

**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: Barton Willmore LLP  
7 Soho Square  
London  
W1D 3QB

Application No: 192054  
Application type: Full Planning Approval

**Applicant:** Arlington LP UK Limited

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:** Redevelopment to provide 15,080 sqm (GEA) of class B1(c), B2 or B8 floor space in four buildings, with associated external yards, car and cycle parking, landscaping, and all related and ancillary works (amended)

**At:** Reading International Business Park Land to the South of A33 Relief Rd Reading RG2 6DA

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: 14 April 2021



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**Application At:** Reading International Business Park Land to the South of A33 Relief Rd  
Reading RG2 6DA

**Application No:** 192054

**Application type:** Full Planning Approval

### CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than five 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. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Submitted plans and documentation received 27th December 2019 unless otherwise stated are as follows:

- Site Location Plan - Drawing no: 6204-60 Rev A, received 9th January 2020
- Site Layout Plan - Drawing no: 6204-103 Rev C, received 18th November 2020
- Site Sections - Drawing no: 6204-104, received 26th June 2020
- Site Plan Unit 1 - Drawing no: 6204-130, received 13th October 2020
- Unit 1 Building Plan - Drawing no: 6204-105, received 26th June 2020
- Unit 1 Roof Plan - Drawing no: 6204-106, received 26th June 2020
- Unit 1 Elevations and Sections - Drawing no: 6204-107, received 26th June 2020
- Unit 2 Building Plan - Drawing no: 6204-108, received 26th June 2020
- Unit 2 Roof Plan - Drawing no: 6204-109, received 26th June 2020
- Unit 2 Elevations - Drawing no: 6204-110, received 26th June 2020
- Unit 2 Sections - Drawing no: 6204-111, received 26th June 2020
- Unit 3 Roof Plan - Drawing no: 6204-112, received 26th June 2020
- Unit 3 Elevations and Sections - Drawing no: 6204-113, received 26th June 2020
- Unit 3 Building Plan - Drawing no: 6204-69 Rev A, received 9th January 2020
- Unit 4 Building Plan - Drawing no: 6204-72 Rev A, received 9th January 2020
- Unit 4 Roof Plan - Drawing no: 6204-114, received 26th June 2020
- Unit 4 Elevations and Sections - Drawing no: 6204-115, received 26th June 2020
- Planting GA 1 of 5 - Drawing no: 9201 Rev P6, received 21st September 2020
- Planting GA 2 of 5 - Drawing no: 9202 Rev P6, received 13th October 2020
- Planting GA 3 of 5 - Drawing no: 9203 Rev P8, received 13th October 2020
- Planting GA 4 of 5 - Drawing no: RILP-MGS-ZZ-XX-DR-L-9204 Rev P7, received 21st September 2020
- Planting GA 5 of 5 - Drawing no: 9205 Rev P7, received 21st September 2020
- Typical Illustrative Section A-A - Drawing no: 1219 501 Rev P3, received 26th June 2020

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- Typical Illustrative Section B-B - Drawing no: RILP-MGS-ZZ- ZZ-DR- L-9502 Rev P02, received 26th June 2020
- Typical Illustrative Section C-C - Drawing no: 1219 503 Rev P3, received 13th July 2020
- Typical Illustrative Section D-DD - Drawing no: 1219 504 Rev P1, received 30th October 2020
- Site Sections C-C & D-D - Drawing no: 6204-124, received 18th November 2020
- Hardworks Plan 1 of 4 - Drawing no: 1219-301 Rev P4, received 26th June 2020
- Hardworks Plan 2 of 4 - Drawing no: 1219-302 Rev P6, received 13th October 2020
- Hardworks Plan 3 of 4 - Drawing no: 1219-303 Rev P6, received 13th October 2020
- Hardworks Plan 4 of 4 - Drawing no: 1219-304 Rev P5, received 26th June 2020
- Proposed Gatehouse - Drawing no: 6204-79, received 27th December 2019
- Proposed Bin and Transformer Enclosure - Drawing no: 6204-78 Rev A, received 27th December 2019
- Landscape General Arrangement Plan - Drawing no: 1219-001 Rev P9, received 13th October 2020
- Tree Removal and Retention Plan - Drawing no: 1219-002 Rev P3, received 26th June 2020
- Typical Cycle Shelter - Drawing no: 6204-77 Rev B, received 18th November 2020
- Typical Paving Details - Drawing no: 1219-403 Rev P3, received 13th July 2020
- Reading South MRT Safeguarding Reading International Business Park - Drawing no: 28791-554-003, received 18th November 2020
- Proposed Incoming Services Plan RILP-BMP-ZZ-ZZ-DR-C- 0012 Rev P3, received 18th November 2020
- Ecological Mitigation and Management Plan, Document ref: 7695 - EMMPVf, dated June 2020, prepared by Ecology Solutions, received 26th June 2020
- Proposed Drainage Strategy Plan (site wide) - Drawing no: RILP-BMP- ZZ-ZZ-DR-C-5200 Rev P3, received 26th June 2020
- Tree Pit in Soft Detail - Drawing no: 1219-402 Rev P1
- Design and Access Statement - Landscape Proposals, Document ref: 1219-G506 P6, dated October 2020, prepared By MacGregor Smith, received 30th October 2020
- Illustrative Masterplan, received 27th December 2019

