

**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: Broadway Malyan
Ilex House
High Street
Theale
Reading
RG7 5AN

Application No: 171019
Application type: Full Planning Approval

Applicant: St. Edward Homes Limited

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: A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works (Phase 6A) (amended)

At: Green Park Village

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: 21st December 2018



Head of Planning, Development
& Regulatory Services

Application At: Green Park Village
Application No: 171019
Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than five years from the date of this planning decision.

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:

- Location Plan Extent of Phase 6A - Drawing no: PL-P6A-001 Rev P5, received 18th January 2018
- Block Plan Extent of Phase 6A - Drawing no: PL-P6B-002 Rev P3, Received 18th January 2018
- Proposed Ground Floor Site Plan - Drawing no: PL-P6A-110 Rev P10, received 21st May 2018
- Phase 6A Proposed First Floor Site Plan - Drawing no: PL-P6A-111 Rev P7, Received 21st May 2018
- Combined Roof Plan - Drawing no: PL-P6A-112 Rev P7, received 21st May 2018
- GA Layout - Block D - Drawing no: A-P6-03-002 Rev P6, received 21st May 2018
- GA Layout - Block F - Drawing no: A-P6-03-003 Rev P6, received 21st May 2018
- GA Layout - Block G - Drawing no: A-P6-03-004 Rev P7, received 21st May 2018
- GA Layout - Block H - Drawing no: A-P6-03-005 Rev P8, received 21st May 2018
- GA Elevations - Block D - Drawing no: A-P6-05-002 Rev P8, received 21st May 2018
- GA Elevations - Block F - Drawing no: A-P6-05-003 Rev P8, received 21st May 2018
- GA Elevations - Block G - Drawing no: A-P6-05-004 Rev P8, received 21st May 2018
- GA Elevations - Block H - Drawing no: A-P6-05-005 Rev P9, received 21st May 2018
- GA Sections-Block D - Drawing no: A-P6-04-004 Rev P1, received 21st May 2018
- GA Sections Blocks F-H - Drawing no: A-P6-04-002 Rev P5, received 31st October 2017
- GA Sections Blocks F-H [long sections] - Drawing no: A-P6-04-003 Rev P4, received 31st October 2017
- Site Sections AA, BB - Drawing no: A-P6-04-014 Rev P3, received 21st May 2018
- Site Sections Blocks CC, DD - Drawing no: A-P6-04-015 Rev P3, received 21st May 2018
- Site Sections Blocks EE - Drawing no: A-P6-04-016 Rev P3, received 21st May 2018
- Café/Gym GA Plans/ Elevations/ Section - Drawing no: A-P6-03-006 Rev P3, received 26th June 2017
- Bay Study - Typical Radial Blocks D-H Side A - Drawing no: A-P6-04-010 Rev P5, received 21st May 2018

