



**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: Hunter Page Planning
Thornbury House
18 High Street
Cheltenham
Gloucestershire
GL50 1DZ

Application No: 170326
Application type: Full Planning Approval

Applicant: Ropemaker Properties 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: Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).

At: Land between Weldale Street and Chatham Street Reading

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: 15th March 2018

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& Regulatory Services

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Application At: Land between Weldale Street and Chatham Street Reading

Application No: 170326

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: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

3622_SC_0101 Rev D Proposed site block plan, as received 30/06/17
3622_SC_0120 Rev B Demolition - Site Plan, as received 15/03/17
3622_SC_0121 Rev B Demolition - North & East Elevation, as received 15/03/17
3622_SC_0122 Rev B Demolition: South & West Elevation, as received 15/03/17
3622_SC_0123 Demolition Ground Floor Plan, as received 15/03/17
3622_SC_0124 Demolition First Floor Plan, as received 15/03/17
3622_SC_0125 Demolition Second Floor Plan, as received 15/03/17
3622_SC_0199 Rev V Lower ground floor plan, as received 18/01/18
3622_SC_0200 Rev T Ground floor plan, as received 02/11/17
3622_SC_0201 Rev R First floor plan, as received 02/11/17
3622_SC_0202 Rev Q Second floor plan, as received 02/11/17
3622_SC_0203 Rev R Third floor plan, as received 02/11/17
3622_SC_0204 Rev P Fourth floor plan, as received 03/11/17
3622_SC_0205 Rev P Fifth floor plan, as received 02/11/17
3622_SC_0206 Rev P Sixth floor plan, as received 02/11/17
3622_SC_0207 Rev N Seventh floor plan, as received 30/06/17
3622_SC_0208 Rev N Eighth floor plan, as received 30/06/17
3622_SC_0209 Rev N Ninth floor plan, as received 30/06/17
3622_SC_0210 Rev N Tenth floor plan, as received 30/06/17
3622_SC_0212 Rev N Roof plan, as received 30/06/17
3622_SC_0300 Rev E Site elevation - South, as received 30/06/17
3622_SC_0301 Rev E Site elevation - West, as received 30/06/17
3622_SC_0302 Rev E Site elevation - North, as received 30/06/17
3622_SC_0303 Rev C Site elevation - East, as received 30/06/17
3622_SC_0350 Rev E Street scene elevations - south & north, as received 30/06/17

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3622_SC_0351 Rev E Street scene elevations - east & west, as received 30/06/17
 3622_SC_0352 Rev B Street scene elevations - south & north (rendered), as received 30/06/17
 3622_SC_0353 Rev B Street scene elevations - east (rendered), as received 30/06/17
 3622_SC_0400 Rev D Site section 1, as received 30/06/17
 3622_SC_0401 Rev D Site section 2, as received 30/06/17
 3622_SC_0402 Rev D Site section 3, as received 30/06/17
 3622_SC_0403 Rev D Site section 4 & 5, as received 30/06/17
 3622_SC_0404 Rev D Site section 6, as received 30/06/17
 3622_SC_0405 Rev D Site section 7, as received 30/06/17
 3622_SC_0408 Rev D Site section 10, as received 30/06/17
 3622_A1_0300 Rev G Block A1 - North elevation, as received 30/06/17
 3622_A1_0301 Rev B Block A1 - South elevation, as received 30/06/17
 3622_A1_0302 Rev C Block A1 - East elevation, as received 30/06/17
 3622_A1_0303 Rev B Block A1 - West elevation, as received 30/06/17
 3622_A1_0400 Rev G Block A1 - Section AA & BB, as received 30/06/17
 3622_A1_0500 Rev C Block A1- Typical bay study 1, as received 24/07/17
 3622_A1_0501 Rev B Block A1- Typical bay study 2 & 3, as received 30/06/17
 3622_A2_0300 Rev G Block A2- North elevation, as received 30/06/17
 3622_A2_0301 Rev B Block A2- South elevation, as received 30/06/17
 3622_A2_0302 Rev B Block A2- East elevation, as received 30/06/17
 3622_A2_0303 Rev B Block A2- West elevation, as received 30/06/17
 3622_A2_0400 Rev D Block A2- Section AA & BB, as received 30/06/17
 3622_A2_0500 Rev B Block A2- Typical bay study 1 & 2, as received 30/06/17
 3622_B1_0300 Rev G Block B1- North elevation, as received 30/06/17
 3622_B1_0301 Rev B Block B1- South elevation, as received 30/06/17
 3622_B1_0302 Rev B Block B1- East elevation, as received 30/06/17
 3622_B1_0303 Rev B Block B1- West elevation, as received 30/06/17
 3622_B1_0400 Rev D Block B1- Section AA & BB, as received 30/06/17
 3622_B1_0500 Rev B Block B1- Typical bay study 1 & 2, as received 30/06/17
 3622_B2_0300 Rev J Block B2- North elevation, as received 30/06/17
 3622_B2_0301 Rev B Block B2- South elevation, as received 30/06/17
 3622_B2_0302 Rev B Block B2- East elevation, as received 30/06/17
 3622_B2_0303 Rev B Block B2- West elevation, as received 30/06/17
 3622_B2_0400 Rev D Block B2- Section AA & BB, as received 30/06/17
 3622_B2_0500 Rev B Block B2- Typical bay study 1 & 2, as received 30/06/17
 C0049 L100 Rev 12 - Illustrative Landscape Masterplan, as received 30/06/17
 C0049 L101 Rev 04 - Combined General Arrangement, as received 30/06/17
 C0049 L500 Rev 03 - Landscape Sections Sheet 01, as received 30/06/17
 C0049 L501 Rev 00 - Landscape Sections Sheet 02, as received 02/03/17
 C0049 L502 Rev 00 - Landscape Sections Sheet 03, as received 02/03/17
 C0049 L900 Rev 02 - Lighting Proposal, as received 30/06/17