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 beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

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REASON: These details are required due to insufficient information being contained within this submission and 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. Prior to the implementation of the approved landscaping scheme details of tree pit specifications to be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

5. **Prior to the commencement of the development** a landscape management plan, covering a period of 20 years, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

6. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents:

- Site Layout Plan - Drawing no: 6204-103 Rev C, received 18th November 2020
- Planting GA 1 of 5 - Drawing no: 9201 Rev P6, received 21st September 2020
- Planting GA 2 of 5 - Drawing no: 9202 Rev P6, received 13th October 2020
- Planting GA 3 of 5 - Drawing no: 9203 Rev P8, received 13th October 2020
- Planting GA 4 of 5 - Drawing no: RILP-MGS-ZZ-XX-DR-L-9204 Rev P7, received 21st September 2020
- Planting GA 5 of 5 - Drawing no: 9205 Rev P7, received 21st September 2020
- Typical Illustrative Section A-A - Drawing no: 1219 501 Rev P3, received 26th June 2020
- Typical Illustrative Section B-B - Drawing no: RILP-MGS-ZZ- ZZ-DR- L-9502 Rev P02, received 26th June 2020
- Typical Illustrative Section C-C - Drawing no: 1219 503 Rev P3, received 13th July 2020
- Typical Illustrative Section D-DD - Drawing no: 1219 504 Rev P1, received 30th October 2020
- Site Sections C-C & D-D - Drawing no: 6204-124, received 18th November 2020
- Hardworks Plan 1 of 4 - Drawing no: 1219-301 Rev P4, received 26th June 2020

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- Hardworks Plan 2 of 4 - Drawing no: 1219-302 Rev P6, received 13th October 2020
- Hardworks Plan 3 of 4 - Drawing no: 1219-303 Rev P6, received 13th October 2020
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The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

**7. No development shall commence on site** (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

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.

**8. The measures included within the approved Ecological Mitigation and Management Plan** (Document ref: 7695 - EMMPVf, dated June 2020, prepared by Ecology Solutions, received 26th June 2020) to be implemented in accordance with the approved details prior to occupation and retained thereafter.

REASON: to ensure biodiversity enhancement in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

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9. No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone along the southern side the Kingsley Close Ditch has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from all built development including lighting, formal footpaths, hard standing and formal landscaping and shall include:

- Scaled plans showing the extent and layout of the buffer zone, measured from the bank top to the edge of the development. Development in this instance includes the access track and formal hedging. The top of bank location should be confirmed by a suitably qualified person e.g. a river ecologist or hydrologist.
- Details of any proposed planting scheme that should be native species of UK provenance.
- Details of any additional enhancements to the watercourse such as the re-profiling of the bank, as recommended in the Ecological Assessment (Ecology Solutions, December 2018) and the Ecological Mitigation and Management Plan (Ecology Solutions, June 2020).
- Details of any proposed footpaths, fencing, lighting, etc. To reduce light spill into the river corridor outside the buffer zone, all artificial lighting should be directional and focused with cowlings. For more information see the Institution of Lighting Professionals guidance: <https://www.theilp.org.uk/documents/obtrusive-light/> <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>
- Details demonstrating how the buffer zone will be protected during the construction phase, for instance by temporary fencing.
- The production of a detailed management plan that should include the removal of non-native plant species and the selective thinning of the tree belt to allow more light into the watercourse, to aid the establishment of native aquatic and wetland plant species.
- Details demonstrating how the buffer zone will be managed over the longer term including adequate financial provision and named body responsible for the management.

