

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: NFC Homes Limited
Land Adjacent to
94 George Street
Reading
RG1 7NT

Application No: 200641
Application type: Non Material Amendment

Applicant: Reading Borough Council

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material amendments to permission 180798 (granted on 09/05/2019) to alter the wording of condition 12 (approval of remediation validation report prior to first occupation, rather than prior to construction).

At: Land adjacent to 94 George Street Reading RG1 7NT

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 28 May 2020



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: Land adjacent to 94 George Street Reading RG1 7NT

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 12

The 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 the first occupation of any residential unit associated with 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 EN16 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the changes highlighted on the plans. Furthermore, it shall only be read in the context of allowed on appeal planning permission 180798 and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.

4. The RBC Environmental Protection (EP) officer has commented that it would be preferable to change the wording for submission of the validation report to be 'prior to

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construction above slab level', as otherwise there is a risk that if the planning authority is not happy with the validation of the remediation and membrane then it may be too late to rectify without significant impact on the construction.

It is however appreciated that this does not fit with the timescale for soft landscaping and in addition the project may not want a delay after installation of the slab.

Therefore, EP can agree to the proposed change in the wording as applied for, but the applicant should be aware of the risk to the development should the validation not be able to demonstrate that the remediation has been carried out as per the agreed strategy.

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