

**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: Berkeley Homes (Western)
200 Longwater Avenue
Reading
RG2 6GB

Application No: 190764
Application type: Non Material Amendment

Applicant: Berkeley Homes (Western)

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 170509 (granted on 10/10/2018) to change the wording of Conditions 2, 3, 4, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 22, 39, 42, 43, 44, 46, 49, 52 & 53 to alter the phasing plan (enabling the development to be implemented from east to west, rather than west to east as originally approved)

At: Former Homebase / Toys R Us Kenavon Drive Reading RG1 3DH

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: 31 May 2019



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

Application At: Toys R Us Kenavon Drive Reading RG1 3DH

Application No: 190764

Application type: Non Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan Location AA5990-2000 Rev A, as received 29/03/17

Existing Site Plan AA5990-2001 Rev A, as received 29/03/17

Existing plan with areas Homebase AA5990-2070, as received 28/04/17

Existing plan with areas Toys R Us AA5990-2071, as received 28/04/17

Existing Site Context Elevation North Kenavon Drive AA5990-2030, as received 28/04/17

Existing Site Context Elevation South River Side AA5990-2031, as received 28/04/17

Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032, as received 28/04/17

Existing Site Context Car Park Elevations AA5990-2033, as received 28/04/17

Existing Sections AA5990-2072, as received 28/04/17

Comparative Cross Sections Sheet 1 of 2 AA6086-2100, as received 28/04/17

Comparative Cross Sections Sheet 2 of 2 AA6086-2101, as received 28/04/17

Site Plan Proposed Ground Level AA5990-2005 Rev B, as received 20/11/17

Site Plan Proposed First Floor AA5990-2006 Rev B, as received 20/11/17

Site Plan Proposed Roof Plan AA5990-2007 Rev B, as received 20/11/17

Site Plan Ground Floor GA AA5990-2010 Rev C, as received 15/12/17

Site Plan Level 1 AA5990-2011 Rev B, as received 15/12/17

Site Plan Level 2 AA5990-2012 Rev B, as received 15/12/17

Site Plan Level 3 AA5990-2013 Rev B, as received 15/12/17

Site Plan Level 4 AA5990-2014 Rev B, as received 15/12/17

Site Plan Level 5 AA5990-2015 Rev B, as received 15/12/17

Site Plan Level 6 AA5990-2016 Rev B, as received 15/12/17

Site Plan Level 7 AA5990-2017 Rev B, as received 15/12/17

Site Plan Level 8 AA5990-2018 Rev A, as received 29/03/17

Site Plan Level 9 AA5990-2019 Rev A, as received 29/03/17

Site Plan Level 10 AA5990-2020 Rev A, as received 29/03/17

Site Plan Level 11 AA5990-2021 Rev A, as received 29/03/17

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Site Sections North / South AA5990-2060 Rev A, as received 29/03/17
Site Sections East / West AA5990-2061 Rev A, as received 29/03/17
Site Context Elevation South AA5990-2062 Rev B, as received 20/11/17
Site Context Elevation North AA5990-2063 Rev A, as received 29/03/17
Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev C, as received 20/11/17
Site Context Elevation Palmer Street AA5990-2065 Rev A, as received 29/03/17
Site Context Elevation Huntley Street AA5990-2066 Rev B, as received 28/04/17
Site Context East and West Internal Elevations AA5990-2067, as received 28/04/17
Site Context Internal Elevation AA5990-2068, as received 28/04/17
West Block Ground Floor AA5990-2100, as received 29/03/17
West Block First Floor AA5990-2101, as received 29/03/17
West Block Second Floor AA5990-2102, as received 29/03/17
West Block Third Floor AA5990-2103, as received 29/03/17
West Block Fourth Floor AA5990-2104, as received 29/03/17
West Block Fifth Floor AA5990-2105 Rev B, as received 28/04/17
West Block Sixth Floor AA5990-2106 Rev B, as received 28/04/17
West Block Seventh Floor AA5990-2107, as received 29/03/17
West Block Eighth Floor AA5990-2108, as received 29/03/17
West Block Ninth Floor AA5990-2109, as received 29/03/17
