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**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: Barton Willmore LLP
Second Floor
7 Soho Square
London
W1D 3QB

Application No: 162210
Application type: Full Planning Approval

Applicant: CIP Property (AIPT) LTD

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: Demolition of existing building and structures (Class A1) and erection of 3 new buildings ranging between 6 - 12 (and basement) storeys in height to provide 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units (Class C3), a flexible Class A1-A5 use at ground floor level fronting onto Friar St, a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor level fronting onto Greyfriars Rd, with associated access, parking, servicing, landscaping and engineering works (amended description).

At: 52-55 Friar Street Reading and 12 Greyfriars Road RG1 1DX

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: 20th March 2018

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Application At: 52-55 Friar Street Reading and 12 Greyfriars Road RG1 1DX

Application No: 162210

Application type: Full Planning Approval

CONDITIONS & REASONS

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

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:

Existing Block Plan 1509-PL3-02, as received 05/12/16
Topographic Survey 1509-S-01, as received 16/12/16
Existing Basement Level 1509-S-02, as received 16/12/16
Existing Ground Floor Level 1509-S-03, as received 16/12/16
Existing First Floor Level 1509-S-04, as received 16/12/16
Existing Second Floor Level 1509-S-05, as received 16/12/16
Existing Roof Plan 1509-S-06, as received 16/12/16
Existing Elevation A 1509-S-07, as received 16/12/16
Existing Elevation C 1509-S-08, as received 16/12/16
Existing Elevations G & I 1509-S-09, as received 16/12/16
Existing Elevations E & F 1509-S-10, as received 16/12/16
Existing Elevations H, J & K 1509-S-11, as received 16/12/16
Existing Elevations L & M 1509-S-12, as received 16/12/16
Existing Section 1-1 1509-S-13, as received 16/12/16
Proposed Block Plan 1509-PL3-03, as received 05/12/16
Proposed Basement Level Plan 1509-PL3-10 Rev G, as received 03/04/17
Proposed Courtyard Level Plan 1509-PL3-11 Rev E, as received 07/03/17
Proposed Courtyard Mezzanine Level Plan 1509-PL3-12 Rev B, as received 05/12/16
Proposed Levels 1 & 2 Plans 1509-PL3-13 Rev C, as received 03/04/17
Proposed Levels 3 & 4 Plans 1509-PL3-14 Rev C, as received 03/04/17
Proposed Level 5 Plan 1509-PL3-15 Rev D, as received 03/04/17
Proposed Level 6 Plan 1509-PL3-16 Rev D, as received 03/04/17
Proposed Level 7 Plan 1509-PL3-17 Rev C, as received 03/04/17
Proposed Level 8 Plan 1509-PL3-18 Rev C, as received 09/05/17
Proposed Level 9 Plan 1509-PL3-19 Rev B, as received 05/12/16

