

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 211582/FUL

Address: Station Hill North, Reading

Proposals: Install two 450mm test piles in ground at the north-west corner of the former NCP car park. Install two 750mm test piles in ground to the north-east corner of the former car park and a further two 750mm test piles in ground to the southern edge of the former car park.

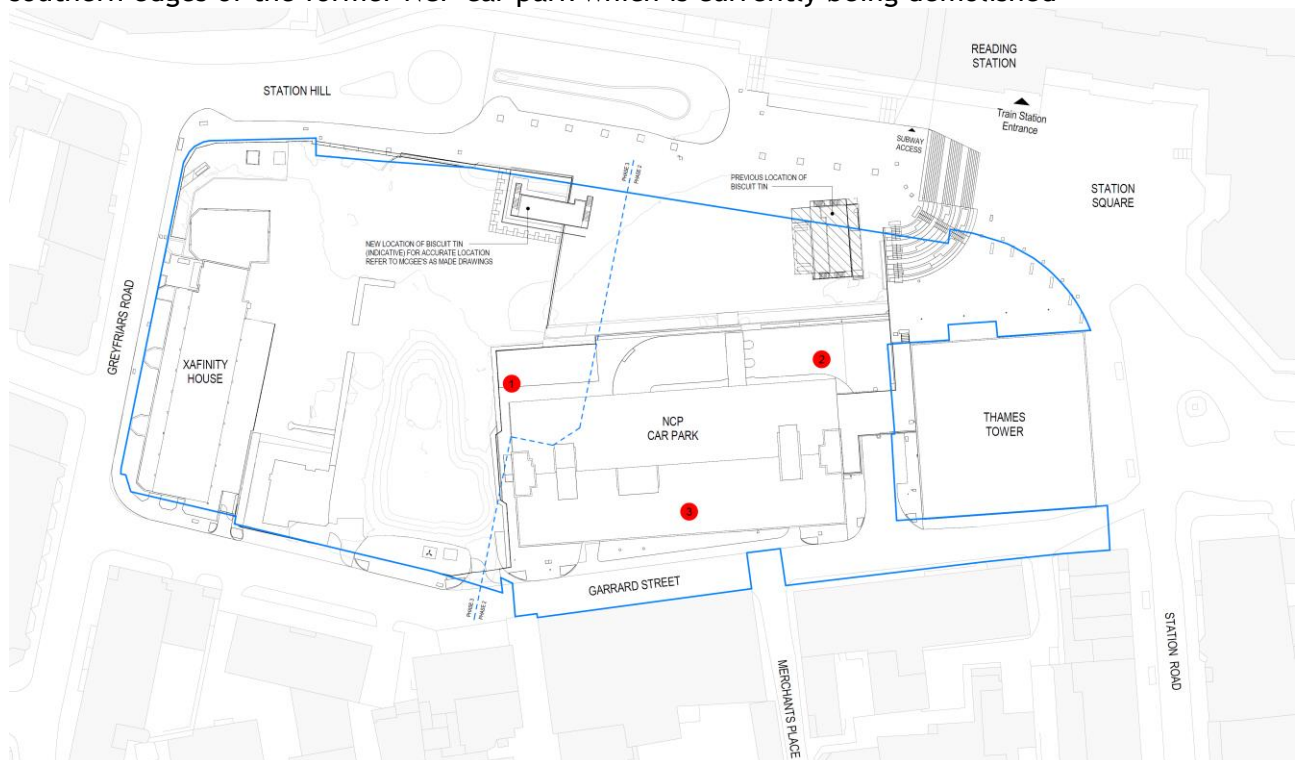
Case Officer: Steve Vigar

Applicant: SH Reading Master LLP

Date received (valid from): 7 October 2021 **Target Decision date:** 2 December 2021

1. INTRODUCTION

The application site is drawn tightly around three locations to the north west, north east and southern edges of the former NCP car park which is currently being demolished



2. PROPOSAL AND SUPPORTING INFORMATION

Full planning permission is sought for the installation of six test piles, two in each location. The piles form part of the preparatory works for Phase 2 of the Station Hill redevelopment and are required to test ground conditions in order to inform the final pile design. The test piles are investigatory in nature and will not form part of the final foundations of the Phase 2 development.

