

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

To: WSP
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Application No: 210567
Application type: Office use to dwelling
house - Class O, Part 1 GPDO 2015

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS O, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: McKay Securities Plc

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

At: Great Brighams Mead, Vastern Road, Reading, RG1 8DJ

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 1 June 2021



Head of Planning, Development & Regulatory Services *RE*

Application At: Great Brighams Mead Vastern Road Reading RG1 8DJ

Application No: 210567

Application type: Office use to dwelling house - Class O, Part 1 GPDO 2015

The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

CONDITIONS & REASONS

1. This development under Class O is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph O.2. (2) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

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

Proposed Ground Floor Plan (drawing ref. (PD)_100_P02)

Proposed First Floor Plan (drawing ref. (PD)_101_P02)

Proposed Second Floor Plan (drawing ref. (PD)_102_P02)

Proposed Third Floor Plan (drawing ref. (PD)_103_P02)

Proposed Roof Plan (drawing ref. (PD)_104_P02)

Proposed Sections (drawing ref. (PD)_200_P02)

Proposed Elevations (drawing ref. (PD)_300_P02)

Transport Statement and Residential Travel Plan, prepared by Stantec Flood Risk Assessment, prepared by Stantec

Received by the Local Planning Authority on 7th April 2021

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. No development shall commence on site including demolition and any preparatory works 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 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:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

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- 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.

4. No development shall commence on site including demolition and any preparatory works 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. 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.

5. The approved remediation scheme under Condition 4 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be 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.

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

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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.

7. Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within Flood Risk Assessment, prepared by Stantec received 7th April 2021 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

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.

8. Prior to first occupation, a site-specific Flood Management and Evacuation Plan (FMEP) in line with the requirements of Reading Borough Council's Strategic Flood Risk Assessment (SFRA) shall be submitted to and approved in writing by the Local Planning Authority. The FMEP will be prepared for the residential scheme in accordance with criterion (b) of the SFRA. This FRMP will include a continuous safe access route in the in the present day 1 in 100 annual probability scenario and will be produced in order to ensure that residents are provided with sufficient advance warning to evacuate the site prior to any access routes becoming blocked. The approved FMEP shall be implemented in full and maintained in perpetuity for the lifetime of the development.

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 and National Planning Policy Framework 2019.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class O and the proposal is not considered to have an adverse impact in relation to transport and highways matters,

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contamination risks on the site, flooding risks on the site; or impacts of noise from commercial premises on the intended occupiers of the development.

2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as to whether Prior Approval is required in respect of the change of use only. Class O does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use. Replacement windows, doors, roofing, elevations or other external development to accommodate this change of use would require a separate full planning application.

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

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