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Proposed Level 10 Plan 1509-PL3-20 Rev B, as received 05/12/16
Proposed Roof Plan 1509-PL3-21 Rev B, as received 05/12/16
Proposed Friar Street Elevation 1509-PL3/30 Rev A, as received 05/12/16
Proposed Greyfriars Road Elevation 1509-PL3/31 Rev A, as received 05/12/16
Proposed Inner Courtyard - Block A Elevation 1509-PL3/32 Rev A, as received 05/12/16
Proposed North End Elevation Block A & Block C 1509-PL3/33 Rev C, as received 09/05/17
Proposed Sections A-A 1509-PL3/34 Rev D, as received 03/04/17
Proposed Section B-B 1509-PL3/35 Rev B, as received 16/12/16
Proposed Sections C-C 1509-PL3/36 Rev C, as received 16/12/16
Proposed Section D-D 1509-PL3/39 Rev B, as received 03/04/16
Proposed Eastern Boundary Elevation (Block B & C) 1509-PL3/37 Rev A, as received 05/12/16
Proposed Building Top Elevation; Section DD, EE, FF 1509-PL3/38, as received 05/12/16
Proposed Friar Street Streetscene 1509-PL3/50, as received 09/01/17
Proposed Greyfriars Road Streetscene 1509-PL3/51, as received 16/12/16
Crime Prevention Access Core Separation Post Box Locations 1509-PL4-01 Rev A, as received 07/03/17
Landscape General Arrangement Ground Floor HED.1256.100.001, as received 05/12/16
Landscape General Arrangement Roof Level HED.1256.100.002, as received 05/12/16
Landscape Hardworks Plan Ground Floor HED.1256.100.003, as received 05/12/16
Planting Plan Ground Floor HED.1256.100.004, as received 05/12/16
Planting Plan Roof Level HED.1256.100.005, as received 05/12/16
Levels and Drainage Plan Ground Floor HED.1256.100.006, as received 05/12/16
Landscape Illustrative Masterplan Ground Level HED.1256.100.007, as received 05/12/16
Landscape Illustrative Masterplan Roof Level HED.1256.100.008, as received 05/12/16
Landscape Open Space Provision Ground Floor and Roof Level HED.1256.100.009, as received 05/12/16
Landscape Sections Section A-A and Elevation D-D HED.1256.200.001, as received 05/12/16
Landscape Sections B-B and C-C HED.1256.200.002, as received 05/12/16
Block B - Affordable Housing Tenure Breakdown 1509-SK107 Rev A, as received 09/05/17 (for the avoidance of doubt this actually relates to Block A fronting Greyfriars Road and unit A [G.01] is a 2-bed unit [as shown on the floorplan on this drawing] and not a 1-bed unit as inaccurately colour coded on the affordable housing tenure breakdown table on this drawing).

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

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3. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made.

Reason: To protect the visual amenity of the area from a potential vacant site and the potential loss of a use within the existing building, as without a replacement building being committed to be built this would be harmful to the viability and vitality of the town centre, in accordance with Policies CS7, CS26 and CS27 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

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

- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
- (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (D) The erection and maintenance of security hoarding / scaffolding if required.
- (E) Wheel washing facilities
- (F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
- (G) Footpath Closures / Road Closures needed during construction
- (H) Traffic Management needed during construction.
- (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).
- (J) Provisions for the control of noise and dust emanating from the site during the demolition and construction phases.

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 CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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5. No development (including demolition) shall take place until an assessment of the nature and extent of contamination, including ground gas, has been submitted to and 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:

- A) human health,
- B) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- C) adjoining land,
- D) groundwaters and surface waters,
- E) ecological systems,
- F) 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

6. No development (including demolition) 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 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

7. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness

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of the remediation carried out) must 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

8. 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 and it must be reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination must 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

9. No development (barring demolition to slab level) shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work and shall include trial trenching) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

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10. No development (barring demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and been approved in writing by the local planning authority. Details shall include: a) manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority), b) samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development) and c) 1:10 plan and elevation drawings (with materials annotated) of typical windows and doors. The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

11. i) No development (barring demolition) shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall be in accordance with the principles within the Landscape Design and Access Statement by Hyland Edgar Driver Rev 00 dated November 2016, as received 05/12/16 and include:

- a) pedestrian access and circulation areas, hard surfacing materials, outdoor structures and ancillary objects (raised planters, railings etc);
- b) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables and pipelines indicating lines, SuDS, manholes etc);
- c) planting plans; written specifications (including raised planter specifications, cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species, planting sizes and proposed numbers / densities, where appropriate.
- d) Biodiversity enhancements, including bird and bat boxes, tiles or bricks on and around the new buildings
- e) Details of the green roof and wall structures, substrate and planting plans

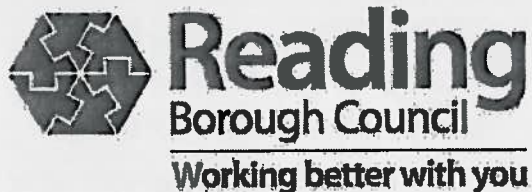
ii) No development (barring demolition) shall take place until a landscaping management plan, including long term objectives, management responsibilities and aftercare and maintenance schedules for the landscape areas, covering a minimum of 5 years has been submitted to and approved in writing by the local planning authority. The landscaping management plan shall be carried out as per the approved document(s).

iii) All hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of any residential unit.

