

**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: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 182137
Application type: Full Planning Approval

Applicant: Inception (Reading) Sarl (c/o Moorgarth Group Ltd)

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: Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity area. Site C - construction of 16 storeys above Broad Street Mall (total of 18 storeys from ground level on South Court) comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, to provide up to 98 units). Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

At: Broad Street Mall, Broad Street Reading, RG1 7QG

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: 6th December 2021



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Head of Planning, Development
& Regulatory Services

Application At: Broad Street Mall Broad Street Reading RG1 7QG
Application No: 182137
Application type: Full Planning Approval

CONDITIONS & REASONS

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 ONLY be carried out in accordance with the following approved plans:

Masterplans

16428-0200-P-02-Site Location Plan Received 19/11/2019
16428-0300-P-03-Proposed Masterplan - Site Plan Received 19/11/2019
16428-0301-P-04-Proposed Masterplan - Basement Received 3/03/2020
16428-0302-P-03-Proposed Masterplan - Ground Floor Received 24/01/2020
16428-0303-P-03-Proposed Masterplan - First Floor Received 19/11/2019
16428-0304-P-03-Proposed Masterplan - Podium Received 19/11/2019
16428-0305-P-03-Proposed Masterplan - Second Floor Received 19/11/2019
16428-0306-P-03-Proposed Masterplan - Amenity Level Received 19/11/2019
16428-0307-P-03-Proposed Masterplan - Typical Level Received 19/11/2019
16428-7001 -002 - Phasing Plan Received 7/5/2021

Elevations & Plans

16428-0308-P-03-Proposed Street Scene - Dusseldorf Way & Queen's Walk Elevations Received 21/02/2020
16428-0309-P-02-Proposed Street Scene - Oxford Road & St Marys Butt's Received 21/02/2020
16428-0310-P-03-Proposed Elevation - Dusseldorf Way Received 21/02/2020
16428-0311-P-03-Proposed Elevation - Queen's Walk Received 21/02/2020
16428-0312-P-02-Proposed Elevation - St Marys Butt's Received 21/02/2020
16428-0313-P-02-Proposed Elevation - Oxford Road Received 21/02/2020
16428-0314-P-02-Proposed Site Sections issue Received 21/02/2020
16428-0315-P-02-Tower A - Residential Entrances issue Received 24/01/2020
16428-0316-P-01-Tower B - Residential Entrances Received 24/01/2020
16428-0331-P-03-Proposed Car Parking Layouts Received 3/03/2020
16428-0340-P-02-Proposed Refuse Strategy Plan Received 3/03/2020
16428-0342-P-00-Site C Retail Servicing Plan Received 3/03/2020

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16428-0343-P-00-Site B Undercroft Section Level 2 Received 3/03/2020

16428-0400-P-04-Site A - Basement Plan Received 3/03/2020
16428-0401-P-03-Site A - Ground Floor Plan Received 24/01/2020
16428-0402-P-02-Site A - First Floor Plan Received 19/11/2019
16428-0403-P-02-Site A - Podium Level Floor Plan Received 19/11/2019
16428-0404-P-03-Site A - Second Floor Plan Received 13/2/2020
16428-0405-P-03-Site A - 3rd Floor Plan Received 19/11/2019
16428-0406-P-05-Site A - 4th - 19th Floor Plan Received 21/02/2020
16428-0407-P-04-Site A - 22nd Floor Plan Received 21/02/2020
16428-0408-P-04-Site A - Roof Plan Received 21/02/2020
16428-0409-P-03-Site A - Elevations - Sheet 1 of 2 Received 21/02/2020
16428-0410-P-02-Site A - Elevations - Sheet 2 of 2 Received 21/02/2020
16428-0411-P-02-Site A - Typical Bay Elevation Received 21/02/2020
16428-0412-P-01-Site A - 20th Floor Plan Received 21/02/2020
16428-0413-P-01-Site A - 21st Floor Plan Received 21/02/2020

