

## **DELEGATED APPLICATION REPORT**

**SITE ADDRESS:** Dukesbridge House, 23 Duke Street

**APPLICATION NUMBER:** 201043/OPA

**PROPOSAL:** Change of use of part lower ground floor, part ground floor, first, second and third floors from Class B1(a)(offices) to Class C3 (dwelling houses) to comprise 76 dwellings (4 x studio, 70 x 1 bed, 2 x 2 bed). Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

**Decision date:** 10<sup>th</sup> September 2020

**Case Officer:** Jonathan Markwell

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## **INTRODUCTION**

The red line application site comprises Dukesbridge House, buildings along the east side of Duke Street, Dukesbridge Chambers office building and the rear courtyard parking/servicing area. The proposed works are limited to within parts of the existing Dukesbridge House building (specifically parts of the lower ground and ground floor levels, and the upper first, second and third floors), which is bounded by Highbridge Wharf to the east, the public right of way (route 30) path and River Kennet to the south, Duke Street to the west and buildings which front onto Kings Road to the north. Dukesbridge House is five storeys in height, with the building interconnected to the retail unit which fronts onto Duke Street / the river (occupied by Subway).

The site is located within Market Place / London Street Conservation Area. None of the buildings are listed, nor identified as being buildings of townscape merit in the conservation area appraisal. Highbridge House to the east is grade II listed, as is the High Bridge, 1, 2&4 London Street to the south / south-east. Views east from High Bridge along the River Kennet are identified as important in the conservation area appraisal.

The site is also within an Air Quality Management Area, an area of archaeological potential and Flood Zone 2. The site is also within the Reading Central Area Action Plan boundary, being located within the primary shopping area and central core (Duke Street are also active frontages, but outside (adjacent to the boundaries) of the tall building cluster and office core. The surrounding area contains a mix of uses, including a library to the north. The predominant character is commercial at ground floor level, with residential and further commercial uses at upper floor levels.

## **PROPOSAL**

The application seeks change of use of parts of the building (part lower ground floor, part ground floor, first, second, third floors - areas not subject to this OPA are shown at lower ground and ground level - as shown on the plans submitted) from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 X studio, 70 X 1-bed and 2 X 2-bed flats (76 residential units in total). Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

## INFORMATION SUBMITTED

- 5016 20 MB - Proposed Ground Floor Plan
- 5016 21 HB - Proposed First Floor Plan
- 5016 22 JB - Proposed Second Floor Plan
- 5016 23 FB - Proposed Third Floor Plan
- 5016 24 NB - Proposed Lower Ground Floor Plan
- 5016 27 P - Site Plan
- 5016 29 C - Block House Plan
- 5016 31 C - Site Location Plan
- 5016 32 - Existing Ground Floor Plan
- 5016 33 - Existing First Floor Plan
- 5016 34 - Existing Second Floor Plan
- 5016 35 - Existing Third Floor Plan
- 5016 36 - Existing Lower Ground Floor Plan
- 5016 37 - Existing Loft Plan
- Flood Risk Assessment by Stantec Ref 46110/4001, dated 09/07/2020
- Transport Statement by Stantec Ref 46110/ 5501 Rev A, dated 09/07/2020
- Phase 1 Geo-Environmental Desk Study by JNP Group Ref C86080-JNP-XX-XX-RP-C-1001-S2 P06 dated 09/07/2020
- Environmental Noise and Impact Assessment by Finch Consulting Ref 192203 / 2196700 dated July 2020
- Supporting letter from Pegasus Group dated 15/07/2020  
As received: 16/07/2020

The following plans/details were also submitted for information purposes only, set within the context of approved permission 191393 (see planning history section below for details):

5016 96 - Existing elevation 1  
5016 97 - Existing elevation 2  
5016 98 Rev A - Existing elevation 3  
5016 99 - Existing elevation 4  
5016 100 Rev A - Existing elevation 5  
5016 108 - Existing elevation 6  
5016 112 - Existing elevation 7  
5016 101 Rev B - Proposed elevation 1  
5016 102 - Proposed elevation 2  
5016 103 Rev B - Proposed elevation 3  
5016 104 Rev C - Proposed elevation 4  
5016 105 Rev A - Proposed elevation 5  
5016 109 - Proposed elevation 6  
5016 113 Rev A - Proposed elevation 7  
5016 111 - Openable Glass Roof Detail  
5016 110 - Rooflight Details

## POLICY CONTEXT

### Legal context

Class O allows development consisting of a change of use of a building and any land within its curtilage to Class C3 dwellinghouses (houses or flats) from a Class B1(a) office use.

