

**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: Stride Treglown
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

Application No: 191269
Application type: Non Material Amendment

Applicant: University of Reading

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 application 162219 to substitute approved plans which incorporate changes to the landscaping scheme and to the rooftop level flues.

At: University Of Reading Shinfield Road Reading

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: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: University Of Reading Shinfield Road Reading

Application No: 191269

Application type: Non Material Amendment

CONDITIONS & REASONS

The following drawings are hereby approved as Non-material Amendments to original planning permission 162219 as follows:

21003 Rev P181 - External North Elevation, dated 1 August 2019

21004 Rev P181 - External East Elevation, dated 1 August 2019

21005 Rev P181 - External West Elevation, dated 1 August 2019

21006 Rev P181 - External South Elevation, dated 1 August 2019

10005 Rev P181 - Level 5 GA Plan, dated 1 August 2019

Tree Removal and Protection Plan 01010 PL16 dated 17 December 2019

01001 Rev PL16 dated 17 December 2019 - GA Landscape Plan

01013 Rev PL16 dated 17 December 2019 - Landscape Sections

01040 PL16 dated 17 December 2019 - Soft Planting Plan and Planting Schedule

200121_PLA_Location of campus wide tree planting v2, received 23 January 2020

200121_Tree Schedule updated (002), received 23 January 2020

Amended Condition 10

i) The development hereby approved shall not be carried out other than in accordance with the following submitted hard and soft landscaping details, including tree pit specifications:

01001 Rev PL16 dated 17 December 2019 - GA Landscape Plan

01013 Rev PL16 dated 17 December 2019 - Landscape Sections

01040 PL16 dated 17 December 2019 - Soft Planting Plan and Planting Schedule

04001 PL11 Typical Tree pit in Soft Landscape (shows tree pits in hard landscape areas) dated 20 February 2017

04002 PL11 Typical Tree pit in Soft Landscape dated 20 February 2017

ii) All planting shall be provided in accordance with the approved details in the first planting and seeding seasons following the first occupation of any part of the building.

iii) Any trees or plants that, 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 planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Date: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*

Reason: to ensure that suitable landscaping is provided and maintained in the interests of the appearance of the development and wider area in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Amended Condition 11:

a) The Development hereby approved shall not be carried out other than in accordance with submitted Arboricultural Impact Assessment and Arboricultural Method Statement comprising:

Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement
CC/1529 AR2862 dated 10 October 2016

Tree Protection Plan TPP-CC/1529 AR2862 Rev.0 dated 10 October 2016

Tree Removal and Protection Plan 01010 PL16 dated 17 December 2019

b) No tree shown as being retained on the approved drawings shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

c) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

d) No works shall be carried out within, or affecting, Root Protection Areas at any time other than in accordance with the approved Arboricultural Method Statement.

e) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan and timetable. Such protection as required by the above condition shall be retained throughout the entire period of demolition and construction and until all equipment, machinery and surplus materials have been removed in accordance with the approved Tree Protection Plan and timetable. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Date: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*

New Condition 27:

- i) The off-site tree planting shall be provided in its entirety in accordance with the submitted documents by Stride Treglown “200121_PLA_Location of campus wide tree planting v2” and “200121_Tree Schedule updated (002)”, both received 23 January 2020, and within the first planting season following the first occupation of any part of the approved HLS building.
- ii) Any off site tree planting that, within a period of 5 years from the date of planting, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with trees of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure that sufficient landscaping is provided and maintained on land close to the site under the control of the applicant in the interests of the appearance of the development and wider area and in the absence of sufficient landscaping opportunities within the application site itself. In accordance with Policy EN14 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to conditions 2, 7, 10 and 11 of planning permission 162219. It shall only be read in the context of the substantive planning permission 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.

Date: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*