

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

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: Lochailort Thames Quarter Ltd
Eagle House
108-110 Jermyn Street
London
SW1Y 6EE

Application No: 181653
Application type: Regulation 3 Planning
Approval

Applicant: Lochailort Thames Quarter Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT OUTLINE** planning permission for the following development:

Proposal: Outline - erection of a 2.5, 3.5 and 4.5 storey building comprising 47 apartments for affordable housing in a mix of one, two and three- bedroom units. Landscaping, cycle & car parking with associated works (all matters reserved except layout and means of access).

At: Former Reading Family Centre North Street Reading RG1 7DA

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: 12 March 2019



Head of Planning, Development & Regulatory Services *JW*

Application At: Former Reading Family Centre North Street Reading RG1 7DA

Application No: 181653

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin before either:-
a) the expiration of three years from the date of this permission; or b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this outline permission.

Reason: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.

3. *No development shall take place until plans and particulars of all reserved matters not detailed in this outline application: namely detailed plans and drawings showing the Appearance, Landscaping and Scale have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995 (as amended by the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006).

4. The development hereby permitted shall be carried out in accordance with the following approved plans/documents (received 10 October 2018, unless otherwise indicated):

Location Plan (no reference) (received 20/9/2018)

061807-AP01 Rev A Appraisal Layout [Site Plan]

061807-LOC Design & Access Statement

061807-PRE-APP-ELE 2 Rev C - illustrative elevation - North Street 061807-PRE-APP-ELE Rev C - illustrative elevation - Weldale Street Design and Access Statement (DAS): 'Land off Weldale Street, Reading: Design and Access Statement' ref. 061807-LOC by dha Architecture, dated October 2018.

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

5. The details to be submitted in pursuance of Condition 3 above shall accord with the principles set out in the Design and Access Statement dated approved in Condition 4 above submitted in support of the application.

Reason: to ensure that the detailed proposals accord with the design and access principles set out in the Design and Access Statement, in the interests of achieving high standards of design and access in accordance with Policy CS7.

6. For the avoidance of doubt, this outline planning permission permits no more than 47 dwellings.

Reason: as it is considered that the development shown represents a maximum number/suitable mix of units/unit density on this site, given the constraints of the footprint (Layout as applied for) and building envelope approved by the plans in Condition 4 above.

Policy CS7

7. *No development shall take place until an assessment of the nature and extent of contamination has been submitted to and been 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) 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,
- 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.

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 and the natural and historical environment has been submitted to and been 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

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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) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

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 shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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.

11. *No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for: a) 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

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d) any footpath closures or road closures needed during construction

e) wheel washing facilities on site

f) Control of noise and dust

g) a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with policies CS34, DM4 and DM12.

12. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents. Policies: DM4

13. 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 in accordance with policies CS2 and CS34.

14. *Notwithstanding any subsequent approval of Landscaping as a reserved matter, no development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the principles shown on Landscape Concept Plan received 27/11/18 9527-KC-XX-YTREE-LCP01RevC and 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, plant sizes and proposed numbers/planting densities where appropriate.

(d) Tree pit specifications.

Reason: because the Layout approved provides a relatively limited opportunity to achieve a suitable landscaping arrangement and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7.

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15. *Notwithstanding any subsequent approval of Landscaping as a reserved matter, no development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings (in Condition 4 above), both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

16. *Notwithstanding any subsequent approval of Appearance as a reserved matter, no development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames/details of noise suppression and mortar and details of window and doorway reveals have been submitted to 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/noise performance of the windows and the area.

Policies: CS7, CS34, DM4

17. The development hereby approved shall only be constructed and thereafter retained such that the internal noise levels from outside sources within the dwellings such be no greater than 35dBA during the daytime and 30dBA at night, and internal noise levels of 45 dB L_{Amax} would not be exceeded more than 10 times per night, in accordance with BS8233 and to accord with the submitted noise report (plus the supplemental noise comments made in the letter from Lochailort Thames Quarter Ltd dated 12/11/18) ('Noise Assessment: Land at North Street/Weldale Street' by Stuart Michael Associates Ltd. Ref. 5946/NA, Status: ISSUE, dated August 2018).

Reason: because alternative ventilation is required due to the L_{max} levels of 60 dBA outside being regularly exceeded in this area and therefore to protect the amenity of future occupants of the proposed development in accordance with policies CS34 and DM4.

18. *No development shall commence until a residential ventilation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system

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should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34, given that the submitted noise strategy requires closed windows to achieve suitable internal noise levels in terms of L_{max}.

19. *No development shall commence before a Security Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall achieve the 'Secured By Design' standard and cover security measures for, inter alia, access controls, boundary treatments, postal services, parking controls and bin/cycle stores. The development shall implemented in accordance with the approved Strategy before first occupation and be retained in accordance with such thereafter. 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

20. *No development shall take place until details of the design, implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The details/plan shall conform with the submitted SUDS report ('Project: North Street, Reading, Drainage Statement Technical Note' by Stuart Michael Associates, ref. 5946, dated November 2018).

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

In accordance with NPPF Paragraph 103, Core Strategy Policy CS1 Sites and Detail Polices document Policy DM1.

21. No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details, as approved in Condition 20 above. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. In accordance with NPPF, Core Strategy Policy CS1 and Sites and Detail Polices document Policy DM1.

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22. The dwelling(s)/building(s) hereby permitted shall not be occupied until details of all electric vehicle (EV) charging points have been submitted, approved and thereafter provided. Thereafter the vehicle parking space(s) shall be kept available for parking at all times. Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers to accord with the Council's Local Transport Plan 3 Strategy 2011 - 2026 and Policy DM12.

23. The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) 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 & CS24 and Policy DM12.

24. No dwelling/building 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 and Policy DM12.

25. *

(a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) 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.

(c) 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 the Local Planning Authority's approved transport policies CS23 and CS24.

26. *No dwelling/building shall be occupied until the bin storage facility shown on the approved plans in Condition 4 above has been provided and the bin storage facility 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 in accordance with Policy CS7.

27. *No development shall take place until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the Local Planning Authority demonstrating that 50% of the dwellings hereby permitted will achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as

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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 a Design Stage Standard Assessment Procedure (SAP) Assessment, 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.

28. *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.

29. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units. Reason: In order that the prospective occupiers are made aware of the fact that 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.

INFORMATIVES

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 prescribed target or agreed extended timescale for the decision to be issued.

2. 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.

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3. i) 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.

4. Your attention is drawn to the terms and conditions of this 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.

5. This Outline planning permission is accompanied by a s106 unilateral undertaking and a Traffic Regulation Order is also required.

6. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. 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.

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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 <https://acp.planninginspectorate.gov.uk/>

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.