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- Bay Study - Typical Radial Blocks D-H Side B - Drawing no: A-P6-04-011 Rev P5, received 21st May 2018
- General Arrangement Ground Plan 1 of 3 - Drawing no: MA.3067-06A.1001 Rev G, received 18th May 2018
- Softworks Podium Plan 1 of 1 - Drawing no: MA.3067-06A.3101 Rev C, received 18th May 2018
- Softworks Ground Plan 1 of 2 - Drawing no: MA.3067-06A.3001 Rev F, received 18th May 2018
- Softworks Ground Plan 2 of 2 - Drawing no: MA.3067-06A.3002 Rev G, received 18th May 2018
- Hardworks Podium Plan 1 of 1 - Drawing no: MA.3067-06A.2101 Rev C, received 18th May 2018
- Hardworks Ground Plan 1 of 2- Drawing no: MA.3067-06A.2001 Rev D, received 18th May 2018
- Hardworks Ground Plan 2 of 2- Drawing no: MA.3067-06A.2002 Rev E, received 18th May 2018
- Arboricultural Implications Plan - Drawing no: MA.3067-06A 4001 Rev G, received 18th May 2018
- Detailed Air Quality Assessment, Document ref: 442611-01 (02), dated 22nd May 2017, prepared by RSK, received 23rd June 2017
- Green Park Village Phase 6 Design and Access Statement, prepared by Broadway Malyan, dated June 2018, received 21st June 2018 (page 34)
- Flood Risk Assessment, Document ref: HH4160761/KJ/013 Issues 2, dated 25th May 2017, prepared by Glanville, received 23rd June 2017
- Landscape Management Plan, Document ref: MA.3067-06A-RP001 Rev C, prepared by McFarlane Associates, received 21st August 2017
- Noise and Vibration Assessment Report, Document ref: 296812-00 (03), dated May 2017, prepared by RSK, received 23rd June 2017
- Site Parking Strategy - Drawing no: A-P6-02-113 Rev P3, received 11th June 2018
- Site Refuse Strategy - Drawing no: A-P6-02-114 Rev P3, received 11th June 2018
- Refuse Store Layouts - Drawing no: A-P6-70-100 Rev P2, received 11th June 2018
- Proposed Overland Floor Exceedance Route and Levels - Drawing no: 4160761-SK1500-P6A Rev P3, received 2nd October 2018
- Phase 6A Proposed Utility Routes - Drawing no: BERKHW001-CSL-004 A, received 22nd February 2018
- Impermeable Areas - Drawing no: 4160761-SK1400-P6A Rev P5, received 23rd February 2018
- Phase 6A Schematic Drainage Layout - Drawing no: 4160761-SK1600-P6A Rev P3, received 23rd February 2018

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



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3. **Prior to commencement of the development**, a phasing plan for carrying out of the overall development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing details.

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 in accordance with Policy DM4.

4. Prior to construction above ground slab, details of the materials to be used in the construction of the external surfaces of the development, including all external fixtures, fittings, window frames, window and doorway reveals and cladding, have been submitted to and 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

5. The overall housing mix is to be in accordance with the approved details as set out on page 34 of the Design and Access Statement, prepared by Broadway Malyan, dated June 2018, received 21st June 2018.

Reason: To ensure that an appropriate mix is provided in accordance with Policy CS15 and DM5.

6. The dwelling(s)/building(s) for each phase shall not be occupied until all vehicle parking space(s) for that phase 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.

7. No dwelling/building hereby permitted shall be occupied until the roads serving it have been constructed in accordance with the relevant approved drawings.

Reason: In the interests of road safety in accordance with Policy CS20 and Policy DM12.

8. (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 be 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.

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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 CS23 and CS24.

9. The dwelling(s)/building(s) hereby permitted shall not be occupied until all electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the Local Planning Authority. 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 to accord with the Council's Local Transport Plan 3 Strategy 2011 - 2026 and Policy DM12.

10. Prior to occupation of the development details of how the allocation of the car parking spaces for the residential dwellings will be managed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the safety and convenience of all highway users and to accord with Policy CS24 & CS24.

11. Prior to occupation of the development details of how service vehicle deliveries to the site will be managed shall be submitted to and approved in writing by the Local Planning Authority. New occupation of the Development shall take place in accordance with the approved details unless otherwise agreed in advance in writing by the Local Planning Authority.

Reason: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

12. Prior to the occupation of each phase all the visibility splays shown on the approved drawings shall be provided. All visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

13. Any external doors provided shall open away from the highway / street.

Reason: In the interests of pedestrian safety in accordance with Core Strategy Policy CS20, Sites and Detailed Policies Document Policy DM12 and Section 153 of the Highways Act.

14. No dwelling/building shall be occupied until the bin storage facility shown on the approved plans 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.



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15. No development of any phase 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:

- 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
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works
- provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase
- No materials/ green waste to be burnt on site;

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.

