Oxford & Chiltern) Ltd

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 27 (contaminated land validation report) to allow flexibility for separate submissions on a sub-phase- by-sub-phase basis.

At: Former Toys R Us Kenavon Drive Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 8 March 2021



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: Former Toys R Us Kenavon Drive Reading

Application No: 210239

Application type: Non Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 27

The approved 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 the first occupation of the relevant phase (a) Phase 1 - Block E1, b) Phase 1 - Block E2, c) Phase 1 - Block E3, d) Phase 1 - Block E4, e) Phase 1 - Block E5, f) Phase 2 - Block M1, g) Phase 2 - Block M2, h) Phase 2 - Block M3, i) Phase 2 - Block M4, j) Phase 2 - Block M5, k) Phase 3 - Block W1, l) Phase 3 - Block W2, m) Phase 3 - Block W3, n) Phase 3 - Block W4 as per Site Phasing Plan O446-AA5990C-SW-00-A-5030 Rev P 05 (as received 26/02/2021) 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 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 10/10/2018 under reference number 170509, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development - for example, 190764 as agreed on 31/05/19; 191233, 191234, 191235, 191237, 191238 & 191253 as all agreed on 22/08/19; 191788 as agreed on 16/12/19; 200071 as agreed on 04/02/2020); 200228 (Agreed on 03/06/2020); 200980 (Agreed on 04/08/2020); and, 200888 (Agreed on 08/02/2021) should be read together.

Date: 8 March 2021



Head of Planning, Development
& Regulatory Services *J.B.M.*

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the required timeframes.

Date: 8 March 2021



Head of Planning, Development
& Regulatory Services *J.B.M.*