

**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: Kier Property - C/o Savills
Steven Roberts, Savills
Ground Floor, Hawker House
5-6 Napier Court, Napier Road
RG1 8BW

Application No: 171385
Application type: Non Material Amendment

Applicant: Barclays Nominees (George Yard) 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: Application for a non-material amendment following a grant of planning permission (162257).

At: Site at Worton Grange Imperial Way 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: 11 September 2017

Head of Planning, Development
& Regulatory Services

Application At: Site at Worton Grange Imperial Way Reading

Application No: 171385

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended condition

2. Approved Plans

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

- Site Location Plan No. 1894-P-45
- Proposed Site Plan No. 1894-P-46 Rev C
- Proposed Ground and Roof Plan No. 1897-P-47 Rev C
- Proposed Elevations No. 1894-P-48 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

Additional conditions

24. Sustainable Drainage

The sustainable drainage scheme shall be implemented and thereafter maintained in accordance with drawing number 15-007 903 L, subject to any non-substantive changes agreed in writing by the Council.

Reason: To ensure sustainable development and to prevent the increased risk of flooding, both on and off site. In accordance with NPPF paragraph 103, Core Strategy Policies CS1 and CS35 and Sites and Detailed Policies document Policy DM1.

25. External Lighting (Wildlife)

The external lighting scheme shall be implemented in accordance with the Retail Unit D External Lighting Design Report dated 04/08/2017 (Ref: JU10-UNITDEXTLIGHTREP-ISS03), subject to any non-substantive changes agreed in writing by the Council.

Reason: To ensure that wildlife is not adversely affected by the proposed development in accordance with Core Strategy Policy CS36.

26. Details of External Lighting

The external lighting (including roadside lighting, pedestrian routes and communal areas) shall be implemented in accordance with Retail Unit D External Lighting Design Report dated 04/08/2017 (Ref: JU10- UNITDEXTLIGHTREP-ISS03), subject to any non-substantive changes agreed in writing by the Council.



Date: 11 September 2017

Head of Planning, Development
& Regulatory Services

Reason: In the interests of pedestrian safety and the convenience of future residents in accordance with Core Strategy Policy CS7 and Sites and Detailed Policies document Policies DM4 and DM12.

INFORMATIVES

1. This permission relates only to the changes highlighted on the plans and is bound by all the conditions and obligations attached to that permission 162257. 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. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.



Date: 11 September 2017

Head of Planning, Development
& Regulatory Services