As set out in Para 0.2 of Class O (as amended), development is permitted subject to the condition that before beginning the development, the development shall apply to the local planning authority for a determination as to whether the prior approval of the local authority will be required as to:

- (a) transport and highways impacts of the development,
- (b) contamination risks on the site,
- (c) flooding risks on the site, and
- (d) impacts of noise from commercial premises on the intended occupiers of the development,

and the provisions of paragraph W (prior approval) apply in relation to that application.

In assessing these issues, officers must have regard to the NPPF as if the application were a planning application, and also have regard to the Local Development Framework (the NPPF states that due weight should be given to the adopted policies of the Local Development Framework according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given)).

It is pertinent to note that new legislation was introduced from 1<sup>st</sup> August in relation to prior approval also being required in relation to natural light considerations. Given the application was received on 16th July, natural light considerations cannot be taken into account as part of this application (this would have been the case in submissions from 1st August onwards). During the course of the application the agent was advised for their future information that had this been able to be taken into account a number of shortfalls would have been identified on these grounds. However, due to the application being received prior to this being able to be taken into account, it is not possible to consider natural light matters as part of this application.

#### Reading Borough Local Plan 2019

EN16 Pollution and Water Resources

EN18 Flooding

TR3 Traffic Access and Highways Related Matters

#### **PLANNING HISTORY**

190602 - Change of use of part lower ground floor, part ground floor, first, second, third and loft floors from Class B1(a)(offices) to Class C3 (dwelling houses) to comprise 77 dwellings (26 x studio, 49 x 1 bed, 2 x 2 bed). Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval Granted 06/06/2019.

191393 - Alterations to Dukesbridge House, including: Replacement of grills with windows at lower ground floor level on east and south elevations; new windows at ground to second floor on north elevation; new windows at lower ground to third floor on east elevation; installation of rooflights; new external cycle parking, bin storage and external lighting

within courtyard area and various other associated alterations to facilitate the implementation of prior approval 190602 (amended description). Granted 6/3/20.

200575 - Installation of galvanised steel gates. Granted 23/6/20.

201018 - Proposed façade and fenestration changes to Reading Central pursuant to Prior Approval for the Change of use of building from Class B1(a) (offices) to Class to C3 (dwelling houses) to comprise 76 dwellings. Application received 15/7/20, but presently invalid and awaiting the submission of more information from the application prior to being able to be validated and registered.

### **RESPONSE TO PUBLICITY (REPRESENTATIONS RECEIVED)**

The applicant provided photographs on 4/9/20 showing site notices in place at the site, detailing that they had been erected on 5/8/20. Site notices were erected by the applicant, rather than officers in this instance, owing to on-going Coronavirus restrictions.

No representations have been received.

### **CONSULTATION RESPONSES**

Transport: no objections, subject to informatives.

The site is located within Zone 1, which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The area is well served by rail and bus links and also contains the largest proportion of public car parking spaces and is close proximity of the Oracle shopping centre and multi-storey car park. The surrounding classified road networks all have parking restrictions preventing on-street parking. Adjacent London Street forms part of the A327 and operates one way southbound with a northbound bus lane that is enforced 24 hours a day.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 0.5 car parking space per unit, equating to a total of 38. In addition to this, visitor parking would also be required at a ratio of 1 parking space per 4 dwelling. There are 19 existing car parking spaces beneath the footprint of the building accessed via Highbridge Wharf off of Kings Road (A329). As per the previous application 190602 a car free development is proposed for the proposed units. Given the central location for the site and pedestrian access to the Oracle shopping centre Broad Street and Kings Road and access to cycle routes, a car free development would be deemed acceptable in his instance.

The development site is located in an area designated as a Residents Parking Permit Area; Zone. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area, therefore if this application is approved there should be an assumption that any future occupants of the proposed dwellings will not be issued with resident or visitor parking permits which should be covered by an informative. In addition to the CPZ, the surrounding road network has parking restrictions in the form of loading restrictions and double yellow lines, preventing on-street parking, therefore, any overflow in parking would not affect the flow of traffic.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 0.5 cycle storage spaces should be provided per 1-2 bedroom flat and 1 for a 2 bedroom flat. These should be conveniently located in a covered and lockable store. Submitted plans and Transport Statement, state that 40 cycle parking spaces are to be provided in

the form of secure, covered sheltered Sheffield stands within the rear courtyard. This provision is deemed acceptable. In the circumstances it is considered that the proposed change of use would not have a material impact on the character of the traffic in the vicinity of the site. Therefore, there are no Transport objections to prior approval being given for the proposed change of use.