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3622_0500 Rev A B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 10/08/17
3622_0501 Rev C Entrance Canopy - Design Intent Study, as received 18/01/18
3622_0502 Rev B Block A Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17
3622_0503 Rev B Block B Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17
3622_0504 Rev A Block A1/A2 Weldale Street Edge, as received 30/06/17
3622_0508 Rev B Individual Flat Entrance - Door System Proposal, as received 18/01/18
3622_0511 Rev A Block B1 - Side Access Study - adjacent to The Chatham, as received 30/06/17
3622_0513 Rev A Chatham Street to Weldale Street Pedestrian Routes 1, as received 30/06/17
3622_0514 Rev A Chatham Street to Weldale Street Pedestrian Routes 2, as received 30/06/17
3622_0600 Rev A Flat Types, as received 13/07/17
3622_0750 Rev G Schedule of Accommodation - Building A1, as received 13/07/17
3622_0751 Rev H Schedule of Accommodation - Building A2, as received 13/07/17
3622_0752 Rev J Schedule of Accommodation - Building B1, as received 02/11/17
3622_0753 Rev H Schedule of Accommodation - Building B2, as received 13/07/17
3622_0810 Rev A Flat numbers - Lower ground to 2nd floor, as received 13/07/17
3622_0811 Rev A Flat numbers 3rd to 6th floor, as received 13/07/17
3622_0812 Rev A Flat numbers 7th to 10th floor, as received 13/07/17
3622_0250 Rev C Phasing Plan, as received 20/10/17
3622_0260 Rev A Public Open Space, as received 04/10/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The development shall be carried out in accordance with the approved phasing details specified on drawing: 3622_0250 Rev C Phasing Plan, as received 20/10/17. Prior to the first occupation of any residential unit within phase 2 (Block A1) details or plans (as appropriate) and a written schedule showing the provision of vehicle parking spaces, cycle parking and bin storage per phase of the development shall be submitted to and been approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved parking/bin phasing details.

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.

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4. No development (barring demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external fixtures, fittings, window frames and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to 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) any footpath closures or road closures needed during construction
- E) wheel washing facilities on site
- F) a scheme for recycling waste resulting from the construction works
- G) provisions for the control of noise and dust emanating from the site during the demolition and construction phases.

