

**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: Ridge and Partners LLP
Thornbury House
18 High Street
Cheltenham
GL50 1DZ

Application No: 190793
Application type: Non Material Amendment

Applicant: Ropermaker Properties Ltd

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 170326 (granted on 15/03/2018) to amend the wording of conditions 15, 34 and 43 to allow details to be submitted on a phase-by-phase basis, and amend the wording of condition 32 to allow archaeological works to take place via an agreed timetable rather than pre-commencement (amended description).

At: Land between Weldale Street & Chatham Street Reading RG1 7BW

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: 27 June 2019



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

Application At: Land between Weldale Street & Chatham Street Reading RG1 7BW

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 15

Prior to the first occupation of any residential unit hereby approved a) an overall air quality strategy demonstrating strategic mitigation principles shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation of any residential unit within the relevant phase of development (b) phase 2 - Block A1, c) phase 3 - Block A2, d) phase 4 - Block B2, e) phase 5 - Block B1, as per 3622_0250 Rev C Phasing Plan, as received 20/10/17) hereby approved a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality shall be submitted to and been approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of the relevant part of the development (associated with the relevant phase of development) and retained as approved at all times thereafter.

Reason: to protect the amenity / health of future occupants of the proposed development, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policies DM4 and DM19 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

2. REPLACEMENT CONDITION 32

No development shall take place within the site until the applicant, or their agents or their successors in title, has submitted a written scheme of investigation of archaeological work and this has been approved in writing by the local planning authority. Thereafter the implementation of a programme of archaeological work (which may comprise more than one phase of work) shall take place in accordance with the detailed scheme and timetable approved pursuant to this condition.

Reason: The site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or

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evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

3. REPLACEMENT CONDITION 34

No development (barring demolition) shall take place on any relevant phase (a) phase 1, b) phase 2 c) phase 3, d) phase 4, e) phase 5, f) phase 6, in accordance with the approved phasing details specified on drawing 3622_0250 Rev C phasing plan, as received 20/10/17) until a detailed sustainable drainage design for that phase, which shall also include details on the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To reduce the risk of flooding onsite or elsewhere and to ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

4. REPLACEMENT CONDITION 43

Prior to the first occupation of any residential unit within the relevant phase of development (a) phase 2 - Block A1, b) phase 4 - Block B2, as per 3622_0250 Rev C Phasing Plan, as received 20/10/17) hereby approved, details of all on-site play-space facilities serving that phase shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (prior to the

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occupation of Block A1 for the facilities serving Blocks A1 and A2; prior to the occupation of Block B2 for the facilities serving Blocks B1 and B2) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

1. This non-material amendment relates only to the changes highlighted on the conditions above. Furthermore it shall only be read in the context of the planning permission 170326 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 in the future) 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 agreed timeframes.

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