#### INFORMATIVE

##### IF3 Highways

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.

##### I13 Parking Permits

The occupiers of the residential unit(s) 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.

Environmental Protection: There are potential Environmental Protection concerns in relation to:

- Noise impact on development
- Noise transmission between dwellings
- Contaminated Land
- Construction and demolition
- Bin storage - rats

##### Noise impact on development

The noise assessment is noted. Standard double glazing and acoustic trickle vents have been recommended. No conditions are required as the recommendations are due to traffic noise rather than commercial noise.

##### Noise between residential properties - sound insulation of any building

##### Informative

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.

##### Contaminated Land

The contaminated land risk assessment identifies the need for ground gas monitoring in case ground gas protection measures need to be retrospectively installed into the building.

See recommended conditions below, these are required to ensure that future occupants are not put at undue risk from contamination.

Recommended Conditions -

▫ Land Gas

a. Site investigation

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.

b. Remediation scheme to be submitted

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.

c. Implementation of Approved Remediation Scheme

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 in accordance with Policy EN16 of the Reading Local Plan 2019.

Construction and demolition phases - informative

We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.

I recommend the following informative is attached to help prevent complaints.

Recommended Informative

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 08:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site.

## Bin storage - rats - informative

There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste.

Environment Agency: We have **no objections** to the proposed development as submitted.

## Informative

### Environmental permit - Main river

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

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

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

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

## APPRAISAL

Development is not permitted by Class O in the following instances (officer comments follow in **bold**):

### O.1 Development is not permitted by Class O if—

- (a) the building is on article 2(5) land; **COMPLIES**
- (b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order—
  - (i) on 29th May 2013, or **COMPLIES - Same circumstances as at the time of application 190603: The B1(a) Office use must be a lawful one (see Article 3(5) of the GPDO 2015). The onus is on the applicant to provide sufficient evidence to enable the Council to establish, on the balance of probability, the appropriate use of the building.**

*The application site address appears on the business rates list under various different suites. All the suites were listed as being used as offices and this is included in the description of the accounts.*

*There is no planning history or planning enforcement records to suggest that the application property was in a use other than the stated B1(a) use. The previous OPA application approved the scheme on this basis. Online research also suggests that the application building is in use as 'serviced offices', which would fall within the B1(a) use class.*

*Based on the evidence submitted and lack of information to the contrary, it is considered that on the balance of probability the buildings subject of the application have been in office use for a continuous period of over 10 years and therefore the lawful planning use of the upper floors of the building can be established as B1(a).*

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use; *N/A*

(c) the site is, or forms part of, a safety hazard area; **COMPLIES**

(d) the site is, or forms part of a military explosives storage area; **COMPLIES**

(e) the building is a listed building or is within the curtilage of a listed building; **COMPLIES**  
or

(f) the site is, or contains, a scheduled monument. **COMPLIES**

Conditions:

O.2.—

(1) Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

(b) contamination risks on the site,

(c) flooding risks on the site, and

(d) impacts of noise from commercial premises on the intended occupiers of the development,

and the provisions of paragraph W (prior approval) apply in relation to that application.

(2) Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date

## **ASSESSMENT OF CONDITIONS O.2**

### **(a) Transport and highways impact of the development**

As confirmed by the transport observations already detailed above, the site is located within Zone 1, which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The area is well served by rail and bus links and also contains the largest proportion of public car parking spaces and is close proximity of the Oracle shopping centre and multi-storey car park. The surrounding classified road networks all have parking restrictions preventing on-street

parking. Adjacent London Street forms part of the A327 and operates one way southbound with a northbound bus lane that is enforced 24 hours a day.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 0.5 car parking space per unit, equating to a total of 38. In addition to this, visitor parking would also be required at a ratio of 1 parking space per 4 dwelling. There are 19 existing car parking spaces beneath the footprint of the building accessed via Highbridge Wharf off of Kings Road (A329). As per the previous application 190602 a car free development is proposed for the proposed units. Given the central location for the site and pedestrian access to the Oracle shopping centre Broad Street and Kings Road and access to cycle routes, a car free development would be deemed acceptable in this instance.

