

**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 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application No: 200489
Application type: Full Planning Approval

Applicant: SH Reading Master LLP

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: A package of enabling works including demolition, the removal of existing structures, services and hard surfaces, excavation of ground, exploratory works, relocation of soft landscaping and the erection of site hoarding

At: Station Hill 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: 29 June 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: Station Hill Reading

Application No: 200489

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 and documents:

SHRN-CRL-SW-ZZ-PL-A-0800-P01 dated 26 May 2020 - Site Location Plan

SHRN-CRL-SW-ZZ-PL-A-0801-P01 dated 26 May 2020 - Existing Plan

SHRN-CRL-SW-ZZ-PL-A-0803-P03 dated 22 June 2020 - Proposed Plan

SHRN-CRL-SW-ZZ-PL-A-0805-P01 dated 26 May 2020 - Reinstatement Plan

Sketch No.1131 Rev.1 dated 22 May 2020 - Enabling Works Sections

SHRN-RAM-S2-ZZ-PL-S-0021 Rev. T01 dated 23 March 2020 Enabling Works North of Building G

SHRN-RAM-NB-XX-SP-S-000005 -Phase 2 Enabling Works Technical Specification Rev. P01 dated 16 March 2020

WIE14788-100-TN-30-3-2-MS Tree Translocation - Method Statement dated March 2020

SPEC-0512193-09-GPP-20200316-Utility Infrastructure Rev.00 Utility Infrastructure Demolition Specification dated 16 March 2020

SHRN-LDA-NP-GF-SP-L-700-001 Landscape Maintenance Specification dated March 2020

WIE14788-103-R-29-1-1 Written Scheme of Investigation for an Archaeological Watching Brief: Phase 2, Enabling Works, dated March 2020.

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‘Construction Management Statement - Health and Safety Plan’ BO-JRLG-BM-XX-FM-Z-0006_A1_C07 Rev. C07 dated 23 June 2020 and Vehicle Logistics Plan Drawing 05 Rev. J, dated 23 June 2020

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. Within 18 months of the date of commencement, or prior to the start of the reinstatement works, whichever is the sooner, a comprehensive scheme of hard and soft landscaping for all land within the “Reinstated Area”, as shown on approved drawing SHRN-CRL-SW-ZZ-PL-A-0805-P01, but to include details of additional tree planting, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

Proposed finished ground levels and/or contours, means of enclosure, and pedestrian access and circulation areas;

Hard surfacing materials and minor artefacts and other ancillary structures (including furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with tree, plant and grass establishment), schedules of trees and plants, noting species, planting sizes and proposed numbers/densities as appropriate, and implementation timetable;

A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

Routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

(ii) The hard and soft landscaping of the development hereby permitted shall be carried out and completed in accordance with approved drawing SHRN-CRL-SW-ZZ-PL-A-0805-P01 and all other details approved pursuant to this condition no later than 18 months following the date on which the development is commenced, or in accordance with a timetable that shall have been agreed in writing by the Local Planning Authority.

(iii) 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

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planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

(iv) Pedestrian access for all members of the public shall be provided to all parts of the “reinstated area” shown on approved drawing SHRN-CRL-SW-ZZ-PL-A-0805-P01 no later than 2 years following the date on which the development is commenced, or in accordance with a timetable that shall have been agreed in writing with the Local Planning Authority, and shall be maintained, uninterrupted, at all times thereafter.

REASON: To ensure the satisfactory accessibility, and public enjoyment of the area through the timely implementation of the landscaping hereby approved and to avoid undue harm to the visual amenity and vitality of the area that would otherwise arise from a longstanding vacant building plot, in accordance with Policy CR11c, CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.”

4. The development hereby approved shall not be carried out except in accordance with the requirements of approved document WIE14788-103-R-29-1-1 Written Scheme of Investigation for an Archaeological Watching Brief: Phase 2, Enabling Works, dated March 2020.

REASON: Archaeological monitoring and 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 Policies EN1 and EN2 of the Reading Local Plan 2019.

5. The measures within the approved Construction Method Statement comprising ‘Construction Management Statement - Health and Safety Plan’ BO-JRLG-BM-XX-FM-Z-0006_A1_C07 Rev. C07 dated 23 June 2020 and Vehicle Logistics Plan Drawing 05 Rev. J, dated 23 June 2020 shall be adhered to throughout the whole of the construction period unless otherwise agreed 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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

6. 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.

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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.

7. The building identified as 'Biscuit Tin' on the approved drawings falls outside the scope of, and is expressly excluded from, this permission.

REASON: For the avoidance of doubt and to clarify the extent of the permission.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.
2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
4. 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.
5. Works Affecting Railway Land:
Safety
Any works on this land will need to be undertaken following engagement with Network Rail Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if

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required, with a minimum of 3months notice before works start.

assetprotectionwestern@networkrail.co.uk

Demolition

The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land.

Excavations/earthworks

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels - if altered, to be such that water flows away from the railway. Drainage is not to show up on Buried service checks.

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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.