

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Lochailort Reading Ltd
Cassini House
57 St James's Street
London
SW1A 1LD

Application No: 162166
Application type: Full Planning Approval

Applicant: Lochailort Reading Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Erection of a part 12 storey, part 23 storey building comprising 315 apartments in a mix of studio, one bedroom, two bedroom and 3 bedroom units, residents' lounges, tech hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge reception with coffee meeting area, residents' storage facilities, postroom, ancillary back of house facilities, 315 secure cycle parking spaces, 49 car parking spaces, landscaping, and associated works. Demolition of existing multi-storey car park.

At: Former Cooper Reading Bmw Kings Meadow Road Reading RG1 8BN

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 23 November 2017



Head of Planning, Development & Regulatory Services *HR*

Application At: Former Cooper Reading Bmw Kings Meadow Road Reading RG1 8BN

Application No: 162166

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- P-10000/A Site Location Plan (received 6/12/16)
- P-10001/A Block Plan (received 6/12/16)
- P-12000/E Ground Floor Plan (received 10/3/17)
- P-12001/C Floor Plan - Level 01 (received 10/3/17)
- P-12002/B Floor Plan - Level 02 (received 6/12/16)
- P-12003/A Floor Plan - Level 03 (received 6/12/16)
- P-12004/A Floor Plan - Level 04 (received 6/12/16)
- P-12005/A Floor Plan - Level 05 (received 6/12/16)
- P-12006/B Floor Plan - Level 06 (received 17/5/17)
- P-12007/B Floor Plan - Level 07 (received 17/5/17)
- P-12008/B Floor Plan - Level 08 (received 17/5/17)
- P-12009/B Floor Plan - Level 09 (received 17/5/17)
- P-12010/B Floor Plan - Level 10 (received 17/5/17)
- P-12011/B Floor Plan - Level 11 (received 17/5/17)
- P-12012/B Floor Plan - Level 12 (received 17/5/17)
- P-12013/B Floor Plan - Level 13 (received 17/5/17)
- P-12014/B Floor Plan - Level 14 (received 17/5/17)
- P-12015/B Floor Plan - Level 15 (received 17/5/17)
- P-12016/B Floor Plan - Level 16 (received 17/5/17)
- P-12017/B Floor Plan - Level 17 (received 17/5/17)
- P-12018/B Floor Plan - Level 18 (received 17/5/17)
- P-12019/B Floor Plan - Level 19 (received 17/5/17)
- P-12020/B Floor Plan - Level 20 (received 10/3/17)
- P-12021/B Floor Plan - Level 21 (received 10/5/17)
- P-12022/B Floor Plan - Level 22 (received 10/5/17)
- P-12023/B Roof Plan (received 10/5/17)
- P-20001/E North Elevation (received 10/5/17)
- P-20002/D South Elevation (received 17/5/17)
- P-20003/E West Elevation (received 10/5/17)



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P-20004/B East Elevation - East Bay (received 10/5/17)
P-20005/B East Elevation - West Bay (received 10/5/17)
P-20006/E East Elevation (received 10/5/17)
P-20007/B West Elevation - East Bay (received 10/5/17)
P-20008/B West Elevation - West Bay (received 10/05/17)
P-30001/B SECTION AA (received 10/5/17)
P-30002/B SECTION DD (received 6/12/17)
P-40001/B Ground Floor Elevations (received 10/5/17)
P-40002/B Elevation Bay Studies (received 10/5/17)

Landscaping plans:

P614/001/A Ground Level Soft Landscape (received 4/9/17)

P614/002 Level 3 Soft Landscape Proposals (received 1/9/17).

For the avoidance of doubt, the landscaping plans above are approved insofar as they relate to the soft landscaping species only and further submissions, as required by the conditions below, will be required.

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

3. Notwithstanding the landscaping plans in Condition 2 above, no development shall take place until full details of both hard and soft landscaping (details soft landscaping is relevant where such details are not otherwise approved via this planning permission) have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species (including 'wildlife-friendly species') (where not covered by the landscaping plans in Condition 2 above), plant sizes and proposed numbers/planting densities where appropriate
- (d) Tree pit specifications and tree/shrub planter specifications, including full dimensional details of all structures and rooting environment dimensions (including constraints offered by underground services, as may be relevant).