16. Prior to the commencement of works, a Construction Environment Management Plan (CEMP) as referred to in the Ecological Impact Assessment (CSA Environmental, Ref: CSA/3269/01, March 2017) will be submitted to and approved in writing by the Local Planning Authority. The CEMP will include details of precautionary working methods, such as confirming that vegetation clearance to not take place between 1st March and 31st August, to ensure that nesting birds, reptiles and other wildlife is not harmed or killed during the works. The approved CEMP shall thereafter be implemented as agreed.

Reason: To ensure that nesting birds and reptiles, protected species, are not adversely affected by the proposed development in line with Policy CS36 of Reading's Core Strategy of the core strategy and wildlife legislation.

17. 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 protecting the amenity of local land uses or neighbouring residents in accordance with Policies CS34 and DM4.

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18. 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

19. 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 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.

20. 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.

21. 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.



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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.

22. 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 investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the 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 in accordance with Policy CS34.

23. 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 in accordance with Policy CS34.

24. 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 in accordance with Policy CS34.

25. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment Ref: HH4160761/KJ/013, Issue 2: 25 May 2017, prepared by Glanville Consultants, received 23rd June 2017.



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Reason: To reduce the risk of flooding to the proposed development and future occupants and to not increase flooding off site in accordance with Policy CS35

26. 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. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: In accordance with NPPF Paragraph 165, and Policies CS1 and DM1.

27. **Development shall not commence until** a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding, to ensure that sufficient capacity is made available to cope with the new development, and in order to avoid adverse environmental impact upon the community and in accordance with Policy CS34.

28. No phase or part of a phase shall be occupied until a “whole-life” maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that there is a sustainable solution to managing flood risk in accordance with Policy CS35.

29. Prior to commencement of each phase or part of a phase full details of the method of disposal of foul sewage for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: to ensure adequate sewerage is provided in the interests of pollution prevention in accordance with Policy CS34.

30. No development (above ground slab) shall take place until a detailed scheme, informed by the Noise and Vibration Assessment Report, ref: 296812-00(03), prepared by RSK, dated May 2017, received 23rd June 2017, has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014



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recommended internal levels, 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 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 CS34 and DM4.

31. 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 for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) 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 predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.

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

32. The glazing and ventilation shall be installed in accordance with the specifications recommended within the Noise and Vibration Assessment Report, ref: 296812-00(03), prepared by RSK, dated May 2017, received 23rd June 2017.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policies CS34 and DM4.

33. Prior to occupation of any phase the applicant must submit a dust management plan in line with the recommendation set out in the Detailed Air Quality Assessment, ref: 442611-01(02), prepared by RSK, dated May 2017, received 23rd June 2017 to and be approved in writing by the Local Planning Authority.

Reason: to protect the health of future occupants of the proposed development in accordance with CS34 and DM19.

34. The community boiler shall not be installed until details of the design, specifications, construction and maintenance regime has been submitted to and approved in writing by the Local Planning Authority. The details shall include an air quality assessment using dispersion modelling to demonstrate that the stack height of



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the community boiler is sufficient to prevent emissions having a significant negative impact on the air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀) with mitigation measures to control those emissions shown to result in negative impacts on air quality. Before the dwelling(s)/building(s) hereby permitted are occupied the community boiler shall be installed in accordance with the approved design and specifications and thereafter operated in accordance with the approved maintenance regime.

Reason: to protect the health of future occupants of the proposed development in accordance with CS34 and DM19.

35. Prior to the completion of the retail units details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and running specifications to be submitted to and 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.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy DM4.

36. **No development shall take place** until full details of both hard and soft landscaping in line with approved Softworks drawings 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, plant sizes and proposed numbers/planting densities where appropriate.
- d) Tree pit specifications.
- e) Podium planter specifications

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

37. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping 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



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38. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 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

39. In this condition 'retained tree' means an existing tree which is to be retained in accordance with approved plans and particulars; and paragraphs a) and b) below shall have effect until one year from the date of occupation of the development hereby approved.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

c) The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy CS38 and Policy CS7

40. 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.