West Block Tenth Floor AA5990-2110, as received 29/03/17
West Block Roof Plan AA5990-2111, as received 29/03/17
Middle Block Ground Floor AA5990-2140, as received 29/03/17
Middle Block First Floor AA5990-2141 Rev B, as received 28/04/17
Middle Block Second Floor AA5990-2142, as received 29/03/17
Middle Block Third Floor AA5990-2143, as received 29/03/17
Middle Block Fourth Floor AA5990-2144 Rev B, as received 28/04/17
Middle Block Fifth Floor AA5990-2145, as received 29/03/17
Middle Block Sixth Floor AA5990-2146, as received 29/03/17
Middle Block Seventh Floor AA5990-2147 Rev B, as received 28/04/17
Middle Block Eighth Floor AA5990-2148, as received 29/03/17
Middle Block Ninth Floor AA5990-2149, as received 29/03/17
Middle Block Tenth Floor AA5990-2150, as received 29/03/17
Middle Block Roof AA5990-2151, as received 29/03/17
East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17
East Block Second and Third AA5990-2181, as received 29/03/17
East Block Fourth and Fifth AA5990-2182, as received 29/03/17
East Block Six and Seventh AA5990-2183, as received 28/04/17
East Block Eighth and Ninth Floor AA5990-2184, as received 29/03/17
East Block Tenth and Eleventh Floor AA5990-2185, as received 29/03/17

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West Block North Elevation AA5990-2200, as received 29/03/17
West Block South Elevation 1 AA5990-2201, as received 29/03/17
West Block South Elevation 2 AA5990-2202, as received 29/03/17
West Block East Elevation 1 AA5990-2203, as received 29/03/17
West Block East Wing Ends AA5990-2204, as received 29/03/17
West Block North West Elevation AA5990-2205, as received 29/03/17
West Block South West Elevation AA5990-2206, as received 29/03/17
West Block West & South Wing Ends AA5990-2207, as received 29/03/17
West Block Courtyard West Elevation AA5990-2208, as received 29/03/17
West block Courtyard East Elevation AA5990-2209, as received 29/03/17
West Block Courtyard North Elevation AA5990-2210, as received 29/03/17
West Block East Elevation 2 AA5990-2211, as received 29/03/17
West Block Courtyard West Elevation 2 AA5990-2212, as received 29/03/17
West Block - Terraces between top floor flats elevations AA5990-2213, as received 28/04/17
Middle Block North Elevation AA5990-2220, as received 29/03/17
Middle Block North East Elevation AA5990-2221, as received 29/03/17
Middle Block South & North Elevations AA5990-2222 Rev B, as received 28/04/17
Middle Block East Elevation AA5990-2223, as received 29/03/17
Middle Block East Wing Ends AA5990-2224, as received 29/03/17
Middle Block West Elevation AA5990-2225, as received 29/03/17
Middle Block West Wing Ends AA5990-2226, as received 29/03/17
Middle Block Courtyard South Elevation AA5990-2227 Rev B, as received 28/04/17
Middle Block Courtyard East Elevation AA5990-2228, as received 29/03/17
Middle Block Courtyard West Elevation AA5990-2229, as received 29/03/17
Arrival Space Block North Elevation AA5990-2230 Rev B, as received 28/04/17
Arrival Space Block South Elevation AA5990-2231 Rev B, as received 28/04/17
Arrival Space Block East Elevation AA5990-2232 Rev B, as received 28/04/17
Arrival Space Block West Elevation AA5990-2233 Rev B, as received 28/04/17
Middle Block Courtyard Ends AA5990-2234, as received 28/04/17
East Block North Elevation AA5990-2240, as received 29/03/17
East Block South Elevation AA5990-2241, as received 29/03/17
East Block East Elevation 1 AA5990-2242, as received 29/03/17
East Block East Elevation 2 AA5990-2243, as received 29/03/17
East Block West Elevation 1 AA5990-2244, as received 29/03/17
East Block West Elevation 2 AA5990-2245, as received 29/03/17
East Block Courtyard North Elevation 1 AA5990-2246, as received 29/03/17
East Block Courtyard North Elevation 2 AA5990-2247, as received 29/03/17
East Block Courtyard South Elevation 1 AA5990-2248, as received 29/03/17
East Block Courtyard East Elevation 1 AA5990-2249, as received 29/03/17