Reason: in the interest of ensuring that the landscaping of the development is given sufficient rooting environments and opportunities to grow without damage to the planting structures and the proposed hard surface environment and enhances the visual local environment. Policies: CS7, RC14, CS5

4. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping plans and documents in Conditions 2 and as to be approved by Condition 3 above. All landscaping is to be undertaken to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The soft landscaping



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shall take place no later than during the first planting season following the date when the development hereby permitted is 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

5. All planted materials shall be maintained for five years from first planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

6. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policy CS38, Policy CS7 and Policy DM18.

7. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include: (i) a survey of the extent, scale and nature of contamination;

(ii) a conceptual model of the site indicating sources, pathways and receptors;

(iii) potentially unacceptable risks arising from contamination of the site; and

(iv) an assessment of the potential risks to:

- human health;
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems; and
- archaeological sites and ancient monuments.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34



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8. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property (i.e. off-site) and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

9. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out and which identifies any requirements for longer-term monitoring of pollutants/pollutant linkages, maintenance and arrangements for contingency action) must be submitted to and approved by the Local Planning Authority prior to construction of the development. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

10. In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority, before works may re-commence.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

Policies: CS34

11. No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site



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investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the method/measures approved.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas.

Policies: CS34

12. No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas.

13. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas.

Policies: CS34

14. No piling or any other foundation designs using penetrative methods shall take place until details including plans and a method statement has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.

Reason: to ensure that there is no resultant unacceptable risk to groundwater from pollution. Piling at this site could potentially mobilise shallow contamination into the underlying chalk principal aquifer (groundwater) and such risk would need to be assessed and addressed. This may necessitate additional remediation of existing contamination.

Policies: NPPF para. 109, CS34

15. No development shall take place until the following strategies have been submitted to and approved in writing by the Local Planning Authority:

- i. a foul water strategy (detailing the infrastructure required, where, when and how)
- ii. a construction method statement (detailing measures to



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protect, divert and connect to existing foul and surface water sewers, inspection and monitoring); and

iii. a surface water drainage strategy (detailing the infrastructure required, where, when and how)

The development shall thereafter only be constructed and retained in accordance with the approved strategies, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that the water/sewerage infrastructure can cope with the additional load from this major redevelopment scheme before construction or occupation takes place and to ensure there are no overflows from the sewer network due to overloading.
Policies: CS34

16. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which will have been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme.

Reason: the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or 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, and to ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the Borough.

Policies: CS33

17. No demolition shall take place until a Demolition and Environmental Management Method Statement has been submitted to and been approved in writing by the local planning authority. The statement must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during demolition. The plan should include, but not be limited to:

- a) provision of a plan at not less than 1:500 to show space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) location on site for storage of plant and materials used in constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during demolition
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the demolition works



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- g) Procedures for maintaining good public relations including complaint management, public consultation and liaison
- h) All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- i) Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from demolition works.
- j) Control measures for dust and other air-borne pollutants.
- k) Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The measures within the approved Demolition and Environmental Method Statement shall be maintained and adhered to throughout the course of the demolition phase of the development.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety.

Policies: DM4, DM12

18. No development shall take place until a Construction and Environmental Management Method Statement has been submitted to and been approved in writing by the local planning authority. The statement must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction. The plan should include, but not be limited to:

- a) provision of a plan at not less than 1:500 to show space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) location on site for storage of plant and materials used in constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the construction works
- g) Procedures for maintaining good public relations including complaint management, public consultation and liaison
- h) All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- i) Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.



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j) Control measures for dust and other air-borne pollutants.

a) Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The measures within the approved Construction and Environmental Method Statement shall be maintained and adhered to throughout the course of the development.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety.