16428-0500-P-02-Site B - Basement Plan Received 13/2/2020
16428-0501-P-03-Site B - Ground Floor Plan Received 24/01/2020
16428-0502-P-03-Site B - First Floor Plan Received 19/11/2019
16428-0503-P-02-Site B - Podium Level Plan Received 19/11/2019
16428-0504-P-03-Site B - Second Floor Plan Received 13/2/2020
16428-0505-P-03-Site B - 3rd Floor Plan (Amenity Level) Received 19/11/2019
16428-0506-P-04-Site B - 4th - 18th Floor Plan Received 19/11/2019
16428-0507-P-02-Site B - 20th Floor Plan Received 19/11/2019
16428-0508-P-04-Site B - Roof Plan Received 21/02/2020
16428-0509-P-03-Site B - Elevations - Sheets 1 of 2 Received 21/02/2020
16428-0510-P-02-Site B - Elevations - Sheets 2 of 2 Received 21/02/2020
16428-0511-P-02-Site B - Typical Bay Elevation Received 21/02/2020
16428-0512-P-00-Site B - 19th Floor Plan Received 19/11/2019

16428-0600-P-03-Site C - Basement Plan 28/02/2020
16428-0601-P-04-Site C - Ground Floor Plan Received 10/2/2020
16428-0602-P-02-Site C - First Floor Plan Received 19/11/2019
16428-0603-P-03-Site C - Second Floor plan 10/2/2020
16428-0604-P-03-Site C - 3rd Floor Plan (Amenity Level) Received 19/11/2019
16428-0605-P-04-Site C - 4th - 7th Floor Plan Received 19/11/2019
16428-0606-P-04-Site C - 8th - 15th Floor Plan Received 19/11/2019
16428-0607-P-03-Site C - 17th Floor Plan Received 19/11/2019
16428-0608-P-03-Site C - Roof Plan Received 19/11/2019
16428-0609-P-02-Site C - Elevations - Sheets 1 of 2 Received 24/01/2020
16428-0610-P-01-Site C - Elevations - Sheets 2 of 2 Received 19/11/2019
16428-0611-P-01-Site C - Bay Elevation Details Received 19/11/2019

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16428-0612-P-00-Site C - 16th Floor Plan Received 19/11/2019

16428-0800-P-01-Site E - Oxford Road - Basement Plan Received 19/11/2019

16428-0801-P-02-Site E - Oxford Road - Ground Floor Plan Received 19/11/2019

16428-0802-P-02-Site E - Oxford Road - 1st Floor Plan Received 19/11/2019

16428-0803-P-05-Site E - Oxford Road - 2nd Floor Plan issue 28/2/2020

16428-0804-P-04-Site E - Oxford Road - 3rd - 6th Floor Plan Received 21/02/2020

16428-0805-P-02-Site E - Oxford Road - Roof Plan Received 19/11/2019

16428-0806-P-03-Site E - Oxford Road - Proposed Elevations Received 21/02/2020

16428-0807-P-02-Site E - Oxford Road - Bay Elevation Details Received 21/02/2020

Landscape plans - all received on 18/02/2020

1205-005-P5 Landscape General Arrangement Plan Ground Floor

1205-008-P5 Landscape General Arrangement Plan Amenity Terrace Block A, B, C and E

1205-010-P5 Landscape General Arrangement Plan Roof Top Terrace A, B & C

1205-011-P5 Landscape General Arrangement Plan Biodiversity Roofs

1205-200-P5 Planting Plan - Ground Level

1205-201-P5 Planting Plan - Amenity Terrace Block A, B, C & E

1205-202-P5 Planting Plan - Biodiversity Roofs Block A, B, C & E

1205-421-P5 Typical Detail - Clay Paving ground floor

1205-422-P5 Typical Detail - Tree Pit in Hard Ground floor

1205-423-P5 Typical Detail - Timber bench Ground Floor

1205-424-P5 Typical Detail - Resin Bound surface to Roof terrace

1205-425-P5 Typical Detail - Tree pit to roof terrace

1205-426-P5 Typical Detail - Metal edging planter to roof terrace

1205-427-P5 Typical Detail - Timber bench to roof terrace

1205-428-P5 Typical detail - canopy structure to roof terrace

1205-429-P5 Typical Detail - canopy structure car park

1205-430-P5 Typical Detail - Freestanding planer to car park

1205-431-P5 Typical Detail - Extension green roof

1205-432-P5 Typical Detail - Cycle stand varies

1205-433-P5 Cycle stand detail GA Plan

1205-434-P5 Typical Details - Bollard

1205-435-P5 Bollards Details Plan

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. The development hereby approved shall be carried out in accordance with the approved phasing details specified on Phasing Plan ref 16428 7001-002, as received 7/5/2021.

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REASON: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development. Reading Borough Local Plan Policy CC7.

4. *No development shall commence (barring demolition) within the relevant phase of development; Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001-002, received 7/5/2021, until a schedule of the materials to be used (with sample details to be provided on site) 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.

