

**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: Ridge and Partners LLP
Thornbury House
18 High Street
Cheltenham
GL50 1DZ

Application No: 191974
Application type: Non Material Amendment

Applicant: Ropemaker Properties 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 planning permission 170326, as granted 15/03/2018, to amend the description of development and, by consequence, alter the wording of condition 2 (approved plans) to incorporate a reduction from 427 to 422 residential units, provision of internal amenity space for Block A residents, various associated external alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works (amended description).

At: Former Wickes Building Supplies Ltd Weldale Street Reading RG1 7BW

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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Application At: Former Wickes Building Supplies Ltd Weldale Street Reading RG1 7BW

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CONDITIONS & REASONS

REPLACEMENT CONDITION 2

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

3622_SC_0100 Rev D Site location plan, as received 28/02/17
3622_SC_0101 Rev E Proposed site block plan, as received 14/02/2020
3622_SC_0120 Rev B Demolition - Site Plan, as received 15/03/17
3622_SC_0121 Rev B Demolition - North & East Elevation, as received 15/03/17
3622_SC_0122 Rev B Demolition: South & West Elevation, as received 15/03/17
3622_SC_0123 Demolition Ground Floor Plan, as received 15/03/17
3622_SC_0124 Demolition First Floor Plan, as received 15/03/17
3622_SC_0125 Demolition Second Floor Plan, as received 15/03/17
3622_SC_0199 Rev AA Lower ground floor plan, as received 14/02/2020
3622_SC_0200 Rev Y Ground floor plan, as received 14/02/2020
3622_SC_0201 Rev U First floor plan, as received 14/02/2020
3622_SC_0202 Rev T Second floor plan, as received 14/02/2020
3622_SC_0203 Rev U Third floor plan, as received 14/02/2020
3622_SC_0204 Rev R Fourth floor plan, as received 14/02/2020
3622_SC_0205 Rev R Fifth floor plan, as received 14/02/2020
3622_SC_0206 Rev R Sixth floor plan, as received 14/02/2020
3622_SC_0207 Rev Q Seventh floor plan, as received 14/02/2020
3622_SC_0208 Rev Q Eighth floor plan, as received 14/02/2020
3622_SC_0209 Rev Q Ninth floor plan, as received 14/02/2020
3622_SC_0210 Rev Q Tenth floor plan, as received 14/02/2020
3622_SC_0212 Rev Q Roof plan, as received 14/02/2020
3622_SC_0300 Rev G Site elevation - South, as received 14/02/2020
3622_SC_0301 Rev G Site elevation - West, as received 14/02/2020
3622_SC_0302 Rev G Site elevation - North, as received 14/02/2020
3622_SC_0303 Rev E Site elevation - East, as received 14/02/2020
3622_SC_0350 Rev G Street scene elevations - south & north, as received 14/02/2020

