

**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: I D Planning
Atlas House
31 King Street
Leeds
West Yorkshire
LS1 2HL

Application No: 150945
Application type: Full Planning Approval

Applicant: Chillingham 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: Redevelopment of the Meadway precinct including partial demolition, refurbishment of existing retail units including creation of additional floor space through extending existing premises, new shop fronts to extended units, extension to existing precinct to create new retail units within use classes A1, A2, A3, A4 and A5, laying out of new car park, new servicing arrangements, bin stores, engineering operations including re-profiling of rear of the site and landscaping, re-location of public toilets to within precinct (amended description).

At: Meadway Precinct Honey End Lane Reading RG30 4AB

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: 29 June 2017



Head of Planning, Development
& Regulatory Services

Application At: Meadway Precinct Honey End Lane Reading RG30 4AB

Application No: 150945

Application type: Full Planning Approval

CONDITIONS & REASONS

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

1364-PL.1110 Rev.F, dated 21.12.16 Proposed Site Plan
1364-PL.1111 Rev.F, dated 21.12.16 Proposed Master Plan Annotated
1364-PL.1210 Rev.D, dated 6.10.16 Proposed GF Plan - Area 1
1364-PL.1211 Rev.D, dated 6.10.16 Proposed GF Plan Area 2
1364-PL.1212 Rev.E, dated 29.11.16 Proposed GF Plan - Area 3
1364-PL.1213 Rev.E, dated 29.11.16 Proposed GF Plan - Area 4
1364-PL.1214 Rev.E, dated 29.11.16 Proposed GF Plan - Area 5
1364-PL.1230 Rev.D, dated 6.10.16 Proposed Roof Floor Plan - Area 1
1364-PL.1231 Rev.E, dated 29.11.16 Proposed Roof Floor Plan - Area 2
1364-PL.1310 Rev.E, dated 29.11.16 Proposed South Elevation A-A
1364-PL.1311 Rev.D, dated 6.10.16 Proposed South Elevation A-A
1364-PL.1312 Rev.E, dated 29.11.16 Proposed South Elevation B-B
1364-PL.1312 Rev. E, dated 29.11.16 Proposed South Elevation B-B
1364-PL.1313 Rev.D, dated 6.10.16 Proposed North Elevation C-C
1364-PL.1314 Rev.D, dated 6.10.16 Proposed North Elevation C-C
1364-PL.1315 Rev.E, dated 29.11.16 Proposed North Elevation D-D
1364-PL.1317 Rev.E, dated 29.11.16 Proposed East Elevation E-E
1364-PL.1318 Rev.E, dated 29.11.16 Proposed East Elevation F-F
1364-PL.1220 Rev.E, dated 29.11.16 Proposed First Floor Plan Key Plan
1364-PL.1319 Rev.D, dated 6.10.16 Proposed West Elevation G-G
1364-PL.1320 Rev.D, dated 6.10.16 Proposed West Elevation H-H
1364-PL.1331 - dated March 2015 Canopy Details
1364-PL.1410 Rev.D, dated 5.10.16 Proposed Section G-G
1364-PL.1411 Rev.E, dated 29.11.16 Proposed Section H-H
1364-PL.1412 Rev.D, dated 6.10.16 Proposed Section H-H

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

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

3. (Pre-commencement)

The development hereby approved shall not be commenced until a Phasing Plan for the implementation of the development has been submitted to and approved in writing by the local planning authority. The Phasing Plan shall include a written schedule of works and shall give priority to works to the existing precinct and surrounding spaces (including Units 1 to 28; the precinct public space; public spaces fronting Honey End Lane; the north-south pedestrian link to ASDA; and car park area at south eastern end of site).

The development shall not be carried out other than in accordance with the approved Phasing Plan.

Reason. To allow the phased provision of the development and to ensure the regeneration of the existing precinct in the interests of the vitality and viability of the District Centre. In accordance with Policy CS26 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM13 of the Sites and Detailed Policies Document 2012 (altered 2015) and the adopted Meadway Centre Planning Brief 2013.

4. (Pre-commencement)

The development hereby approved shall not be commenced until a Phasing Plan for the provision of vehicle and cycle parking has been submitted to and approved in writing by the local planning authority.

The development shall not be carried out other than in accordance with the approved Phasing Plan.

Reason. To ensure adequate parking provision at each stage of development in the interests of the vitality and viability of the District Centre and in the interests of highway safety. In accordance with Policies CS24 and CS26 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policies DM12 and DM13 of the Sites and Detailed Policies Document 2012 (altered 2015), the Revised Parking Standards and Design SPD (2011) and adopted Meadway Centre Planning Brief 2013.