Policies: DM4, DM12

19. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission. Policies: DM4, DM12

20. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management. Policies: CS4, CS34, DM4

21. No development shall take place until full details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and mortar and details of window and doorway reveals have been submitted (provided on site) and been approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7

22. No development shall commence until details of the implementation, maintenance and management plan for the approved sustainable drainage scheme (as set out in the submitted and approved Flood Risk Assessment and Sustainable Drainage Strategy (ref. 5277.FRA, Issue Status: 01 by Stuart Michael Associates, dated November 2016) have been submitted to and approved by the Local Planning Authority. The details shall include:

- a timetable for its implementation; and

- a management and annual maintenance plan for the lifetime of the development which shall include 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 sustainable drainage scheme details. Reason: to ensure that the development is suitable in terms of the attenuation of surface water.



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Policies: NPPF Para. 103, CS1, DM1, CS35

23. No development above slab level shall take place until full details of secure windows/doors/other glazed areas (laminated glass) at ground floor level have been submitted to and approved in writing by the Local Planning Authority. The approved glazing shall be installed in accordance with the approved details before the development hereby permitted is first occupied and it shall be permanently maintained with such glass thereafter.

Reason: in the interests of safety and security of the users of the development.

Policies: CS7

24. No development above slab level shall commence before a security/access control strategy to achieve a standard as described within 'Secured by Design Homes 2016' has been submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve the Secured By Design standard and shall include:

- External communal entrance controls
- Internal segregation controls
- Door security details
- Car park access control measures

The development shall thereafter be undertaken and retained in accordance with the approved security/access control strategy, no later than first occupation of the development for residential use. Reason: to ensure that the development is suitable in terms of providing a safe environment, which minimises the potential for and fear of crime.

Policies: CS7

25. No development above slab level shall take place until a schedule identifying 10% of the residential units being capable of meeting an accessibility standard equivalent to that set out at Part M, Category 2 of the Building Regulations 2010 (as amended) has been submitted to and approved in writing by the Local Planning Authority. The identified residential units shall thereafter be retained in accordance with the above standard for the lifetime of the development.

Reason: to ensure the development provides for access for all, in accordance with the Council's equality policies.

Policies: CS5

26. No development above slab level shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes from any of the communal areas providing such facilities, including details of its method of construction, odour control measures, noise levels, its appearance and running specifications have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained and maintained in accordance with the approved specifications.



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Reason: these details need consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment in the locality from smells/fumes in accordance with Policy DM4

27. No development above slab level shall take place until details of bird nesting features have been submitted to and approved in writing by the Local Planning Authority. The details shall include a peregrine platform and 10 (ten) bricks or other features suitable for use by swifts. The bird nesting features shall thereafter be installed as per the approved details and retained for their intended use thereafter.
Reason: to ensure that the ecological value of the site is enhanced post-development.
Policies: CS36, Paragraphs 109, 114 and 118 of the NPPF

28. No development above slab level shall take place until full details of the mechanical ventilation, heating and recovery (MVHR) system, the glazing systems including their means of opening and ventilation have been submitted to and approved in writing by the Local Planning Authority. The MVHR system details shall include specifications, sound levels, ducting runs and details of all external flues, vents or other ancillary equipment. The development shall thereafter be undertaken and retained in accordance with the approved MVHR and glazing systems.
Reason: to protect the amenity of future occupants of the proposed development.
Policies: CS34, DM4

29. For the avoidance of doubt, the glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Stuart Michael Associates, November 2016, 5277/NA) and retained to the standards as set out in this assessment thereafter.
Reason: to protect the amenity of future occupants of the proposed development.
Policies: CS34, DM4

30. There shall be no first use of the South-Westerly open amenity terrace on Level 12 (as shown on approved plan P-12012 Rev. B) as detailed within Condition 2 above) until samples and details of a parapet wall to a height of not less than 1.6 metres measured from the terrace deck level and to surround/enclose this terrace, have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved samples/details.
Reason: as wind/microclimatic conditions on this terraced area would be uncomfortable and potentially unsafe in the absence of a suitable protective parapet wall.
Policies: RC13

31. No commencement of the landscaped areas (whether at ground level or on any of the high-level terraces) shall take place until details of all/any external lighting to be installed within the relevant landscape/amenity/terraced area has been submitted to,



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and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The approved scheme shall be installed before first occupation of the development for residential use and the external lighting shall thereafter be maintained and operated in accordance with the approved details. For the avoidance of doubt, this permission does not allow any external lighting up of the building itself and separate permission would be required.