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: 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 Policies CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy

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RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

6. The dwelling(s)/building(s) hereby permitted (within the relevant phase of development) shall not be occupied until all vehicle parking spaces (associated with residential units within the relevant phase of development) have been provided in accordance with the approved plan. 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 to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

7. No dwelling/building (associated with the relevant phase of development) hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

8. No dwelling/building hereby permitted (within the relevant phase of development) shall be occupied until the bicycle parking facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) has been provided in accordance with the approved plan. The facility(ies) 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 policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

9. No dwelling/building hereby permitted (within the relevant phase of development) shall be occupied until the bin storage facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans has been provided and the bin storage facility(ies) shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or

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smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

10. No residential unit hereby approved (within the relevant phase of development) shall be occupied until the Council has been notified in writing of the full postal address of the unit (associated with residential units within the relevant phase of development). The notification shall be sent to the Council's Planning Manager 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 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 CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. 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/transferee shall be informed that there is no automatic entitlement to a car parking 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 in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

12. Prior to the first occupation of the Class A1 or A3 unit hereby approved, details of how service vehicle deliveries to the site will be managed shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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Reason: In the interest of the safety and convenience of all highway users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

13. No building shall be first occupied until all the visibility splays shown on the approved drawings 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.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

14. Prior to the first occupation of any residential unit within Block B1 (Phase 4) hereby approved, all electric vehicle (EV) charging points will be provided in accordance with the approved plan. 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 to accord with the Council's Local Transport Plan 3 Strategy 2011 - 2026 and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

15. Prior to the first occupation of any residential unit hereby approved a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality shall be submitted to and been approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of the relevant part of the development (associated with the relevant phase of development) and retained as approved at all times thereafter.

Reason: to protect the amenity / health of future occupants of the proposed development, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policies DM4 and DM19 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

16. The glazing and ventilation shall be installed in accordance with the specifications recommended within the relevant parts of the following relevant documents hereby approved as part of the application: Noise Planning Report by Hydrock, Ref WDS-HYD-ZZ-XX-RP-Y-0000-Noise Planning Report Issue 10, dated 22/03/17, as received 05/04/17; Air Quality Assessment by Hydrock, Ref C16 1063-AQ-20160127 P02, Issue

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P02, dated 27/01/17, as received 28/02/17; Ventilation Strategy by Hydrock, Ref C161063, Issue P03, dated 13/03/17, as received 15/03/17.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the 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 sensitive facades shall not exceed the 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

18. No development shall take place 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: 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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015). It is also to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework.

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The previous use of the proposed development site as a bus depot and garage present a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal Aquifer.

19. The approved remediation scheme 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 prior to construction of the development.

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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015). It is also to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework. The previous use of the proposed development site as a bus depot and garage present a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal Aquifer.

20. 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 re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015). It is also to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework.

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The previous use of the proposed development site as a bus depot and garage present a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal Aquifer.

21. No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

22. No development 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.

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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

23. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. 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 Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

24. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays,

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and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

25. 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 Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

26. No development (barring demolition) shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans (including green wall); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Biodiversity enhancements (including swift bricks and a peregrine platform).

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

27. No development (barring demolition) shall take place until full details of all tree pits and raised planters, including dimensions and soil volume provision, have been submitted to and been approved 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 CS7 of the Reading Borough

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LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

28. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas (covering a minimum time period of 10 years) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any residential unit within the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

29. 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 (within the relevant phase of development) shall take place no later than during the first planting season following the date when the residential units within the relevant phase of development hereby permitted are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

30. The tree pits and raised planters of the development hereby permitted shall be carried out, in accordance with the approved plans and documents. The tree pits and raised planters (within the relevant phase of development) shall be implemented no later than during the first planting season following the date when the residential units within the relevant phase of development hereby permitted are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

31. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

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Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

32. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which will have been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: 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, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

33. No building / dwelling (associated with the relevant phase of development) hereby permitted shall be occupied until 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 and to ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

34. No development (barring demolition) shall take place until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved 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.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan.

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Reason: To reduce the risk of flooding onsite or elsewhere and to ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

35. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: The site has known hydrocarbon contamination and infiltration in areas of contaminated ground has the potential to mobilise these contaminants. The Flood Risk Assessment indicates that limited area of infiltration drainage including permeable pavement may be included in the drainage strategy. Contamination could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS) leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site overlies a Principal Aquifer. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

36. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons: The high rise buildings proposed will require deep foundations and piling through contaminated soils will have the potential to mobilise pollutants into the Principal Aquifer. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

37. The relevant phase of development hereby permitted (a) Phase 2 - Block A1; b) Phase 3 - Block A2; c) Phase 4 - Block B2; d) Phase 5 - Block B1) shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted within each phase have achieved a minimum of a 19% 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). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

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Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

38. No dwelling hereby approved (associated with the relevant phase of development) shall be first occupied until the energy measures hereby approved in the Energy and Sustainability Report by Hydrock, Ref C161063, Issue P02, dated 16/01/17, as received 28/02/17, have been completed.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM1 and DM2 of the Sites and Detailed Policies Document 2012 (Altered 2015).