Plans considered

SHRN-CRL-S2-ZZ-PL-A-0112-T11, Piling Application Site Plan dated 6 October 2021

008983-SRM-XX-XX-DR-Y-0001 Rev. P01. Test Pile Location Plan, dated 16 September 2021

Operational requirement for Test Piles Statement by Sir Robert McAlpine, received 22 September 2021

Environmental Specification 1620004716 Issue No. 01 ref SHR-RAM-NB- XX-SP-G-000024 dated 4 September 2019

Ground Investigation Report SHR-RAM-NB-XX-RP-G-000022 Revision I04 dated 15 July 2020 as amended by Demolition Prior Approval - Additional works to include foundation removal/associated groundworks - 182168/DEM by Ramboll, document reference: 1620004716, dated 7 June 2021

NCP Garrard Street -DMP Revision D1 dated 17 June 2021, received 18 June 2021 as amended by JRL Demolition letter "Demolition of NCP Garrard Street Reading Rev G" dated 30 June 2021, received 30 June 2021

Written Scheme of Investigation for an Archaeological Watching Brief: NCP Car Park, WIE14788-103-32-2-1-WSI, First Issue dated June 2020; Written Scheme of Investigation for an Archaeological Watching Brief: Phase 2 Enabling Works, WIE14788-103-R-29-1-1, First Issue, dated March 2020

Written Scheme of Investigation Addendum for an Archaeological Watching Brief within Extension Area of Phase 2 (Plot G) Enabling Works, WIE14788-103-R-37-1-3_WSI_Addendum, First Issue, dated September 2021;

Detailed Method Statement for Archaeological Watching Brief NCP Car Park Development Plot G Station Hill Reading, (by Pre-Construct Archaeology) dated February 2021;

N.B. A number of these documents were submitted under previous submissions relating to the wider Station Hill redevelopment project, specifically 182168/DEM (prior approval for demolition of the NCP Car Park) and 211640/APC (archaeological details relating to 192032 - Phase 2 permission). These are also relevant to the current proposals and their inclusion is necessary to make the proposals acceptable.

3. RELEVANT PLANNING HISTORY

Various permissions and approvals relating to Station Hill, please refer to Planning Register. Main permission 192032/HYB:

"Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of

new public open space and landscaping.”

4. CONSULTATIONS

Three site notices were displayed on Garrard Street with a deadline of 28th October 2021 for comments. One was displayed adjacent to Garrard House, one on the Car Park demolition site hoarding adjacent to the Thames Tower service entrance and one on signage column 5215 in further to the west on the Garrard St street frontage. No representations have been received.

Environment Agency: No objections received.

Berkshire Archaeology: No objections received.

Environmental Protection: No objections received

Highway Authority: No objections received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC8 (Safeguarding Amenity)

EN1 (Protecting the Historic Environment)

EN2 (Areas of Archaeological Significance)

EN15 (Air Quality)

EN16 (Pollution and Water Resources)

TR3 (Access, Traffic and Highway-related Matters)

CR11 (Station/River Major Opportunity Area)

6. APPRAISAL

The proposed works form part of the wider Station Hill regeneration project and are a necessary stage in the design process to allow for the foundations of the buildings and structures permitted under 192032/HYB to be designed appropriately.

Works are already taking place on site to remove the existing car park structure and large scale development is permitted in due course under 192032/HYB. The proposed test piles are a

relatively minor and small scale interim stage of works which the developer wishes to carry out prior to implementation of the large scale works under 192032/HYB.

In this instance and given the small scale of the works and their close relationship with the wider scheme of redevelopment being carried out, it is considered reasonable to rely on documentation already approved in respect of other works on the land, in this case the demolition method statement approved under the car park demolition prior approval 182168 covering the control of construction traffic, and control of noise and dust etc and the archaeological scheme approved in respect of Phase 2 under 211640.

A conditions restricting hours of work is recommended, consistent with other permissions for this site and due to the potentially noisy nature of the works.

RECOMMENDATION

GRANT Full Planning Permission subject to the following conditions:

1. 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. The development hereby permitted shall not be carried out except in accordance with the following approved plans and documents:

SHRN-CRL-S2-ZZ-PL-A-0112-T11, Piling Application Site Plan dated 6 October 2021

008983-SRM-XX-XX-DR-Y-0001 Rev. P01. Test Pile Location Plan, dated 16 September 2021

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Detailed Method Statement for Archaeological Watching Brief NCP Car Park Development Plot G Station Hill Reading, (by Pre-Construct Archaeology) dated February 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 and to avoid harm to archaeology, the amenity of the area and highway safety, in accordance with Policies CC8, EN1, EN2, EN15, EN16 and TR3.

3. The development hereby permitted shall not 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.

Informatives

1. 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 timescale for the decision to be issued.

2. 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.

3. 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) 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.