

**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: 200968
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 14 (contaminated land remediation scheme and verification report) 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.P.M.*

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 14

No development (barring demolition) shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.

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 200967 on 03/08/2020) 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.

Date: 3 August 2020



Head of Planning, Development
& Regulatory Services *JBM*