

**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: Stephen George and Partners
Waterfront House
2a Smith Way
Grove Park, Enderby
Leicester
LE19 1SX

Application No: 201108
Application type: Full Planning Approval

Applicant: Hathaway Oppurtunity Fund General Partner Ltd C/O cube Real Estate

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: Proposed industrial unit to replace existing fire damaged industrial unit. The new building will consist of 4 smaller base build units suitable for class use B1(C), B2 or B8 with flexibility for trade counter fit out (B8). Note, Demolition of existing building has been covered under separate Prior Approval - Demolition of Building Application.

At: Unit 1 Stadium Way Tilehurst Reading RG30 6BX

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: 15 January 2021



Head of Planning, Development
& Regulatory Services

Application At: Unit 1 Stadium Way Tilehurst Reading RG30 6BX

Application No: 201108

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CONDITIONS & REASONS

1. 3 Years to Implement

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. Approved Plans

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

- Drawing No: 20-078-SGP-02-00-DR-A-P009 Rev D - Floor plans
- Drawing No: 20-078-SGP-02-00-DR-A-P013 - Roof plan
- Drawing No: 20-078-SGP-02-00-DR-A-P0014 - Block plan
- Drawing No: 20-078-SGP-02-00-DR-A-P010 Rev D - Proposed elevations

Received 5/8/2020

- Drawing No: 20-078-SGP-02-00-DR-A-P008 Rev G - Proposed site plan

Received 18/9/2020

Also the following approved documents:

- Ref: 220115-MNP-XX-XX-RP-C-0001 - Flood risk assessment and surface water drainage strategy, prepared by Mason Navarro Pledge and dated September 2020 and updated for EA in November.
- Drawing No: 220115-MNP-XX-XX-DR-C-1800 - Drainage layout, as received 17 September 2020
- Energy and sustainability assessment Rev v4, prepared by SVM and dated 23 September 2020, as received 24 September 2020 Environmental Assessment Phase II Final WSP 12041674.001

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.

Date: 15 January 2021



Head of Planning, Development
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3. Materials

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: 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.

4. Construction Methods

No development on site, but excluding works of demolition, shall begin until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- 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) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during construction;
- i) Provisions to be made for the control of noise coming from the site during construction;

The measures within the approved Statement shall be adhered to throughout the construction period unless changes to it are 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.

5. Employment & Skills

Prior to first occupation of the development hereby approved an Employment, Skills and Training Plan (ESP for Construction Phase) developed in partnership with Reading UK CIC to include details of:

- all apprentices on site

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

- skills delivery during time on site
- numbers and details of local employees

To achieve:

- work experience for 1 young person (18+) currently out of work
- work experience for 1 adult on the local CSCS course

shall be submitted to and approved in writing by the Local Planning Authority. Following approval the ESP shall be implemented and adhered to throughout the construction phase.

REASON: To ensure that the development provides training outputs in accordance with Policy CC9 and the Reading Borough Council Employment, Skills and Training SPD.

6. Surface Water Drainage

No development above foundation level shall commence on site 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:

- 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.

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.

7. External Lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux. The approved lighting plan shall thereafter be implemented as agreed.

REASON: In the interests of amenity, highway safety and to limit the impact of light pollution from artificial light on nature conservation in accordance with Policy CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

8. Parking

The building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and 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.

9. Construction times

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.

10. No Mezzanines or additional floor space

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no further enlargement through extensions or the installation of mezzanine floors inside the building hereby permitted shall be carried out without the express planning permission from the Local Planning Authority.

REASON: As the merits of the proposal have been assessed against the amount of floor space proposed and any additional floor space may require further consideration against adopted policies and a new flood risk assessment provided. In accordance with Policy EM2 and EN18 of the Reading Borough Local Plan 2019.

11. Employment Uses only

Notwithstanding the provisions of Schedule 2, Part 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), the premises shall be used for B1(c), B2 or B8 (including any ancillary trade counters) only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment)(England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful by reducing the employment floor

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

space in this core employment area in accordance with Policy EM1 & EM3 of the Reading Borough Local Plan 2019.

12. Vehicle Access

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

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

13. Cycle Parking

The cycle parking spaces shall be provided in the locations as shown on the approved plans (but should be provided with a cover) prior to first occupation of the approved 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 due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

14. Set Back of Gates

Prior to first occupation of the development hereby approved a Gate and Access Management Plan to manage how and when vehicles shall access the site without creating safety concerns and congestion onto the Public Highway shall be submitted to the Local Planning Authority for approval in writing. Thereafter the gates shall be opened and closed in accordance with the approved Gate and Access Management Plan. The gates provided shall open away from the highway and be set back a distance of at least 7.5 metres from the nearside of the carriageway of the adjoining highway.

REASON: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

15. Delivery & Servicing

Prior to first occupation of each UNIT hereby approved a Delivery and Servicing Plan to manage how vehicles shall access each unit without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for that unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out for each unit in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users Policy TR3 and TR5 of the Reading Local Plan 2019.

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

16. EV Charging points

The development hereby approved shall not be first occupied until the EV charging points as shown on the approved plans are provided on site and are ready for use.

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

17. Flood Risk Assessment

The development hereby approved shall be carried out in accordance with the submitted flood risk assessment (ref: 220115-MNP-XX-XX-RP-C- 0001, Dec 2020) and the following mitigation measure it details:

- The footprint of the proposed building will be the same size as the original (FRA section 3.2),
- Finished floor levels shall be set no lower than 38.86m AOD (FRA section 5.22).
- The resistance and resilience measures recommended in the FRA will be implemented.

The measures detailed above will be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants in accordance with advice from the Environment Agency and in accordance with Policy EN16 and EN18 of the Reading Borough Local Plan 2019.

18. Tree Protection

The development shall be carried out adhering to the recommended action in the approved Arboricultural Method Statement Ref PSK/1STP/AIA/01 Dated 30th Sept 2020.

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.

19. Noise Assessment needed if plant installed

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

20. Unidentified Contamination

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 and the contamination reported in writing to the Local Planning Authority.

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 recommenced 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.

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. 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.

3. 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

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

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.

4. 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.

5. 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.

6. 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.

Date: 15 January 2021



Head of Planning, Development
& Regulatory Services

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.