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Planning Department,
Reading Borough Council,
Civic Offices,
Bridge Street,
READING.
RG1 2LU

BY PLANNING PORTAL: PP-08154034

30850/A3/GW/JL/slh

27th September, 2019

Dear Sir/Madam,

UNIT 1, ACRE ROAD, READING

**APPLICATION FOR FULL PLANNING PERMISSION FOR VARIOUS MATERIAL ALTERATIONS
TO THE EXISTING DEVELOPMENT, INCLUDING A NEW EXTERNAL PLANT AREA,
SUBSTATION AND DRAINAGE MODIFICATIONS**

We are pleased to submit, via the Planning Portal (Reference: **PP-08154034**) to Reading Borough Council ('the Council') on behalf of our client Ceramex Ltd, an application which seeks Full Planning Permission for various material alterations to the existing development at 'Unit 1, Acre Road, Reading' (hereafter referred to as 'the Site').

The description of the proposed development for which Full Planning Permission is sought is as follows:

"Full planning permission for various material alterations to the existing development, including a new skip and store building, new external plant area, substation and drainage modifications."

The Site is located within the administrative area of Reading and is located off Acre Road with Basingstoke Road to the east and the A33 to the west. The property is currently vacant and is comprised of a detached industrial warehouse building which has recently been refurbished. A Site Location Plan (reference 3034.01C) has been included with this submission which details the land ownership edged in blue and the development proposals site which is edged in red. The size of the application Site is 0.0783 ha.

The proposals are to include a building which would enclose storage containers and skip, an external plant area located to the south of the Site, a new electricity substation and drainage modifications. Ceramex Ltd are the tenants and are relocating from their offices in Slough to Reading and have had a lease on the Site for longer than seven years. In terms of other landowners, South Yorkshire Pensions Fund hold the ground lease and Reading Borough Council hold the freehold for the Site. The proposals will bring new employment opportunities to Reading and will enhance the economic prosperity of the Borough. The Site was recently vacant and received planning permission in



FS 29637

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December 2018 to change the use from a B8 (distribution and storage) to B2/B8 (industrial and distribution/storage) use enabling greater flexibility for use as both an operational and distribution site. No change of use is proposed as part of the submitted planning application.

Application Documentation:

Further to a review of Reading Borough Council's validation checklist, please find the following drawings and reports enclosed with this submission:

- Application Form
- Covering Letter
- Planning Statement
- CIL Form
- Site Location Plan (ref: 3034.01C)
- Site Block Plan (ref: 3034.02B)
- Existing and Proposed Plans (ref: 3034.03A)
- Existing Elevations (ref: 3034.04)
- Proposed Elevations (ref: 3034.05A)
- Drainage (ref: 3034.06)
- Substation Elevations (ref: TR18 SSE)
- Details for internal effluent plant
- Details for proposed effluent processing and control

Summary

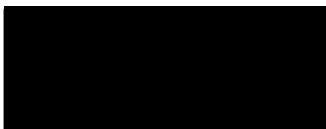
In summary, we are submitting an application for Full Planning permission for various material alterations to 'Unit 1, Acre Road, Reading' which includes permission for a building to contain storage containers and skip, an external plant area, electricity substation and drainage modifications on behalf of our client Ceramex Ltd.

In addition to the above documentation, please also find attached as part of the application package, the completed application form (Planning Portal reference: **PP-08154034**) and this covering letter.

The application fee, based on 0.0783 ha, of **£462.00** will be paid via Planning Portal.

We trust that the submission is in order and that the application can be validated promptly. However, should you have any queries in relation to any of the enclosed, please do not hesitate to contact the writer on 0118 943 0000 or by email – gabriella.westley@bartonwillmore.co.uk.

Yours faithfully,



GABRIELLA WESTLEY
Graduate Planner