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.

5. *Prior to any demolition or site preparation (barring demolition above ground level) the applicant, or their agents, or successors in title, will secure and implement a programme of archaeological works in accordance with a written scheme of investigation (WSI) which has been submitted by the applicant and approved by the local planning authority. The written scheme of investigation will provide for:

- i) Exploratory field evaluation within the site
- ii) Further investigation should the field evaluation identify areas of archaeological interest
- iii) A programme of post-excavation assessment, analysis, publication and archiving commensurate with the results of items i) and ii).

Part iii) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Borough Local Plan 2019.

6. *No development (barring demolition) shall commence above existing ground level until evidence of Secured By Design accreditation has been submitted to and approved in writing by the Local Planning Authority. This should include Blast-resistant laminate glazing to BSEN 12600 and frames to BS6262 for at least the first 3 storeys above adjoining street level. Curtain wall glazing to be BS EN 356-2000 (P1A) or engineered

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equivalent. The development shall not be carried out except in accordance with the approved Security/Anti-Crime Management Plan and maintained as such at all times thereafter.

REASON: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development in accordance with Policies CC7, CR2, CR3, CR10, and CR11 of the Reading Borough Local Plan 2019.

7. Prior to commencement of works above slab level, a written strategy for access control throughout and between the three towers that form Block A, B and C shall have been submitted to and approved in writing by the Local Planning Authority. The development (and subsequent access control system) shall be carried out in accordance with the approved details and shall not be occupied or used until confirmation of said details has been received by the Local Planning Authority.

REASON: To reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents in accordance with Policies CC7, CR2, CR3, CR10, and CR11 of the Reading Borough Local Plan 2019.

8. * No development shall commence on site, including any works of demolition, until a site specific Construction and Demolition Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- 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;
- Location on site for storage of plant and materials used in constructing the development;
- The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- Identification of any footpath closures or road closures needed during construction;
- Required wheel washing facilities on site;
- A scheme for recycling waste resulting from the construction works. Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- Provisions to be made for the control of noise coming from the site during demolition and construction
- Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

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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 and TR3 of the Reading Borough Local Plan 2019.

9. The dwelling(s)/building(s) (associated the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3 - Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002, received 7/5/2021) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided for that Phase in accordance with the plans hereby approved; and the Car Park Management Plan (to be approved under Condition 13). 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.

10. No development (associated with the relevant phase of development in Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002, received 7/5/2021) hereby permitted shall be first occupied until a plan showing how the cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for cycle parking 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 Borough Local Plan 2019.

11. No commercial use hereby permitted shall be occupied until the bicycle parking facility for that use 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 local Plan 2019.

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12. No development (associated with the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002), hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted development and shall be retained for use by occupiers and not be used for any purpose other than bin storage at all times thereafter.

REASON: In the interests of the 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.

13. Prior to first occupation of the dwellings (associated with the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002), hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for staff and visitors has been calculated and provided. Thereafter the approved CPMP shall be implemented in full and retained for the lifetime of the development.

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

14. No residential unit hereby approved (associated with the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002) shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

15. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier or transferee shall be informed that there is no automatic entitlement to a car parking

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permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

16. No development (associated with the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002) hereby approved shall be first occupied until a Delivery, Refuse 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 the site 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 Borough Local Plan 2019.

17. No development (associated with the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002) hereby approved shall be first occupied until a plan showing a satisfactory layout of the Multi Storey Car Park is submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to 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.

18. No development shall commence on site until plans are submitted to and approved in writing by the Local Planning Authority to provide for vehicular access from Queens

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Walk to the Oxford Road. The access shall be provided as approved prior to commencement of development and retained thereafter.

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

19. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application Environmental Statement Vol 1 Ch 8 Noise and Vibration and thereafter these measures retained in perpetuity.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

20. No dwelling within Block E shall be occupied until a noise assessment for mitigation of the existing fan at Survey location S1 as shown on Fig 8.1 within the Environmental Statement Vol 1 Ch 8 (noise and vibration) has been submitted to and approved by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology and shall identify suitable mitigation to ensure that the specific sound level (LAeq,TR) as measured at a point 1 metre external to the nearest noise-sensitive façade (Block E) shall be at least 10dB below the pre-existing background sound level without the fan at S1 in operation, LA90,T when all other plant/equipment (or any part of it) is in operation. The 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 Block E) shall not exceed the pre-existing background sound level without the fan at S1 in operation, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be retained in accordance with the assessment and mitigation measures 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.