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3622_SC_0351 Rev G Street scene elevations - east & west, as received 14/02/2020
3622_SC_0352 Rev C Street scene elevations - south & north (rendered), as received 14/02/2020
3622_SC_0353 Rev C Street scene elevations - east (rendered), as received 14/02/2020
3622_SC_0400 Rev F Site section 1, as received 14/02/2020
3622_SC_0401 Rev F Site section 2, as received 14/02/2020
3622_SC_0402 Rev F Site section 3, as received 14/02/2020
3622_SC_0403 Rev F Site section 4 & 5, as received 14/02/2020
3622_SC_0404 Rev F Site section 6, as received 14/02/2020
3622_SC_0405 Rev D Site section 7, as received 30/06/17
3622_SC_0408 Rev D Site section 10, as received 30/06/17
3622_A1_0300 Rev H Block A1 - North elevation, as received 14/02/2020
3622_A1_0301 Rev C Block A1 - South elevation, as received 14/02/2020
3622_A1_0302 Rev D Block A1 - East elevation, as received 14/02/2020
3622_A1_0303 Rev C Block A1 - West elevation, as received 14/02/2020
3622_A1_0400 Rev H Block A1 - Section AA & BB, as received 14/02/2020
3622_A1_0500 Rev D Block A1- Typical bay study 1, as received 14/02/2020
3622_A1_0501 Rev C Block A1- Typical bay study 2 & 3, as received 14/02/2020
3622_A2_0300 Rev H Block A2- North elevation, as received 14/02/2020
3622_A2_0301 Rev C Block A2- South elevation, as received 14/02/2020
3622_A2_0302 Rev C Block A2- East elevation, as received 14/02/2020
3622_A2_0303 Rev C Block A2- West elevation, as received 14/02/2020
3622_A2_0400 Rev E Block A2- Section AA & BB, as received 14/02/2020
3622_A2_0500 Rev C Block A2- Typical bay study 1 & 2, as received 14/02/2020
3622_B1_0300 Rev H Block B1- North elevation, as received 14/02/2020
3622_B1_0301 Rev B Block B1- South elevation, as received 30/06/17
3622_B1_0302 Rev C Block B1- East elevation, as received 14/02/2020
3622_B1_0303 Rev B Block B1- West elevation, as received 30/06/17
3622_B1_0400 Rev D Block B1- Section AA & BB, as received 30/06/17
3622_B1_0500 Rev B Block B1- Typical bay study 1 & 2, as received 30/06/17
3622_B2_0300 Rev J Block B2- North elevation, as received 30/06/17
3622_B2_0301 Rev C Block B2- South elevation, as received 14/02/2020
3622_B2_0302 Rev C Block B2- East elevation, as received 14/02/2020
3622_B2_0303 Rev B Block B2- West elevation, as received 30/06/17
3622_B2_0400 Rev D Block B2- Section AA & BB, as received 30/06/17
3622_B2_0500 Rev B Block B2- Typical bay study 1 & 2, as received 30/06/17
1903-MWA-00-XX-DR-L-0001 Rev 06 Site Landscape General Arrangement Plan, as received 14/02/2020
C0049 L101 Rev 04 - Combined General Arrangement, as received 30/06/17
C0049 L500 Rev 03 - Landscape Sections Sheet 01, as received 30/06/17

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C0049 L501 Rev 00 - Landscape Sections Sheet 02, as received 02/03/17
C0049 L502 Rev 00 - Landscape Sections Sheet 03, as received 02/03/17
12123-HYD-XX-XX-DR-E-9001Rev P01 - External Lighting, as received 14/02/2020
3622_0500 Rev A B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 10/08/17
3622_0501 Rev C Entrance Canopy - Design Intent Study, as received 18/01/18
3622_0502 Rev C Block A Courtyard Perimeter Railing - Design Intent Study, as received 14/02/2020
3622_0503 Rev B Block B Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17
3622_0504 Rev B Block A1/A2 Weldale Street Edge, as received 14/02/2020
3622_0508 Rev B Individual Flat Entrance - Door System Proposal, as received 18/01/18
3622_0511 Rev A Block B1 - Side Access Study - adjacent to The Chatham, as received 30/06/17
3622_0513 Rev B Chatham Street to Weldale Street Pedestrian Routes 1, as received 14/02/2020
3622_0514 Rev D Chatham Street to Weldale Street Pedestrian Routes 2, as received 14/02/2020
3622_0600 Rev B Flat Types, as received 14/02/2020
3622_0750 Rev H Schedule of Accommodation - Building A1, as received 14/02/2020
3622_0751 Rev J Schedule of Accommodation - Building A2, as received 14/02/2020
3622_0752 Rev J Schedule of Accommodation - Building B1, as received 02/11/17
3622_0753 Rev H Schedule of Accommodation - Building B2, as received 13/07/17
3622_0810 Rev C Flat numbers - Lower ground to 2nd floor, as received 14/02/2020
3622_0811 Rev B Flat numbers 3rd to 6th floor, as received 14/02/2020
3622_0812 Rev B Flat numbers 7th to 10th floor, as received 14/02/2020
3622_0250 Rev D Phasing Plan, as received 14/02/2020
3622_0260 Rev C Public Open Space, as received 14/02/2020

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

REPLACEMENT CONDITION 3

The development shall be carried out in accordance with the approved phasing details specified on drawing: 3622_0250 Rev D Phasing Plan, as received 14/02/2020. Prior to the first occupation of any residential unit within phase 2 (Block A1) details or plans (as appropriate) and a written schedule showing the provision of vehicle parking spaces, cycle parking and bin storage per phase of the development shall be submitted to and