39. (i) No development associated with the retail shop (Class A1) or restaurant and cafe (Class A3) unit(s) hereby approved shall take place 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 receipt acknowledged in writing by the Local Planning Authority.

(ii) Prior to the first use of the retail shop (Class A1) or restaurant and cafe (Class A3) unit(s), 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 receipt acknowledged 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 the above condition.

Reason: To ensure that the development contributes adequately towards environmental sustainability and that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and SPD Sustainable Design and Construction (2011).

40. Prior to the first occupation of any residential unit hereby approved details of a scheme providing public art on site shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall be installed before occupation of Block B1 (Phase 4) of the development and shall thereafter be maintained in accordance with the approved details.

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Reason: In order to enhance the appearance of the development, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

41. Prior to the first occupation of any residential unit hereby approved 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 relevant area (in line with the approved phasing plan) of the approved scheme shall be installed before occupation of the relevant phase of development and the external 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 Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

42. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the windows marked on the plans hereby approved as obscure glazed shall be non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

43. Prior to the first occupation of any residential unit hereby approved details of all on-site play-space facilities shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (prior to the occupation of Block A1 for the facilities serving Blocks A1 and A2; prior to the occupation of Block B1 for the facilities serving Blocks B1 and B2) and shall thereafter be maintained in accordance with the approved details.

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Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

44. The Class A1 or A3 premises shall not be used by members of the public outside the hours of 08:00 to 23:00 on Mondays to Saturdays and 08:00 to 22:00 on Sundays or Bank Holidays.

Reason: in order to protect local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

45. Prior to the first occupation of any residential unit hereby approved details of a site wide security strategy, including CCTV details (to include connection to the wider town centre system) and measures to be incorporated into the development to demonstrate how full and robust access control (incorporating best practice guidance Secured by Design Homes 2016) will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Measures in the relevant area (in line with the approved phasing plan) of the approved scheme shall be in place before occupation of the relevant phase of development and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

46. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television 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 CS7 and CS34 of the

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47. The roof area of the buildings hereby permitted shall not be used as balconies, roof garden or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

48. Prior to the first occupation of any residential unit hereby approved details of an emergency services access strategy shall be submitted to and approved in writing by the Local Planning Authority. Measures in the relevant area (in line with the approved phasing plan) of the approved scheme shall be in place before occupation of the relevant phase of development and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development, in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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 (Ref 4299). A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

3. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. 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. You will

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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

4. 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.

5. 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.

6. You are advised that if implemented, the alternative use permission hereby granted (for the Class A1/A3 unit) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

7. With regard to the non-residential unit hereby permitted, you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

8. 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 (and other prior to any development, barring demolition). 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

9. 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.

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

11. Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Transport Development Control Section at Civic Centre, Reading, RG1 2LU telephone: 0118 937 2612, to discuss arrangements for this.

12. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

13. With regard to the Construction Method Statement, the dust measures required will constitute a Dust Management Plan (DMP) in line with IAQM guidance, as listed in appendix 1.1 of Hydrock's Air Quality Assessment (Ref C16 1063-AQ-20160127 P02, Issue P02, dated 27/01/17, as received 28/02/17)

14. Network Rail advises in relation to safety that no work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

In terms of environmental issues, the design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway. In relation to drainage matters, additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that

soakaways/attenuation tanks should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

15. In line with comments from Scottish & Southern Electricity Networks (SSEN) received during the course of the application, the applicant is advised to undertake

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discussions with SSEN in relation to the demolition of the existing distribution substation (held on a 99 year lease dated 1987) on site.

16. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

www.communities.gov.uk/publications/planningandbuilding/partywall

17. 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.

18. As per discussions when the application was considered at Planning Applications Committee on 08/11/17, please be advised that Abbey Ward Councillors will be formally consulted on the approval of details applications subsequently submitted in relation to landscaping (conditions 26-30).

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pes.

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.

Classification: OFFICIAL

Reading Borough Council has no control over the frequency by which other organisations update their address files.

Classification: OFFICIAL