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East Block Courtyard East Elevation 2 AA5990-2250, as received 29/03/17
East Block Courtyard West Elevation 1 AA5990-2251, as received 29/03/17
East Block Courtyard West Elevation 2 AA5990-2252, as received 29/03/17
East Block Courtyard South Elevation 2 AA5990-2253, as received 29/03/17
East Block Courtyard Ends AA5990-2254, as received 28/04/17
East Block - Terraces between top floor flats AA5990-2255, as received 28/04/17
West Block Sections AA5990-2300, as received 29/03/17
Middle Block Sections AA5990-2320, as received 29/03/17
Middle Block Sections AA5990-2321, as received 29/03/17
East Block Sections AA5990-2340, as received 29/03/17
Bay Study 1 - Block E1 AA5990-2500, as received 29/03/17
Bay Study 2 - Block E1 AA5990-2501, as received 29/03/17
Bay Study 3 - Block E3 AA5990-2502, as received 29/03/17
Bay Study 8 - Block E4 Houses AA5990-2503, as received 29/03/17
Bay Study 4 - Block M1 AA5990-2520, as received 29/03/17
Bay Study 7 - Block M2 AA5990-2521, as received 29/03/17
Bay Study 9 - Block M2 AA5990-2522, as received 29/03/17
Bay Study 10 - Block M2 AA5990-2523, as received 29/03/17
Bay Study 5 - Block W1 AA5990-2540 Rev B, as received 20/11/17
Bay Study 6 - Block W1 AA5990-2541, as received 29/03/17
West Block 7th floor Terrace AA5990-2550 Rev B, as received 20/11/17
Area Proof West Block AA5990-2600, as received 28/04/17
Area Proof West Block AA5990-2601, as received 28/04/17
Area Proof Middle Block AA5990-2630, as received 28/04/17
Area Proof Middle Block AA5990-2631, as received 28/04/17
Area Proof GEA East Block AA5990-2660, as received 28/04/17
Area Proof GEA East Block AA5990-2661, as received 28/04/17
GIA Schedule and Area Proof AA5990-2975, as received 15/12/17
GIA Schedule and Area Proof AA5990-2980, as received 15/12/17
GIA Schedule and Area Proof AA5990-2990, as received 15/12/17
Tree Removal and Retention Plan AL6086-2102 Rev B, as received 27/07/17
Tree Strategy AL6086-2002 Rev B, as received 27/07/17
Planting Strategy AL6086-2003 Rev A, as received 29/03/17
Levels Strategy Ground Floor (1 of 4) AL6086-2004 Rev A, as received 29/03/17
Levels Strategy Ground Floor (2 of 4) AL6086-2005 Rev A, as received 29/03/17
Levels Strategy Ground Floor (3 of 4) AL6086-2006 Rev A, as received 29/03/17
Levels Strategy Ground Floor (4 of 4) AL6086-2007 Rev A, as received 29/03/17
Sitewide Plan External Lighting and lux levels MLM-W1-GF-DR-E-2100 Rev P02, as received 28/04/17
Street Frontages Kenavon Drive Edge AL6086-2102, as received 28/04/17

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Street Frontages Palmers Street & Jopling Mews AL6086-2103, as received 28/04/17
Kenavon Drive River Edge Planting masterplan, detail, section a-a & species (3 pages), as received 29/09/17

Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019
Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2101 Rev B, as received 05/12/17

General arrangement plan Sheet 1 of 4 AL6086-2103 Rev B, as received 20/11/17
General arrangement plan Sheet 2 of 4 AL6086-2104 Rev B, as received 20/11/17
General arrangement plan Sheet 3 of 4 AL6086-2105 Rev C, as received 05/12/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. REPLACEMENT CONDITION 3

