

**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: Michael Sparks Associates
11 Plato Place
St Dionis Road
London
SW6 4TU

Application No: 180613
Application type: Non Material Amendment

Applicant: Equites UK SPV 6 Limited

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 amendment comprising alterations to the external appearance of Unit 1 and 2 and the incorporation of minor changes to the approved levels, drainage and landscape drawings

At: Land at Island Road West Island Road Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED



SDV

Date: 12 September 2018

Head of Planning, Development
& Regulatory Services

Application At: Land at Island Road West Island Road Reading

Application No: 180613

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 2 (amendments in bold)

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

- **Site Layout Plan - 30912 PL 201**
- **Unit 1 Floor Plans - 30912 PL 203**
- **Unit 1 Elevations - 30912 PL 204 Rev A**
- Unit 1 Illustrative Elevations - 30912 PL 105 Rev A
- **Unit 2 Floor Plans - 30912 PL 206**
- **Unit 2 Elevations - 30912 PL 207 Rev A**
- Unit 2 Illustrative Elevations - 30912 PL 108 Rev B
- External Works - 30912 PL 109 Rev C
- **Landscape Concept Proposal - 01 N**
- Illustrative Landscape Concept Sections - 02 D
- **Proposed Drainage Plan - BED-DRG-160016-00-XX-C-0300 Rev C04**

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

Amended condition 8 (amendments in bold)

8. Landscaping

All hard and soft landscape works shall be carried out in accordance with the approved details:

- **SOFT LANDSCAPE MAINTENANCE AND MANAGEMENT SPECIFICATION - BARRY CHIN ASSOCIATES** ref: 1736/17-RP01 rev F dated: 28 July 2017
- External Works - 30912 PL 109 Rev C
- **Landscape Concept Proposal - 01 N**



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Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Policy CS36 and the NPPF

Amended condition 27 (amendments in bold)

Flooding mitigation

The development permitted by this planning permission shall be carried in accordance with **Proposed Levels Plan** drawing number **BED-DRG-160016-00-XX-C-0600 Rev P09** prepared by Built Environment Design Partnership and the following mitigation measures:

- the development will be located on land above the 1% AEP plus 25% allowance for climate change flood level of 39.57mAOD
- Finished floor levels of Units 1 and 2 will be set respectively no lower than 43.20m AOD and 42.37m AOD.

The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to ensure the proposed development does not increase flood risk onsite or elsewhere. This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF). In accordance with NPPF Paragraph 103, Core Strategy Policy CS1 and Sites and Detailed Policies Document Policy DM1

INFORMATIVES

1. This notice relates only to the changes to conditions 2, 8, and 27 of planning permission 170444. It shall only be read in the context of that permission, and is bound by all the conditions and obligations attached to those permissions. Those permissions, which still stand, and this notice (and any other notices issued under section 96a for this development) should be read together.



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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.



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