5. (Pre-commencement)

The development hereby approved shall not be commenced until details of (77no.) secure, covered and lockable bicycle storage spaces, equipped with secure Sheffield cycle stands, have been submitted to an approved in writing by the Local Planning Authority. The cycle storage spaces shall be provided as approved in accordance with the approved phasing plan and retained for cycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to the motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 and SPD Revised Parking Standards and Design 2011.



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

6. (Pre-commencement)

i) 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) Measures to control dust and noise emanating from the site during demolition and/or construction.

(K) a Construction Environmental Management Plan.

ii) The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

iii) No waste arising from the approved demolition or construction works shall be burnt on the site.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; minimising environmental impacts; and highway safety. In accordance with Policies CS34 and CS36 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).

7. (Pre-commencement)

No development shall take place within any approved phase, until details and samples of the materials and finishes to be used in the construction of the external surfaces of the development within that phase have been submitted to and approved in writing by the local planning authority. The details shall be in accordance with those indicated on the approved drawings. The development shall not be carried out other than in accordance with the approved details and samples.



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

Reason: In the interests of the appearance of the building and the character of the area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Meadway Centre Planning Brief (2013).

8. (Pre-commencement)

- i) No development shall take place within any approved phase until full details of both hard and soft landscaping for that phase, in accordance with the landscaping principles shown on the approved drawings, have been submitted to and approved in writing by the local planning authority. The submitted details shall include
 - (a) hard surfacing materials, including pedestrian and vehicle routes
 - (b) planting plans, including all new trees shown on the approved drawings, (including the car park areas, precinct space, road frontage and the western embankment).
 - (c) tree pit and root barrier details.
 - (d) written specifications for cultivation and other operations associated with tree and plant establishment.
 - (e) schedules of plants, plant sizes and proposed numbers/planting densities where appropriate.
 - (f) details of all existing and proposed underground services.
 - (g) an implementation timetable for all hard and soft landscaping.

- ii) All hard and soft landscaping shall be provided in accordance with the approved details and approved timetable.

Reason. to ensure that suitable landscaping is provided and maintained in the interests of the appearance of the development and wider area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015) and the Meadway Centre Planning Brief 2013.

9. (Pre-commencement)

Landscaping Maintenance:

- i) No development shall take place (excepting demolition) within any phase until a landscaping management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas within that phase, has been submitted to and approved in writing by the local planning authority. Thereafter the landscaping management plan shall be carried out as approved.
- ii) Any trees or plants that, within a period of 5 years from the first occupation of the development within the relevant phase, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

Reason. to ensure that suitable landscaping is maintained in the interests of the appearance of the development and the character of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

10. (Pre-commencement)

The development hereby approved shall not be commenced until an Arboricultural Method Statement to BS5837:2012 for all works within, or affecting, Root Protection Areas has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall include:

- A Tree Protection Plan to BS5837:2012 showing the position and specifications of tree protective fencing and other necessary tree protection measures.
- A schedule of tree works.
- Details of arboricultural supervision.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

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) No works shall be carried out within, or affecting, Root Protection Areas at any time other than in accordance with the approved Arboricultural Method Statement.

d) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan and timetable. Such protection as required by this condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed in accordance with the approved Tree Protection Plan and timetable. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas 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 appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

11. (Pre-commencement)

No development within any approved phase shall be commenced until a lighting scheme for that phase, with details and specifications of all external lighting, has been submitted to and approved in writing by the local planning authority. The details shall include:



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

- i) A timetable for provision
- ii) Hours of lighting
- iii) Control equipment (time switches, photocell switches, motion sensor switches etc).
- iv) A layout plan with beam orientation
- v) A schedule of equipment
- vi) Measures to avoid glare.
- vii) An isolux contour map showing light spillage to 1 lux both vertically and horizontally.

No external lighting shall be provided other than in accordance with the approved scheme and approved timetable.

Reason: In the interests of ecology and wildlife within and neighbouring the site; the safety of users of the site; to control light pollution; to ensure light does not harm the amenity of neighbouring dwellings; and to enhance the appearance of the site during hours of darkness.

In accordance with Policies CS7, CS36, and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

12. (Pre-commencement)

No development shall be commenced within any approved phase until details of ecological enhancements, for that phase, to include wildlife-friendly planting, bird, and bat boxes and a timetable for their provision, have been submitted to and approved in writing by the local planning authority. The enhancements shall be provided, in accordance with the approved details and the approved timetable.

Reason. To maintain and enhance the ecological value of the site in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

13. (Pre-commencement)

The development hereby approved shall not be commenced until a management plan for the Local Wildlife Site within the site has been submitted to and approved in writing by the local planning authority. The plan shall set out priorities and objectives for the maintenance, protection and enhancement of the local wildlife site based on an assessment of its current condition and likely impacts of the approved development. The plan shall detail appropriate management and monitoring actions and a timetable for their implementation.