41. Before any trees are removed or before any construction works take place within 4 metres of a tree that is to be retained the affected trees shall be surveyed by a competent person to confirm that they do not have bat roosts present. If bat roosts are identified then the relevant tree(s) shall be retained or construction works halted within vicinity of the tree(s) until mitigation measures have been implemented that



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have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that protected species are not adversely affected by the proposed development in line with Policy CS36 of Reading's Core Strategy and wildlife legislation.

42. No external lighting shall be installed on any phase or part of a phase until detailed plans and specifications of lights and a report detailing the lighting scheme, including how this will not adversely impact upon commuting and foraging bats or other wildlife is submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation showing the adjacent trees
- A schedule of equipment
- Measures to avoid glare and light spill
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally to include light spillage from external light sources, as well as the windows of the new development.

The approved lighting details shall thereafter be installed, maintained and operated in accordance with the approved details.

Reason: to protect residential amenity, in the interests of visual amenity, and to ensure that wildlife is not adversely affected by the proposed development in line with Policy DM4 and Policy CS7 and Policy CS36.

43. Prior to the occupation of each phase or part of phase a Waste Management Plan for each phase, which accords with Reading Borough Council's Waste Management Guidelines, shall be submitted to and approved in writing by the Local Planning Authority. The approved Waste Management Plan shall thereafter be implemented and publicised to all occupiers so the Plan can be followed.

Reason: in the interests of the visual amenity of the area and to ensure that there is sufficient waste management on site, in accordance with Policy CS2 and Policy CS7.

44. Prior to commencement of the car park (located under the residential blocks hereby approved) details of the car park layout and secure vehicle access controls to be submitted to and approved by the Local Planning Authority in consultation with Thames Valley Police Crime Prevention and Design Advisor. This should include details of how this would be achieved, implemented and tested prior to commencement. The measures to be implemented in accordance with the approved details before the residential units in that block are occupied and retained thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

45. Prior to occupation of the residential units hereby approved the installation details of the type and location of mail boxes, and management procedures for postal deliveries to residents to be submitted to and approved by the Local Planning Authority



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in consultation with Thames Valley Police Crime Prevention and Design Advisor prior to occupation. The mail boxes to be installed in accordance with the approved details before the residential units are occupied and retained thereafter and the approved management procedures adhered to.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

46. Prior to commencement of construction of the public space and community buildings (Pavilion, concourse and public accessible space) hereby approved, a scheme of security measures shall be submitted to and agreed in writing with the Local Planning Authority following consultation with Thames Valley Police Crime Prevention and Design Advisor (CPDA). The following details shall be included:

- Lighting of public accessible areas; detailed lighting plans (ideally compliant with BS 5489);
- Appropriately rated vehicle bollards, preventing vehicle intrusion into public pedestrian space;
- CCTV: Provide detailed plans identifying CCTV operational requirements (position and specification of CCTV); if required
- Physical security shall be incorporated into the construction of public /community buildings and open public space in accordance with Secured by Design best practice this may include, along with other matters, suitable windows and doors and where necessary Laminate glazing.

The measures to be implemented in accordance with the approved details before the residential units are occupied and retained thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS7 and DM4.

47. No development of any phase or part of a phase (above ground level slab) 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 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.

48. The residential development hereby permitted (phase or part of a phase) shall not be occupied 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 have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building



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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.

49. (i) The development as built, shall meet a minimum of BREEAM Very Good standard with a minimum score of 62.5 points.

(ii) No commercial use part of the development shall be occupied until a post-construction review demonstrating compliance with a minimum BREEAM Very Good score of 62.5 points has been submitted and approved in writing by the Local Planning Authority.

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

INFORMATIVES

1. 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.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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. 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.

