

**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: Goadsby Planning & Environment
99 Holdenhurst Road
Bournemouth
BH8 8DY

Application No: 200967
Application type: Non Material Amendment

Applicant: Lainston Woodley Arms LLP

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 amendment to permission 171893 (erection of two buildings to accommodate 38 student units, as allowed on appeal on 10/10/2018) to alter the trigger point for submission of condition 13 (contaminated land) from pre-commencement to pre-commencement barring demolition.

At: The Woodley Arms Ph Waldeck Street Reading RG1 2RF

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: 3 August 2020



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

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 13

No development (barring demolition) shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.

INFORMATIVES

1. This permission shall only be read in the context of allowed on appeal planning permission 171893 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 - e.g. 192053 on 20/03/2020 and 200968 on 03/08/2020) should be read together.

Date: 3 August 2020



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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.

Date: 3 August 2020



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