The management plan shall be carried out in accordance with the approved details and timetable at all times thereafter.



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

Reason. To ensure that the ecological quality of the local wildlife site is managed appropriately to protect and enhance its contribution to the Green Network. In accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM17 of the Sites and Detailed Policies Document 2012 (altered 2015).

14. (Pre-commencement)

No development shall take place (excepting demolition) until full technical details of a sustainable drainage system for all surface water within the site, in accordance with the submitted preliminary details (Flood Risk Assessment, L00628, Ver.2, dated July 2015), and including details of its implementation and future maintenance, have been submitted to and approved by the Local Planning Authority. The scheme shall give priority to infiltration measures where possible and the scheme shall include an assessment of the implications of any contaminated land that may be present. The approved scheme shall be provided in full prior to first occupation of any part of the development and shall thereafter be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason. To minimise the flood risk arising as a result of the development and in the interests of preserving or improving groundwater quality. In accordance with Policies CS1 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM1 of the Sites and Detailed Policies Document 2012 (altered 2015), NPPF Paragraph 103 and associated Practice Guidance.

15. (Pre-commencement)

No development shall take place within any approved phase until a BREEAM Design Stage Assessment for that phase has been submitted to and approved in writing by the local planning authority. The Assessment shall demonstrate that the development will achieve the Very Good standard with a minimum score of 62.5 points.

Reason. To ensure that the development contributes adequately towards environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

16. (Pre-commencement)

No development shall take place until an assessment of the nature and extent of land contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it shall 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,



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

Reason. To ensure appropriate control and remediation of land contamination. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

17. (Pre-commencement)

No development shall take place until a detailed contaminated land 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 shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, a schedule of the preferred remediation option(s), and a timetable of works and site management procedures. The scheme shall 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 following remediation.

Reason. To ensure appropriate control and remediation of land contamination, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

18. (Pre-commencement)

The contaminated land 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 appropriate control and remediation of land contamination, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

19. (Pre-commencement)

The development hereby approved shall not be commenced until a report on the findings of a full geotechnical investigation relating to works to the western boundary embankment, including a detailed design for the retaining wall and any other necessary measures to ensure land stability and a timetable for their provision, has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and timetable.

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

Reason. In the interests of the stability of the adjoining embankment in accordance with national planning policy and guidance.

20. (Pre-commencement)

The development hereby approved shall not be commenced until a scheme for improvements to and refurbishment of the upper floor facades and external raised walkways relating to all existing residential flats has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- external lighting
- painting and/or cladding
- re-surfacing of walkways.
- Installation of double-glazed windows to all flats.

The scheme shall be implemented in full before any new retail floorspace is occupied.

Reason: To ensure a suitably comprehensive and balanced redevelopment in the interests of the character of the area, the amenity of residential occupiers of the site and the vitality and viability of the district centre. In accordance with Policies CS7, CS26 and CS27 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM4 of the Sites and Detailed Policies Document 2008 (altered 2015) and the Meadway Centre Planning Brief SPD 2013.

21. (Pre-commencement)

The development hereby approved shall not be commenced until details of design measures to improve accessibility for disabled persons have been submitted to and approved in writing by the local planning authority. The measures shall include:

- kerb design
- surfacing specifications
- shop doorway design
- signage
- seating design.

The measures shall be implemented as approved before first occupation of any part of the phase to which they relate and retained as approved at all times thereafter.

Reason. To ensure appropriate accessibility for all users of the site in accordance with Policy CS5 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

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

ii) No part of the development shall be occupied until a Post- construction review demonstrating compliance with the BREEAM Very Good standard with minimum score of 62.5 points has been submitted to and approved in writing by the local planning authority.

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

Reason: to ensure an appropriate standard of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Sustainable Design and Construction SPD 2011.

23. No use within Classes A3, A4, or A5 shall be commenced until details of extract ventilation and odour control have been submitted to and approved in writing by the local planning authority. The ventilation and odour control shall be implemented in accordance with the approved details before the use commences.

Reason. In the interests of the amenity of the wider site and the amenity of neighbouring dwellings, 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).

24. No part of any phase shall be occupied until all security gates, new residential stair cores and Means of Escape stairs shown on the approved drawings for that phase have been provided in full.

Reason. To secure the necessary improvements to the security and amenity of the residential elements of the site and to allow alleyways to be secured in the interests of the wider security of the site. In accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

25. No new building hereby approved shall be occupied until the service road adjacent to the northern boundary of the site has been fully surfaced in accordance with the approved hard landscape surfacing details.