21. *No development shall commence (barring demolition) until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

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REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of future occupants of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

22. * 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 to include a conceptual model of the site indicating sources, pathways and receptors
 - 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.

23. * 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), a timetable of works and site management procedures; and a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation scheme are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. 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.

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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.

24. The remediation scheme, approved as required by Condition 23, 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 begins.

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.

25. 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 Borough Local Plan 2019.

26. *No development (including demolition) shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

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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 due to the presence of land gas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

27. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. The remediation must be verified in accordance with CIRIA C735 and a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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 due to the presence of land gas in accordance with in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

28. 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.

29. 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.

30. 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

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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 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.

31. No kitchen extraction shall be installed on commercial buildings until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme 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 to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

32. *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.

33.* Prior to commencement of development (barring demolition), in order to optimise the greening of the car park deck, landscaping details (to include plants, structures, installation, planting details and maintenance schedules) shall be submitted for the written approval of the local planning authority. The landscaping shall take place, in accordance with the approved details, no later than during the first planting season following the date when the development hereby permitted is ready for occupation or

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in accordance with a timetable agreed in writing with the Local Planning Authority. Thereafter the car park deck landscaping shall be maintained as approved.

REASON: These details are required to enable the development to contribute to meeting the objectives of the Council's Climate Change Strategy and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC3 and CC7 of the Reading Borough Local Plan 2019.

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

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.

35. 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 the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

36. Prior to occupation of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, 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.

37. Prior to the first occupation of the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002, received 7/5/2021) the podium level amenity space; and roof garden for Block E

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hereby permitted shall be installed and shall thereafter be maintained in accordance with the approved details.

REASON: In order to provide suitable on-site amenity for future occupiers and to enhance the appearance of the development, in accordance with Policies CC7 and EN9 of the Reading Borough local Plan 2019.

38. Prior to completion of shell and core of each relevant phase development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002, details of a habitat enhancement scheme, to include:

- Details of the provision of Swift boxes
- Details of biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011),

shall have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and details of their management and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: As insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

39. Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures, as contained within BJB Consulting FLOOD RISK ASSESSMENT INCLUDING SURFACE WATER STRATEGY rev D November 2019, 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.

40. 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 BJB Consulting FLOOD RISK ASSESSMENT INCLUDING SURFACE WATER STRATEGY rev D November 2019. 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.

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41. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure and to ensure that the proposed foundation does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and Position Statement N6 of 'The Environment Agency's approach to groundwater protection' and Policy EN16 of the Reading Borough Local Plan 2019.

42. Prior to first occupation of the development hereby permitted, the foul drainage scheme for the development to be connected to the foul sewer and shall be completed in accordance with the submitted details: BJB Consulting FOUL DRAINAGE STATEMENT Rev A dated November 2019. The foul drainage scheme shall be managed and maintained thereafter in accordance with these details.

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.

43. Notwithstanding the submitted Energy Strategy dated 14 March 2019 no development shall commence for each phase, until details of the sustainability/environmental performance measures for that phase have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

i) written verification to be submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) and commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions. Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

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ii) The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition) and a S106 contribution has been made to the Local Authority to account for any remaining emissions. Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

The development of each phase shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.

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.

44. Prior to the completion of the structural frame of Phase 3 Block C 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 for the ground floor retail unit 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.

45. Within 3 months of first occupation of any Block C ground floor retail unit 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 44.

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

46. No further lights, meter boxes, flues, vents or pipes, plant, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television

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aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the Local Planning Authority.

REASON: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CC7, EN17, EN16 and CR2 of the Reading Borough Local Plan 2019.

47. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor commercial units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

REASON: in the interests of retaining vibrant and attractive street scenes, in line with Policy CC7 and OU5 of the Reading Borough Local Plan 2019.

48. The A1/A2/A4 units shall not be used by members of the public outside the hours of 9:00- 23:00, any A4 unit with the last food order at 21:30, on Sunday-Thursday; and 9:00-23:30, with the last food order at 23:00, on Friday and Saturday.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

49. The commercial units hereby permitted shall not be used by members of the public until a security strategy has been submitted to and approved in writing by the Local Planning Authority. This shall include arrangements to secure internal A1/A2/A3/A4 units when not in operation and to secure related street furniture (bins, planters, etc.) at night, with non-secure furniture to be brought into the building. The approved strategy shall be implemented prior to first operation; the development and uses hereby permitted shall only be undertaken in accordance with the approved strategy and the strategy shall be retained for the duration of the development.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

50. Prior to first occupation or the use first commenced, (associated the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002, received 7/5/2021) 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 any hoods/shades. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external

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lighting shall thereafter be maintained and operated in accordance with the approved details.

