

**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: Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application No: 160569
Application type: Full Planning Approval

Applicant: Green Park Reading No.1 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: Development of commercial office buildings (B1 Use Class), access, decked and surface car parking, cycle parking, landscaping, servicing, associated engineering and ancillary works

At: 400 Longwater Avenue RG2 6GP

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:



Head of Planning, Development
& Regulatory Services

Application At: 400 Longwater Avenue RG2 6GP

Application No: 160569

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CONDITIONS & REASONS

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

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates only to the following plans and drawings and other information received 29th March 2016 (unless otherwise stated):

- Site Plan Proposed Layout - Drawing no: A_PL_003 Rev 01,
- General Arrangements Plan Level- GF - Drawing no: A_PL_100 Rev 01
- General Arrangements Plan Level- 01 - Drawing no: A_PL_101 Rev 01
- General Arrangements Plan Level - 02 - Drawing no: A_PL_102 Rev 01
- General Arrangements Plan Level - 03 - Drawing no: A_PL_103 Rev 01
- General Arrangements Plan Level - 04 - Drawing no: A_PL_104 Rev 01
- General Arrangements Plan Level - Roof - Drawing no: A_PL_105 Rev 01
- General Arrangements Sections East/West and North/South Buildings 1 and 2 - Drawing no: A_PL_200 Rev 01
- General Arrangements Sections East/West Buildings 1 and 2 - Drawing no: A_PL_201 Rev 01
- General Arrangements Sections East/West Buildings 1 and 2 - Drawing no: A_PL_202 Rev 01
- External Envelope Typical North Façade - Drawing no: A_PL_210 Rev 01
- External Envelope Typical South Façade - Drawing no: A_PL_211 Rev 01
- General Arrangements Elevations North and East - Drawing no: A_PL_300 Rev 01
- General Arrangements Elevations South and West - Drawing no: A_PL_301 Rev 01
- General Arrangements Car Parking North Building - Drawing no: A_PL_400 Rev 01
- General Arrangements Car Parking South Building - Drawing no: A_PL_401 Rev 01
- Landscape GA Plan - Drawing no: 537_PL_001
- Landscape Rendered Plan - Drawing no: 537_PL_002
- Tree Protection Plan - Drawing no: MJC-15-0323-03 Rev 1 Sheet 1 & MJC-15-0323-03 Rev 1 Sheet 2, received 7th June 2016
- Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan Rev/ 1, prepared by MJC Tree Services, received 7th June 2016
- Surface Water Drainage Strategy, prepared by PBA, dated April 2016, received 14th July 2016

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3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, and window frames have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: As no details have been submitted and in the interests of the visual appearance of the building and the area. Adopted Core Strategy (2008, altered 2015) Policy CS7: Design and the Public Realm.

4. Details of any external lighting of the site (to include type and luminance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved scheme shall be installed, maintained, and operated in accordance with the approved details.

Reason: As no details have been submitted and in the interests of the visual appearance of the area. Adopted Core Strategy (2008, altered 2015) Policy CS7: Design and the Public Realm.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved by the Local Planning Authority. The CMS shall include:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(D) The erection and maintenance of security hoarding /scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures /Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) 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).

(J) Control of noise and dust

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Adopted Core Strategy (2008, revised 2015) Policy CS20: Implementation of Reading Transport Strategy and Sites and Detailed Policies Document (2012, altered 2015) Policy DM12: Access, Traffic and Highway-related Matters



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6. Before occupation of the buildings to which they relate secure, covered and lockable bicycle storage spaces shall be provided and equipped with Sheffield cycle stands in accordance with a layout to be submitted to and approved by the Local Planning Authority.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies in accordance with Adopted Core Strategy (2008, altered 2015) Policies CS23: Sustainable Travel and Travel Plans and CS24: Car / Cycle Parking.

7. No building shall be occupied until the access to it has been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Adopted Core Strategy (2008, revised 2015) Policy CS20: Implementation of Reading Transport Strategy and Sites and Detailed Policies Document (2012, altered 2015) Policy DM12: Access, Traffic and Highway-related Matters

8. No building shall be occupied until vehicle parking spaces to serve that building have been provided in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Adopted Core Strategy (2008, revised 2015) Policy CS20: Implementation of Reading Transport Strategy and Sites and Detailed Policies Document (2012, altered 2015) Policy and Sites and Detailed Policies Document Policy DM12: Access, Traffic and Highway-related Matters.

9. No building shall be occupied until all the visibility splays shown on the approved drawings have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Adopted Core Strategy (2008, revised 2015) Policy CS20: Implementation of Reading Transport Strategy and Sites and Detailed Policies Document (2012, altered 2015) Policy DM12: Access, Traffic and Highway-related Matters

10. Within 3 months of occupation of both parts of the building at 400 Longwater Avenue the Green Park Travel Plan (updated to include this application site) shall be submitted for approval from the Local Planning Authority. The plan shall include a full analysis of the existing / proposed modal split for staff at the 400 Longwater Avenue (including combined data should the property be let to more than one tenant), reasons for the modal choice and detailed proposals for future transport provision with the aim of securing a reduction in car trips generated to and from Green Park.

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Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Adopted Core Strategy (2008, altered 2015) Policy CS23: Sustainable Travel and Travel Plans.

11. On the first anniversary of the approval of the Travel Plan an annual review shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by Green Park and be compared with the initial survey carried out under the terms of the condition above (the 'Control Level'). In the event of any reduction not being secured the owner (or any appointed company acting on the owner's behalf) shall undertake measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to the Control Level or below (i.e. the Control Level = maximum 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 Adopted Core Strategy (2008, altered 2015) Policy CS23: Sustainable Travel and Travel Plans.