REASON: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected in accordance with paras. 170 and 175 of the NPPF, the Natural Environment and Rural Communities Act 2006, Article 10 of the Habitats Directive, and Policy EN11 of the Reading Borough Local Plan 2019.

10. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

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REASON: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Reading Borough Local Plan 2019.

11. 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.

12. **No development shall commence on site**, including any works of demolition, until a site specific 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 demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- k) An emergency plan for the construction phase, which addresses measures to protect staff, should there be a radiation emergency (AWE Burghfield) during the construction period.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless 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, TR3 and OU2 of the Reading Borough Local Plan 2019.

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13. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

14. **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:

- 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 Borough Local Plan 2019.

15. **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 Borough Local Plan 2019.

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16. The approved remediation scheme under Condition 15 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 Borough Local Plan 2019.

17. 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. 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 Borough Local Plan 2019.

18. **No development shall commence** on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

19. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 18.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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20. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

21. **No development 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.

22. Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

23. The dwelling(s)/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 Borough Local Plan 2019.

24. No dwelling/building hereby permitted shall 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 Borough Local Plan 2019.

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25. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Borough Local Plan 2019.

26. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

27. No building(s) hereby approved shall be occupied until the roads, cycle/footpaths serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

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

28. No building shall be occupied until all the visibility splays shown on the approved drawing 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 and maintained as such.

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

29. Within 5 months of first occupation of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split, reasons for the modal choice, and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development hereby approved.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with TR1 of the Reading Borough Local Plan 2019.

30. On the first anniversary of the approved Travel Plan and annually thereafter, an annual review of the Travel Plan shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the approved scheme and shall be compared with the initial survey carried out under the terms of Condition 29. (the control level) and in the event of any reduction not being secured, the developer shall undertake whatsoever measures, as

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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, as a maximum, the control 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 TR1 of the Reading Borough Local Plan 2019.

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

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

32. No building shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

No building shall be first occupied until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

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

33. Prior to first occupation or the use first commenced, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

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REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 and EN12 of the Reading Borough Local Plan 2019.

34. Prior to occupation of any units hereby approved an emergency plan, which includes measures to protect staff should there be a radiation emergency (AWE Burghfield), should be submitted to and approved in writing by the Local Planning Authority and be available upon request thereafter.

REASON: To minimise the impact of a radiation emergency on users of the approved scheme in accordance with Policy OU2 of the Reading Borough Local Plan 2019.

35. 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 Class B1 (c), B2 (General Industrial) or B8 (Storage and Distribution) 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 to the proper planning of the area and has not been specifically assessed with respect to matters including transport impacts, effects on existing local centres, and its overall appropriateness within this specific location, in accordance with Policies TR3, TR4, TR5, RL2 and RL3 of the Reading Borough 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. 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.

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4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

5. The Community Infrastructure Levy (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- 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 (NIL CHARGE). 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](http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf)

6. 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 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.

7. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

8. 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.

9. All the sites should have a working landline in order to ensure the means of notification of a radiation emergency is available to all.

10. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

Date: 14 April 2021



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*RE*

- on or within 8 metres of a main river (16 metres if tidal);
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal);
- on or within 16 metres of a sea defence;
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

11. With respect to condition 35 the use classes as existed prior to the changes to the Use Classes Order are referred to. The recent amendments to the Use Classes Order (UCO) included a number of use class changes including changes to A class (removal thereof), and some B class uses (among other things). Within the UCO 2020, it states:

*“the material period” means the period beginning with 1st September 2020 and ending with 31st July 2021, and “a relevant planning application” means an application for—*

- (a) planning permission or permission in principle, or*
- (b) approval of a matter reserved under an outline planning permission within the meaning of section 92 of the 1990 Act.”*

And goes on to state:

*“If prior to the commencement of the material period, a relevant planning application was submitted, or was deemed to be submitted, to the local planning authority which referred to uses or use classes which applied in relation to England and were specified in the Schedule to the Use Classes Order on 31st August 2020, that application must be determined by reference to those uses or use classes”*

12. 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.

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## 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](mailto: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](mailto: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.