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iv) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of the development, or at the time of completion, whichever is the soonest.

v) Any trees or plants that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

Reason: To ensure provision of suitable hard and soft landscaping in the interests of the appearance of the development and wider area in accordance with Policies CS7, CS33 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC1, RC5 and RC14 of the Reading Central Area Action Plan 2009 and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015)

12. No development (barring demolition) shall take place until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out as per the approved document(s).

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

13. No development (barring demolition) shall take place until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The plan shall include:

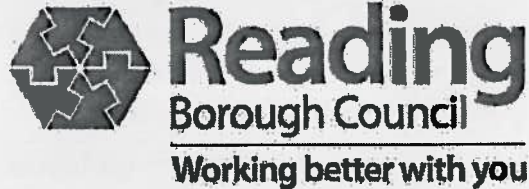
- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

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Reason: To reduce the risk of flooding onsite or elsewhere and to ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

14. No dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the Proposed Foul and Surface Water Drainage and SUDS review by Taylor Whalley Spyra Ref 8939_FS_GB Rev 2.0 dated 27/10/16, as received 05/12/16 hereby approved and the details approved in condition 13 above. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding onsite or elsewhere and to ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

15. (i) No development associated with the non-residential unit(s) hereby approved shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

(ii) Prior to the first occupation of any non-residential unit, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition.

Reason: To ensure that the development contributes adequately towards environmental sustainability and that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and SPD Sustainable Design and Construction (2011).

16. No development (barring demolition) shall take place until a detailed glazing and ventilation scheme, informed by the assessment of the current noise environment contained within the Noise Impact Assessment Report by WSP Parsons Brinckerhoff Ref 70019786, as received 05/12/16, for protecting the dwellings from the external noise

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environment of the area 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 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 Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. Prior to the first occupation of any residential unit hereby approved details of a site wide security strategy, including CCTV details (to include connection to the wider town centre system) and measures to be incorporated into the development to demonstrate how full and robust access control (incorporating best practice guidance Secured by Design Homes 2016) will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Measures in the approved scheme shall be in place before occupation and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

18. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure and therefore details are required to ensure adequate sewerage infrastructure is provided, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

19. No part of the development shall be occupied until the proposed access has been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

20. No dwelling/building shall be occupied until all vehicle parking spaces have been properly surfaced and marked out/provided in accordance with the approved plan. The spaces 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

21. No building shall be occupied until all the visibility splays shown on the approved plans have been provided. All areas 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 Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

22. Prior to occupation of each unit hereby approved details of the management of delivery and servicing vehicles accessing the development site (including delivery hours details) and the anticipated number of vehicle trips associated with delivery and servicing vehicles for that unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out for each unit in accordance with the approved details.

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Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

23. 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

24. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

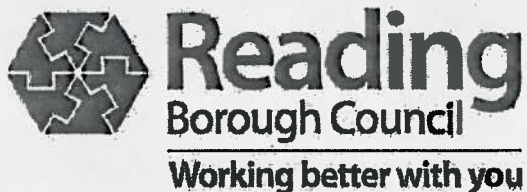
Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

25. Prior to the first occupation of any Class D2 gym use within the ground floor unit fronting Greyfriars Road (west elevation), a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. Thereafter, the development shall not be carried out other than in accordance with

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the approved scheme which shall be completed before the first occupation of any gym use within this unit, and retained/maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises, residential occupiers and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

26. Prior to the first occupation of any residential unit hereby approved a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality, taking into account Air Quality Assessment Report by WSP Parsons Brinckerhoff Ref 70019786 as received 05/12/16, shall be submitted to and been approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Reason: to protect the amenity / health of future occupants of the proposed development, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policies DM4 and DM19 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

27. The development hereby permitted 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 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

28. No dwelling hereby approved shall be first occupied until the energy measures hereby approved in the Energy Statement by Hurley Palmer Flatt Ref WED10096 Issue 03 dated 24/11/16, as received 05/12/16, have been completed.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1

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of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM1 and DM2 of the Sites and Detailed Policies Document 2012 (Altered 2015).