12. Landscaping:

(i) Details of the hard and soft landscaping scheme to be submitted to and approved in writing by the local planning authority prior to commencement. The submitted details shall include:

(a) proposed finished ground levels or contours; means of enclosure; boundaries/ fencing, which demonstrates how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level); car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc); and
(b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc; and
(c) planting plans; tree pit specifications; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

(d) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings.

ii) Hard surfacing to be designed using SUDS principles.

Reason: To ensure that the works are carried out as approved in the interests of the visual amenities of the area and to ensure biodiversity enhancements, afforded by appropriate landscape design. In accordance with Adopted Core Strategy (2008 altered 2015) Policies CS36: Biodiversity, CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm and paragraphs 1, 99 and 109 of the NPPF.

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13. A schedule of landscape maintenance and aftercare plan, covering a minimum of five years, to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. This shall include that any trees or plants which within 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenity of the area. In accordance with Adopted Core Strategy (2008 altered 2015) Policy CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm

14. The landscaping to be carried out in accordance with the approved landscape scheme prior to occupation or a timetable of occupation to be agreed with the Local Planning Authority. Thereafter the approved landscape maintenance and aftercare plan should be followed.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenities of the area. In accordance with Adopted Core Strategy (2008, altered 2015) Policy CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm.

15. Tree Protection measures to be implemented prior to commencement of development in accordance with the Tree Protection Plans, received 7th June 2016:

- MJC-15-0323- 03 Rev 1 Sheet 1 &
- MJC-15-0323-03 Rev 1 Sheet 2.

and to be maintained in accordance with these details until the development is completed.

Reason: To ensure that the works are carried out as approved in the interests of the visual amenities of the area. In accordance with Adopted Core Strategy (2008, altered 2015) Policy CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm.

16. Submission of Remediation Scheme

No development shall take place 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 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. 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.

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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. Adopted Core Strategy (2008, altered 2015) Policy CS34: Pollution and Water Resources.

17. Implementation of Remediation Scheme

The 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 construction 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. Adopted Core Strategy (2008, altered 2015) Policy CS34: Pollution and Water Resources.

18. Reporting of Unexpected Contamination

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

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and 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. Adopted Core Strategy (2008, altered 2015) Policy CS34: Pollution and Water Resources.

19. Land Gas

No development shall take place 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 before the development is first occupied 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

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areas due to the presence of land gas. Adopted Core Strategy (2008, altered 2015) Policy CS34: Pollution and Water Resources.

20. Land Gas Validation - 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. Adopted Core Strategy (2008, altered 2015) Policy CS34: Pollution and Water Resources.

21. BREEAM

(i) The development as built, shall meet a minimum of BREEAM Very Good standard with a minimum score of 62.5 points.

(ii) No part of the development shall be occupied until a Post- Construction review demonstrating compliance with a minimum BREEAM Very Good Standard with minimum score of 6.5 points has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. Adopted Core Strategy (2008, altered 2015) Policy CS1: Sustainable Construction and Design, and Sites and Detailed Policies Document (2012, altered 2015) Policy DM1: Adaptation to Climate Change, and RBC's Revised Sustainable Design and Construction SPD (2011).

22. Details of the PV cells on the roofs to be submitted and approved prior to their installation and to be installed in accordance with approved details before occupation.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. Adopted Core Strategy (2008, altered 2015) Policy CS1: Sustainable Construction and Design, and Sites and Detailed Policies Document (2012, altered 2015) Policy DM1: Adaptation to Climate Change, and RBC's Revised Sustainable Design and Construction SPD (2011).

23. No development shall take place until the applicant, or their agents or their successors in title, has secured a programme of archaeological work (which may include more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the Borough in accordance with Adopted Core Strategy



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(2008, altered 2015) Policy CS33: Protection and Enhancement of the Historic Environment.

24. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details (Surface Water Drainage Strategy, prepared by PBA, dated April 2016, received 14th July 2016). The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To minimise the flood risk arising as a result of the development and in the interests of preserving or improving groundwater quality. In accordance with Adopted Core Strategy (2008, altered 2015) Policies CS1: Sustainable Construction and Design and CS34: Pollution and Water Resources and Adopted Sites and Detailed Policies Document (2012, altered 2015) Policy DM1: Adaptation to Climate Change, and NPPF Paragraph 103 and associated Practice Guidance.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) 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.

2. Prospective occupiers of the building/s shall sign up to the Green Park Travel Plan.

3. The developer shall ensure that all construction traffic associated with the development hereby approved shall only use the A33 Relief Road (Including Junction 11), and not the residential streets in the Whitley area (including the Basingstoke Road)

4. Conditions 3, 5, 12, 15, 16, 19 & 23 are pre-commencement conditions because the details required to be approved need to be designed or 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.

5. EA Informatives:

Finished floor levels to be raised at least 300mm above the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change.

The Environment Agency has advised that an Environmental Permit would be required for any works or structures within 8 metres of the top of the bank of designated main rivers.



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The Developer is advised that when handling materials during earthworks consideration should be given to the potential presence of asbestos fibres within the capping materials.

6. Royal Berkshire Fire & Rescue Service has requested that the Applicant provides suitable private fire hydrant(s), or other suitable emergency water supplies and commercial sprinklers to meet Royal Berkshire Fire & Rescue Service requirements.

7. A S106 (ref 4249) legal agreement relates to this permission and secures a financial contribution towards the provision of affordable housing, transport and employment, skills and training in the Borough.

8. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application, including successful negotiation on Section 106 obligations.

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Date:



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