5. Enforcement action could be undertaken under Housing Act 2004 if future daylight/sunlight provision does not meet required standards

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6. The developer is advised to register with the new build team of a relevant broadband provider so that infrastructure ducts are put in as part of the development.
7. 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 so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
8. 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
9. 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
10. 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.
11. All purchasers/tenants/occupiers to be informed that there will be no on-street parking other than in designated area and there will be other restrictions and enforcement on parking in GPV as a whole.
12. The developer must contact Network Rail's Wessex Asset Protection team to enter into an asset protection agreement before proceeding with any design or construction works alongside Network Rail infrastructure
- AssetProtectionWessex@networkrail.co.uk
13. Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their Tenants under the Party Wall etc Act

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1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matter.

14. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

15. In order for Thames Water to determine whether the existing sewer network has sufficient spare capacity to receive the increased flows from the proposed development, a drainage strategy must be submitted detailing the foul and surface water strategies. Details of any proposed connection points or alterations to the public system, including calculated discharge rates (pre and post development) must be included in the drainage strategy. If initial investigations indicate that the existing sewer network is unlikely to be able to support the demand anticipated from this development, it will be necessary for the developer to fund an Impact Study. In particular Thames Water require details of the proposed onsite sewage pumping station including the proposed point of connection and the proposed pumping rate.

16. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required to ensure that the surface water discharge from the site will not be detrimental to the existing sewerage system. The contact number is 0800 009 3921.

17. Thames Valley Police provided the following advice with regard to providing robust access control:

Communal entrance: All external and internal Communal entrance doors meet the requirements of the minimum physical security requirements of ADP-Q, and meet the minimum physical security requirements of PAS24:2012. and include electronic remote release locking systems with audio and visual intercom link to each apartment, capable of recording and capturing images of individuals using the door entry panel. This will allow residents to communicate with their visitors without having to open their front door and speak to them face-to-face as this allows them to filter who is allowed into the building and up into their flat.

Residential floor secondary security doors (segregation): In order to prevent unauthorised access onto and between residential floors access on to each floor should be controlled (each resident assigned access to the floor on which they reside via the use of proximity reader, swipe or fob. Secondary security doors sets that isolate each core from private residential corridors must also meet the minimum physical security standards of PAS 24:2012. These in turn must be controlled by an electronic remote release system with intercom audio link to apartments. This arrangement promotes ownership and establishes defensible space, enabling residents to identify visitors and prevent unauthorised access in to their private areas whilst maintaining a safe and



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secure distance. Each resident being assigned access to the floor on which their dwelling is located. Fire egress stairwells should also be controlled on each floor, from the stairwell into communal corridors, to reduce the risk of them being used for anti-social behaviour or criminal activities. Fire egress stairwells should then be controlled on the ground floor preventing access into the stairwell, to reduce the risk of them being used for anti-social behaviour or criminal activities. Unrestricted egress, from the corridor into the stairwell via the lobby, should also be provided at all times. SBD recommends no more than 25 flats should be accessed via either of the access control methods above.

Residential door Sets: Individual flat entrance doors must also comply with ADP-Q, and meet the minimum physical security requirements of PAS24:2012.

Access from Car Park into Residential Units: - The underground parking facility will incorporate communal entrance doors for the residential cores. Access to private residential dwellings must be made secure. Parking facility communal entrance doors to meet the minimum physical security requirements of PAS24:2012 and include electronic remote release locking systems with audio and visual intercom link to each apartment, capable of recording and capturing images of individuals using the door entry panel.

Private Residential Underground Car Park: The entrance to this car park to have automated secure gates, such as electronic gates or shutters (LPS1175 SR2 or equivalent). These measures must incorporate an access control system that allows the driver to operate the system without leaving the vehicle. The layout and design of this facility should also incorporate the safer parking principle of surveillance, lighting and management processes and procedures physical security requirements of PAS24:2012 and include electronic remote release locking systems with audio and visual intercom link to each apartment, capable of recording and capturing images of individuals using the door entry panel.

18. The developer is advised that there is the requirement to submit a licensing application for A3, A4 & A5 uses.

19. 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.

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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.

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.