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, CS34 and Policy DM4

32. Within 12 months of first commencement of the development, a Schedule of Works for the completion of the temporary hardsurfacing between hedge 3a and Kings Meadow Road (as shown on drawing P10757-00-001-102 Rev. 01) shall be submitted to the Local Planning Authority for approval. The Schedule of Works shall include but not be limited to the specification of surfacing materials, the date by which the works shall commence, and the date by which the works shall be completed. The approved Schedule of Works shall be carried out and completed within six months of its approval by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. Reason: to ensure a satisfactory area is safeguarded for the approved Mass Rapid Transit (MRT) route, in the interests of encouraging non- car travel in the Borough and to provide a suitable standard of public realm in the interim period, where the MRT route (roadway surfacing) requirement comes after the development has commenced.

Policies: CS4, CS9, CS20, CS21, CS38, RC1, RC14, DM3

33. Prior to first occupation for residential use, the development shall be provided with sprinklers designed and installed in accordance with BS9251:2014 and all non-residential elements of the building will be provided with sprinklers designed and installed in accordance with BS EN 12845 2004 + A2, 2009. All sprinkler systems shall thereafter be retained in full working order (with periodic checks) for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the integrity and fire safety of this tall building development.

Policies: RC13

34. The development hereby permitted shall be only be undertaken in accordance with the submitted Flood Risk Assessment and Sustainable Drainage Strategy (ref.

5277.FRA, Issue Status: 01 by Stuart Michael Associates, dated November 2016).

Furthermore, prior to first occupation of the development for residential use, all recommendations (including the identification and provision of safe access routes in a flooding event) as set out in the above strategy shall be undertaken/implemented and retained thereafter.



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Reason: to reduce the risk of flooding onsite or elsewhere in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and Core Strategy Policy CS1 and Sites and Detailed Policies Document Policy DM1

35. No occupation of dwellings for residential use shall take place until the dwellings and the communal/external areas of the development have been completed to the access standards as set out in Section 5.7 of the submitted Design and Access Statement (Thames Quarter, Reading - Design and Access Statement Rev A December 2016).

The development shall thereafter be retained in accordance with the approved standards.

Reason: in the interest of providing flexible and adaptable accommodation, in accordance with the Council's policies.

Policies: DM5

36. No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. 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 and Policy DM12

37. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential flats hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material utilised for advertising or marketing the residential units/houses/flats/apartments for letting or sale shall make it clear to prospective tenants and occupiers that they will not be entitled to a parking permit.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be entitled to an on-street car parking permit. In the interests of the proper management of parking, and to 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 and Policy DM12

38. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The predicted rating level, L_Ar,Tr (specific sound level plus any adjustment for the characteristic features



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of the sound) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 and Policy DM4

39. No part of the development shall be occupied until a strategy for all service vehicle deliveries (including all refuse/recycling arrangements) to the site will be managed have been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the submitted document, 'Illustrative Framework Building Management Plan, former Cooper Reading BMW premises, Kings Meadow Road, Reading RG1 8BN', dated March 2017 by Lochailort Ltd. Servicing of the development shall thereafter only take place in accordance with the approved strategy.

Reason: in the interests of residential amenities and the safety and convenience of all highway users.

Policies: CS34, DM4, DM12

40. The development hereby permitted shall not be first occupied for residential use until the accesses and all vehicle parking space(s), including those indicated for disabled persons have been provided in accordance with the approved plans in Condition 2 above. The space(s) shall be kept available for parking at all times thereafter. For the avoidance of doubt, all spaces marked out for the Car Club on the approved plans shall be for Club cars only and furthermore, the development hereby approved shall accommodate a maximum of 49 car parking spaces.

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.