The development shall be carried out in accordance with the approved phasing details specified on drawing: **Site Phasing Plan F367-AA5990C- SW -00-A-5030 Rev P 02, as received 09/05/2019.**

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

3. REPLACEMENT CONDITION 4

No development (barring demolition) within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019** shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the

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setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

4. REPLACEMENT CONDITION 7

No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019** and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

5. REPLACEMENT CONDITION 9

The dwelling(s)/building(s) hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall not be occupied until all vehicle parking spaces (associated with residential units within the relevant phase of development) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

6. REPLACEMENT CONDITION 10

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No dwelling/building (associated with the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

7. REPLACEMENT CONDITION 11

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until the bicycle parking facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) has been provided in accordance with the approved plan. The facility(ies) shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

8. REPLACEMENT CONDITION 12

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities for visitors / commercial unit bicycle parking can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan. Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

9. REPLACEMENT CONDITION 13

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No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until the bin storage facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans has been provided and the bin storage facility(ies) shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

10. REPLACEMENT CONDITION 14

No residential unit hereby approved (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until the Council has been notified in writing of the full postal address of the unit (associated with residential units within the relevant phase of development). The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. REPLACEMENT CONDITION 17

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until the roads/private drive serving the dwelling/building (associated with residential units within the relevant phase

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of development) shown on the approved plans have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

12. REPLACEMENT CONDITION 18

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details of how the allocation of the car parking spaces for staff, residents (including tenure breakdown) and visitors, including how they will be managed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved car parking management plan and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

13. REPLACEMENT CONDITION 19

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details of how service vehicle deliveries / refuse vehicles to the site will be managed (associated with residential units within the relevant phase of development) shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

14. REPLACEMENT CONDITION 20

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No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details are provided of how proposed doors shall open away from the highway, in accordance with a layout to be submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: in the interests of pedestrian and highway safety, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

15. REPLACEMENT CONDITION 22

No dwelling/building hereby permitted within phase 2 of the development (as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details of how the proposed gates to serve the vehicular parking areas are provided, in accordance with a layout to be submitted to and approved by the Local Planning Authority. There will be shown to be no conflict with the refuse collection area associated with the same block. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

16. REPLACEMENT CONDITION 39

The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the first residential units within the relevant phase of development hereby permitted (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered

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2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. REPLACEMENT CONDITION 42

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details of biodiversity enhancements (including in total across the development a minimum of 6 wall boxes for bats and 70 bird nesting sites as shown on Fig 9.3 of the ES, and the bug hotels detailed in 9.6.24 of the ES) has been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved biodiversity enhancements (within the relevant phase of development) have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

18. REPLACEMENT CONDITION 43

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details of a lighting scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The scheme shall also include details on the impact on the nearby railway) have been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved lighting scheme (within the relevant phase of development) has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with Policies CS7 and CS34 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).

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19. REPLACEMENT CONDITION 44

No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) prior to a glint and glare study being submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

20. REPLACEMENT CONDITION 46

No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A- 5030 Rev P 02, as received 09/05/2019**) hereby permitted shall be first occupied until the relevant part of the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details within Surface Water Drainage Strategy by Peter Brett Associates LLP Rev 3 Ref R001 - Rev 3, dated 27/03/17, as received 29/03/17. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with 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).

21. REPLACEMENT CONDITION 49

No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A- 5030 Rev P 02, as received 09/05/2019**) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority

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demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with 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).

22. REPLACEMENT CONDITION 52

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) shall be occupied until details of all on-site play-space facilities have been submitted to and been 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 (within the relevant phase of development) 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).

23. REPLACEMENT CONDITION 53

Prior to the first occupation of any residential unit hereby approved within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**), details of a privacy screen strategy at the site, including details of the location, size, design and sample of materials of the proposed screens, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be provided in full prior to the first occupation of any residential unit hereby approved (within the relevant phase of development) and permanently retained and maintained thereafter.

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Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 10/10/2018 under reference number 170509, 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the statutory timeframes.

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