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 of the Reading Borough Local Plan 2019.

51. Prior to first use of the development hereby permitted details of external street furniture shall be submitted to and approved in writing by the local planning authority. The submitted details shall include:

- (a) bins
- (b) planters for vegetation
- (c) barriers
- (d) tables / chairs / other seating

The approved details shall thereafter be implemented prior to first use of the development and retained as approved for the lifetime of the development.

REASON: in the interest of ensuring that these features of the development enhances the visual local environment. In accordance with Policy CC7 of the Reading Borough Local Plan 2019.

52. The 22 wheelchair adaptable units hereby approved 'Accommodation Schedule Issued for Planning - 19.02.2020 and on the corresponding floor plans, shall be maintained so as to be adapted to wheelchair units if required.

REASON: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

53. The unit mix shall be as specified in the 'Accommodation Schedule Issued for Planning - 19.02.2020' when the development is implemented and no alteration to the approved mix shall be made to the development hereby permitted without written approval from the Local Planning Authority.

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

54. The development hereby permitted shall not be occupied until the lifts to Blocks A, B, C and E as shown on the approved plans have been provided in full. The lifts shall be retained and maintained in full working order thereafter.

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REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

55. No properties shall be occupied until confirmation has been provided that either:
- all water network upgrades required to accommodate the additional flows from the development have been completed; or
- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

If a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

56. Prior to first occupation of any phase of the development hereby permitted, all wind microclimate mitigation and protection measures as contained within the Pedestrian Level Wind Microclimate Assessment produced by TRIUM ref RWDI 1803396 - Rev E dated 19th January December 2021 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and CR10 of the Reading Borough Local Plan 2019.

57. Prior to the first occupation each residential phase hereby permitted the Fire Safety Measures shall be installed in accordance with the specifications recommended within the submitted Fire Engineering Fire Strategy Report produced by Hoare Lea: ref Rev 3 dated 4th November 2019. These measures for the building shall be retained as approved thereafter.

REASON: To protect the amenity of future guests / occupiers of the proposed development in accordance with Policy CC7, CC8 and EN16 of the Reading Borough Local Plan 2019.

58. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

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REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

59. Prior to the commencement of works above slab level full details of any changes required to the drainage and lighting within the Multi Storey Car Park 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 with specifications, height, luminance and timings; and a plan indicating the location of the drainage with specifications of equipment and flow rates.

The approved scheme shall thereafter be installed before first occupation of the relevant phase of development Phase 1 - Site A, Phase 2 - Site B, Phase 3- Site C and Phase 4 - Site E as per Phasing Plan ref 16428 7001 -002, received 7/5/2021; and the lighting and drainage shall thereafter be maintained and operated in accordance with the approved details.

REASON: To ensure the development is provided with adequate functional parking facilities to me the needs of future occupiers and car park users in accordance with Policy TR3, TR5 and EN18 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 or agreed extended timescale for the decision to be issued.
2. 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.
3. 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 CHARGEABLE. A CIL Liability Notice with the calculated amount will be issued soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

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4. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted with * for ease of reference 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. 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. Building Regulations approval is required for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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 the completing the approved development will be subject to environmental health law.

9. The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to Thames Water.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken.

Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large->

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site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

10. Groundwater is particularly sensitive in this location because the proposed development site is located upon a Secondary A Aquifer (Taplow Gravel Member) and over the End 4 Newhaven and Seaford Chalk (Principal Aquifer) which according to drillers' logs is currently protected by the presence of 'Putty Chalk'. Site investigation should start with installation of groundwater monitoring wells into the gravels to determine the contaminative status of the first aquifer. Should contamination be identified in the gravel aquifer then additional deeper wells into The Chalk should be installed (using clean drilling techniques) for monitoring purposes during and after piling.

11. In respect of the "Greening of the car park deck" (Condition 33) it should be noted that the aspiration of Local Councillors is to seek an improvement on the coverage and quality of living green landscaping to be provided on the existing car park area to that shown on the indicative plans. Additional landscaping is sought in order to increase the biodiversity and visual amenity of the site for future residents and users of the car park.

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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) 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.