Policies: CS24, DM12

41. The development hereby permitted shall not be first occupied for residential use until all bin storage facilities shown on the approved plans has been provided and the bin storage facilities shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required.

Policies: CS7, DM12

42. The development hereby permitted shall not be first occupied for residential use until the bicycle parking facilities have been provided in accordance with the approved plans in Condition 2 above. The facilities shall be kept available for bicycle parking at all times thereafter.



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Reason: to encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies.

Policies: CS23, CS24

43. The development hereby permitted shall be undertaken in accordance with the submitted Sustainability Statement (Sustainability Statement, Thames Quarter, Reading, ref. WED10098 Issue 03, Status: Final by Hurley Palmer Flatt, dated 16/11/2016) and submitted Energy Statement ('Energy Statement, Thames Quarter, Reading ref. WED10098 Issue 03, Status: Final, dated 16/11/2016 by Hurley Palmer Flatt) as supplemented by later addendum letter on energy efficiency and CO2 emissions (by Lochailort, dated 10/4/2017) and retained thereafter. Reason: to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1

44. No later than three months from first occupation of the development, written documentary evidence shall have been submitted to, and receipt acknowledged in writing by, the local planning authority 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. The development shall thereafter be retained in accordance with the approved evidence.

Reason: to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1

45. All lifts as shown on the approved plans in Condition 2 above shall be retained in working order, in full accordance with the manufacturer's instructions, for the lifetime of the development hereby approved. Reason: to ensure this development is suitable in terms of equality of access.

Policies: CS4, CS5

46. For the avoidance of doubt, no building maintenance units (BMUs) or other cleaning apparatus shall be installed on the development hereby approved.

Reason: as no details of such have been submitted and in the interests of the design and architecture of the development and the skyline of the Borough.

Policies: CS7, RC5, RC13

INFORMATIVES



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Head of Planning, Development *HR*
& Regulatory Services

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for this application, to allow the decision to be issued.
2. Your attention is drawn to the terms and conditions of this planning permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
4. Your attention is drawn to the requirement for submission of a separate Building Regulations application for the proposed development. Please contact RBC Building Control on 0118 937 2449 for advice.
5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning Decisions.
6. With regard to the tallest element of this development, aircraft warning lights/aviation warning lighting may be required and this may also apply to cranes during construction. Please contact the Civil Aviation Authority for further advice.
7. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic. ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
8. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.



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9. During the course of construction, the developer should take care to ensure that no part of this development would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has, or may not have been, served on the owner of that property. Furthermore, this planning permission does not confer any right of access onto land that is not under the developer's control.

10. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

11. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is: Chargeable. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

12. The occupiers of the residential units will not be entitled to an on-street car parking Permit. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees be informed of the prohibition on entitlement to a car parking permit. There is already a high level of on-street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

13. Please note Thames Water's requirements as previously communicated on this application and the Statutory Undertaker's rights/easements which apply to this land.

14. The Developer is advised to note Network Rail's requirements for developments close to railway line/land, as supplied by Network Rail on this planning application.

15. You are advised that the development lies on a known contaminated site with recorded incidents. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction



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proposals take the necessary account of the possibility of contaminants from that source.

16. The Environment Agency advises the following in relation to pollution:
This site is currently undergoing voluntary remediation following a pollution incident (waste oil tank leak) when oil was noted in a nearby watercourse. To date, the EA has largely been satisfied with the work that has been undertaken, however areas of contamination are known to remain due to access restriction from existing buildings. Site investigations to date have encountered pockets of significant contamination, generally, but not exclusively associated with the oil leak. There is the potential for additional areas of contamination other than those previously identified. These could potentially affect sensitive controlled water receptors including underlying aquifers and nearby watercourses. Widespread site-wide, cross-contamination has not been encountered and is not expected to be encountered. The current accepted risk assessment following the pollution incident did not consider piling at this site. Piling could potentially mobilise existing contamination from near the surface into the chalk principal aquifer. As such, existing risk assessments are likely to need to be revisited to see if piling is likely to alter the potential risk of existing contamination.



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.