

**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: Savills UK
Hawker House
5 - 6 Napier Court
Napier Road
Reading
RG1 8BW

Application No: 181740
Application type: Non Material Amendment

Applicant: University of Reading

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 to permission 150890 involving changes to surface water drainage (condition 11 and 12) and sustainable energy (condition 17) and Lifetime Homes (condition 19).

At: 1a Upper Redlands 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

Date: 10 December 2018



Head of Planning, Development
& Regulatory Services

Application At: 1a Upper Redlands Road Reading

Application No: 181740

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 2 - approved plans

The following drawings and documents are approved as a Non-material Amendment to Condition 2 of permission 150890/FUL:

Document Ref: 4265-GDL-RP-C-001 (Rev A) Surface Water Drainage Design, Management & Maintenance Plan, dated 9 February 2017

Drawing Ref: 4265/GDL/XX/D/DR/C/003 (Rev P1) Proposed Drainage Layout dated 3 February 2018

Drawing Ref: Hand-annotated version of Proposed Drainage Layout showing "Route change to facilitate root protection", received 5 October 2018

NOTE: These documents show porous asphalt footpath construction. Special Construction/specifications for paths as shown on the approved Arboricultural plans/documents secured under Conditions 4 and 5 shall take precedence over this detail where any conflict may occur.

Amended Condition 11:

No building/dwelling hereby permitted shall be occupied until the Sustainable Drainage Scheme for the site has been provided in accordance with the following approved details:

Document Ref: 4265-GDL-RP-C-001 (Rev A) Surface Water Drainage Design, Management & Maintenance Plan, dated 9 February 2017

Drawing Ref: 4265/GDL/XX/D/DR/C/003 (Rev P1) Proposed Drainage Layout dated 3 February 2018

Drawing Ref: Hand-annotated version of Proposed Drainage Layout showing "Route change to facilitate root protection", received 5 October 2018

Reason. To reduce surface water runoff to sustainable levels and in the interests of groundwater quality. In accordance with national planning policy, Policy CS1 and Policy DM1.

Amended Condition 12:

No part of the development hereby approved shall be first occupied until the Sustainable Drainage Scheme has been implemented in accordance with the approved details:

Document Ref: 4265-GDL-RP-C-001 (Rev A) Surface Water Drainage Design, Management & Maintenance Plan, dated 9 February 2017



Date: 10 December 2018

Head of Planning, Development
& Regulatory Services

Drawing Ref: 4265/GDL/XX/D/DR/C/003 (Rev P1) Proposed Drainage Layout dated 3 February 2018

Drawing Ref: Hand-annotated version of Proposed Drainage Layout showing "Route change to facilitate root protection", received 5 October 2018

The Sustainable Drainage Scheme shall thereafter be managed and maintained in accordance with the approved details at all times thereafter.

Reason. To secure the long term reduction in surface water runoff from the site. In accordance with national planning Policy, Policy CS1 and Policy DM1.

Condition 17 - Energy - is hereby deleted under this NMA on the basis that an equivalent provision has already been made by the applicant at the Edith Morley Building, Whiteknights Campus.

Condition 19 - Lifetime Homes - is hereby deleted under this NMA on the basis that there is currently no requirement for this, or equivalent, under national or adopted local planning policy.

INFORMATIVES

1. This notice relates only to the changes to conditions 2, 11, 12, 17 and 19. It shall only be read in the context of the substantive planning permission granted under reference number 150890/FUL, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

3. When working beyond the site boundary, the applicant should have due regard to the installation of services within the Root Protection Area of the trees alongside the access road from Upper Redlands Road and should follow NJUG 4 Guideline.



Date: 10 December 2018

Head of Planning, Development
& Regulatory Services