29. Prior to the first occupation of any residential unit hereby approved, details of a privacy screen strategy at the site, including details of the location, size, design and sample of materials of the proposed screens, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be provided in full prior to the first occupation of any residential unit hereby approved and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

30. Prior to the first occupation of any residential unit hereby approved details of all external lighting to be installed within the development shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The approved scheme shall be installed before occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

31. Prior to the first occupation of any Class A5 use hereby permitted, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first Class A5 use and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

32. Prior to the first occupation of any residential unit hereby approved details of an emergency services access strategy shall be submitted to and approved in writing by

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the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of any residential unit and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development, in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

33. The Class A1-A3, B1a and D2 (gym only) premises hereby approved shall not be used by members of the public outside the hours of 0600 to 2200 on Mondays to Saturdays and 1100 to 1700 on Sundays or Bank Holidays, and the Class A4-A5 premises hereby approved shall not be used by members of the public outside the hours of 0800 to 2200 on Mondays to Saturdays and 1100 to 1700 on Sundays or Bank Holidays.

Reason: in order to protect local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

34. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall also consider vibration from the plant. The assessment shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. 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 only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

35. No kitchen extraction system shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved.

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Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

36. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

37. 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

38. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

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39. The roof area of the buildings hereby permitted shall not be used as balconies, roof garden or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where specified on the plans hereby approved.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

40. No dwelling/building hereby permitted shall be occupied until the covered bicycle parking facilities for that dwelling/building have been provided with secure Sheffield cycle stands in accordance with the approved plans. The facilities shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

41. No dwelling/building hereby permitted shall be occupied until the bin / recycling storage facilities for that dwelling/building shown on the approved plans has been provided and the bin / recycling storage facilities shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

42. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall be used for Class D2 gym use only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and/or excessive on-

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street parking and in accordance with Policies CS24 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

43. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor units hereby approved shall retain 'active window displays' along the length of the Friar Street (south) and Greyfriars Road (west) frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining a vibrant and attractive streetscene, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC10 of the Reading Central Area Action Plan 2009.

44. Notwithstanding the approved plans in Condition 2 above, any windows to be installed in the northern and eastern elevations of Block B and the northern elevation of Block A at Ground Floor to Level 4 only (towards the boundary of the adjacent sites at Telecom House and 20-30 Greyfriars Road) must be fitted with obscure glazing only and shall be permanently retained thereafter.

Reason: as the approved plans do not provide a suitable gap to the boundary to allow outlook and privacy levels to be maintained to the adjacent sites, and in the interests of the amenities of the development and any future occupation of the adjacent sites, in line with Policy RC9 of the Reading Central Area Action Plan 2009 and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

1. 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.

2. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

www.communities.gov.uk/publications/planningandbuilding/partywall

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3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

4. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

5. 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.

6. The occupiers of the residential units 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 Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

7. Any incidental works affecting the adjoining highway shall be approved and licenced by the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138, before any development is commenced.

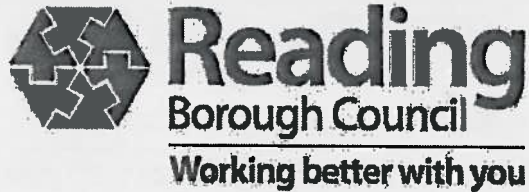
8. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

9. A section 106 Agreement (Ref 4341) has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

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10. You are advised that if implemented, the alternative use permission hereby granted for the Class A1-A5 unit fronting onto Friar Street (south elevation) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

11. You are advised that if implemented, the alternative use permission hereby granted for the Class A1-A5, B1 (a) or D2 (gym only) unit fronting onto Greyfriars Road (west elevation) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

12. With regard to the non-residential unit hereby permitted, you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

13. 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.

14. 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:

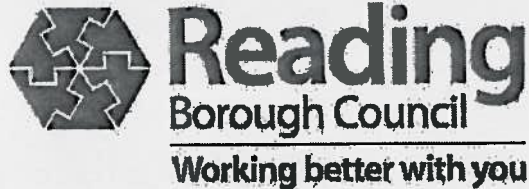
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

15. Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

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Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

In relation to condition 18 the applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

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.

16. 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.

17. For the avoidance of doubt, the Travel Plan obligation within the s106 legal agreement includes participation in a car club scheme and provision of electric car charging points.

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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 www.planningportal.co.uk/pcs

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.