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been approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved parking/bin phasing details.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

REPLACEMENT CONDITION 15

Prior to the first occupation of any residential unit hereby approved a) an overall air quality strategy demonstrating strategic mitigation principles shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation of any residential unit within the relevant phase of development (b) phase 2 - Block A1, c) phase 3 - Block A2, d) phase 4 - Block B2, e) phase 5 - Block B1, as per 3622_0250 Rev D Phasing Plan, as received 14/02/2020) hereby approved a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality shall be submitted to and been approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of the relevant part of the development (associated with the relevant phase of development) and retained as approved at all times thereafter.

Reason: to protect the amenity / health of future occupants of the proposed development, in accordance with Policies CC8, EN15 and CR6, CS34 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 34

No development (barring demolition) shall take place on any relevant phase (a) phase 1, b) phase 2 c) phase 3, d) phase 4, e) phase 5, f) phase 6, in accordance with the approved phasing details specified on drawing 3622_0250 Rev D Phasing Plan, as received 14/02/2020) until a detailed sustainable drainage design for that phase, which shall also include details on the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. 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.

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The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To reduce the risk of flooding onsite or elsewhere and to ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 165, Policies CC2 and CC3 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 43

Prior to the first occupation of any residential unit within the relevant phase of development (a) phase 2 - Block A1, b) phase 4 - Block B2, as per 3622_0250 Rev D Phasing Plan, as received 14/02/2020) hereby approved, details of all on-site play-space facilities serving that phase shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (prior to the occupation of Block A1 for the facilities serving Blocks A1 and A2; prior to the occupation of Block B2 for the facilities serving Blocks B1 and B2) 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, CC8, EN9 and CR2 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 45

Prior to the first occupation of any residential unit hereby approved details of a site wide security strategy, including CCTV details (to include connection to the wider town centre system), details concerning measures to reception areas should manned reception hours ever be reduced below 24-hours a day or the manned concierge is ever removed, and measures to be incorporated into the development to demonstrate how full and robust access control (incorporating best practice guidance Secured by Design Homes 2019) will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Measures in the relevant area (in line with the approved phasing plan) of the approved scheme shall be in place before occupation of the relevant phase of development and permanently retained and maintained thereafter.

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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 CC2 of the Reading Borough Local Plan 2019 and Sections 8 and 12 of the NPPF 2019.

ADDITIONAL CONDITION (hereafter referenced as condition 49)

No change to the unit mix (231 x 1-bed, 180 x 2-bed & 11 x 3-bed residential units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

ADDITIONAL CONDITION (hereafter referenced as condition 50)

Prior to the first occupation of the ancillary gym use hereby approved, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the resultant structure is such that the indoor ambient noise levels within adjoining and nearby premises do not exceed the appropriate values for the use of the premises detailed in Table 4 of BS 8233:2014 as a result of noise from the ancillary gym and the impact noise does not cause disturbance to occupier of residential units. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of the ancillary gym use, and retained/maintained thereafter.

Reason: to protect the amenity of future occupants of the proposed development, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

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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 15/03/2018 under reference number 170326, 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 - e.g. 190793/NMA, as agreed on 27/06/2019) for this development should be read together.
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 the application under the non-material amendment procedure within the agreed extended timeframes.
4. For completeness, by consequence of permission 170326 and the non-material amendments agreed as part of this and previous (Ref 190793/NMA agreed on 27/06/19) non-material amendment applications, the overarching description of development has now become: Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 422 residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).
5. With regard to replacement condition 45, this has been altered following discussions with the Crime Prevention Design Advisor at Thames Valley Police. In respect of the inclusion of the additional wording in condition 45 (details concerning measures to reception areas should manned reception hours ever be reduced below 24-hours a day or the manned concierge is ever removed), in practice this will involve the provision of details of how the retrofitted adaptations to the layout of the reception (as indicated by the applicant) will be formalised (email from Crime Prevention Design Advisor to the LPA and AWW Architects dated 14/01/2020).
6. 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-

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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:

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

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