The development site is located in an area designated as a Residents Parking Permit Area; Zone. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area, therefore if this application is approved there should be an assumption that any future occupants of the proposed dwellings will not be issued with resident or visitor parking permits which should be covered by an informative. In addition to the CPZ, the surrounding road network has parking restrictions in the form of loading restrictions and double yellow lines, preventing on-street parking, therefore, any overflow in parking would not affect the flow of traffic.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 0.5 cycle storage spaces should be provided per 1-2 bedroom flat and 1 for a 2 bedroom flat. These should be conveniently located in a covered and lockable store. Submitted plans and Transport Statement, state that 40 cycle parking spaces are to be provided in the form of secure, covered sheltered Sheffield stands within the rear courtyard. This provision is deemed acceptable. In the circumstances it is considered that the proposed change of use would not have a material impact on the character of the traffic in the vicinity of the site. Therefore, there are no Transport objections to prior approval being given for the proposed change of use, subject to informatives relating to highways works and parking permits being prohibited.

#### (b) Contamination risks on the site

Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action.

The contaminated land risk assessment submitted with the application concludes that risks may be present as a result of ground gas and that monitoring and further assessment is needed in case ground gas protection measures need to be retrospectively installed into the building.

The following condition is recommended:

#### Land Gas

##### a. Site investigation

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.

b. Remediation scheme to be submitted

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.

c. Implementation of Approved Remediation Scheme

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.

In this instance officers are content that this matter can be managed through a condition, rather than being required in advance (and therefore result in the prior approval application being refused). The supporting statement from the applicant outlines that the applicant is willing to agree to such a condition, and this has been reaffirmed through correspondence during the course of the application too (email from agent received 4/9/20).

(c) Flooding risks on the site

The Environment Agency has been formally consulted on the application (which included the submission of a FRA) and raises no objection to the proposals.

(d) Impacts of noise from commercial premises on the intended occupiers of the development

The legislation only allows the Council to consider the potential impact of noise from commercial premises on the intended occupiers of the development, and therefore traffic noise, unless directly associated with commercial premises in the vicinity of the application site, cannot be taken into consideration.

Environmental Protection officers have assessed the noise report submitted and concluded that no conditions are necessary and the information submitted is satisfactory.

Other

Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

It is noted that the applicant also submitted a number of plans relating to fenestration and related alterations. These were submitted for information only, bearing in mind that prior approval under Class O does not permit any external change to the building and relates to change of use only. A suitably worded informative will be added to the decision notice advising the applicant of the need to ensure that they have secured the appropriate other permissions for any external changes to the building. This is anticipated in light of the planning history at the site (whereby such an application was previously submitted/approved and a further similar application has been submitted but is not yet valid/registered).

## **RECOMMENDATION**

**GRANT** Prior Approval subject to the following conditions:

### Conditions

1. The development permitted must be completed before the expiration of three years from the date of this prior approval.

Reason: To comply with the provisions of paragraph O.2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016

2. The following plans/drawings and documents have been assessed:

- 5016 20 MB - Proposed Ground Floor Plan
- 5016 21 HB - Proposed First Floor Plan
- 5016 22 JB - Proposed Second Floor Plan
- 5016 23 FB - Proposed Third Floor Plan
- 5016 24 NB - Proposed Lower Ground Floor Plan
- 5016 27 P - Site Plan
- 5016 29 C - Block House Plan
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- 5016 35 - Existing Third Floor Plan
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- Flood Risk Assessment by Stantec Ref 46110/4001, dated 09/07/2020
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- Environmental Noise and Impact Assessment by Finch Consulting Ref 192203 / 2196700 dated July 2020
- Supporting letter from Pegasus Group dated 15/07/2020  
As received: 16/07/2020

Reason: In order to comply with the provisions of Part W of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

3. a) 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.

b) 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.

c) 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 paragraph O.2(1) (b), Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

#### Informatives

1. The applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, this prior approval notice relates to the change of use of the building from Class B1(a) to C3 (dwellinghouses) only and no other use.
2. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these.
3. 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.

4. 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.

5. We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site.

6. 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.
7. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste.
8. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval to be granted within the prescribed target timescale for the decision to be issued.
9. Informative recommended by the Environment Agency consultation response:  
**Environmental permit - Main river**  
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
  - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
  - on or within 16 metres of a sea defence
  - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

□ in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

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

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