Reason. To ensure an appropriate surface for deliveries to access the site in accordance with Policies CS20 and CS26 of the Reading Borough LDF Core Strategy 2008 (altered 2015); Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015) and the Meadway Centre Planning Brief 2013.

26. No building within any phase shall be occupied until all vehicle parking and turning spaces for that phase have been provided in accordance with the approved drawings and approved parking phasing plan. The spaces shall be retained as approved solely for vehicle parking and turning at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future users and existing residential occupiers; to reduce the likelihood of roadside parking which would be a danger to other road users; and to ensure vehicles enter and leave the highway in forward gear. 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).



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

27. No building within any phase shall be occupied until all bicycle parking and turning spaces for that phase have been provided in accordance with the approved drawings and approved cycle parking phasing plan. The spaces shall be retained as approved solely for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to the motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and SPD Revised Parking Standards and Design 2011.

28. No part of the development hereby approved shall be occupied until a plan detailing how service vehicle deliveries to the site will be managed has been submitted to and approved in writing by the local planning authority. No service vehicle deliveries shall occur other than in accordance with the approved details at all times thereafter.

Reason: Due to the constrained nature of the site and the potential conflict between delivery vehicles and other users of the site and users of surrounding roads, in the interest of the safety and convenience of all highway users 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).

[Note: Details to be approved in consultation with Norcot and Southcote Ward Councillors]

29. No building hereby approved shall be occupied until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The car park management plan shall be implemented as approved at all times thereafter.

Reason. To ensure efficient use of the available car parking spaces to ensure that the Local Authority Parking Standards are complied with in the interests of Highway Safety and to ensure appropriate parking provision to serve the permitted uses, in accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015) and this Council's Revised Parking Standards and Design SPD 2011.

[Note: Details to be approved in consultation with Norcot and Southcote Ward Councillors]

30. In the event that land contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on the affected part of the site and the contamination shall be reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and submitted to the Local Planning Authority. Where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to the Local Planning Authority.



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

Development shall not proceed on the affected area of the site until the assessment of the nature and extent of contamination and remediation scheme have been approved in writing by the Local Planning Authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved scheme and approved timetable.

Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to the Local Planning Authority. No part of any building within the phase(s) of the development within which the affected land is located shall be first occupied until the validation report has been approved in writing by the Local Planning Authority.

Reason. To ensure appropriate control and remediation of land contamination not previously identified. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

31. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) the use of each building or part thereof shall be in accordance with the submitted document 'Area Schedule Rev.D' (ref. 1364.PL.1500 rev.D) dated 10 October 2016.

Reason. To clarify the use of each building and to ensure an appropriate retail character is maintained and additional centre uses are provided in the interests of the vitality and viability of the district centre and to ensure adequate parking space is available for the types of uses approved. In accordance with Policies CS20, CS24, CS26 and CS27 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

32. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of 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 DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

33. Noise generated by new plant associated with the development hereby approved shall not exceed a level 10dB below the existing background noise levels of 48 dB LA90, 15mins between 07:00 and 19:00hrs, 40 dB LA90, 15mins between 19:00 and 23:00hrs



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

and 38 dB LA90,15mins between 23:00hrs and 07:00hrs at the nearest noise sensitive receptor, as measured in accordance with BS4142:2014.

Reason. To prevent noise from new plant harming the amenity of dwellings within and surrounding the site 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).

34. No deliveries to, collections from, or any other associated vehicle movements shall take place within the site between the hours of 2200 and 0800 Monday to Saturday and 1800 to 1000hrs on Sundays and Bank Holidays.

Reason. To minimise the effects of noise and disturbance on neighbouring residential occupiers, 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).

35. No uses hereby permitted within Classes A3, A4 or A5 shall be used outside the hours of 0800 to 2300 at any time.

Reason. To minimise the effects of noise and disturbance on neighbouring residential occupiers, 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).

36. The individual commercial planning units shall remain as shown on the approved drawings and shall not be amalgamated without the prior written approval of the local planning authority.

Reason. To ensure an appropriate range of sizes of accommodation, particularly smaller units, and to ensure appropriate levels of vehicle parking is available to serve the development. In the interests of the vitality and viability of the District Centre and the safety and convenience of road users. In accordance with Policies CS20, CS24 and CS26 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and the Meadway Centre Planning Brief 2013.

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve matters including the visual character of the scheme, layout, ecology, soft landscaping and vehicle parking to allow permission to finally be granted.

2. A section 106 Agreement relates to this site, linked to this permission, which includes a requirements relating to:

- Employment Skills and Training
- Provision of new public toilets
- Provision of a children's play area
- Cycling improvements

A full copy of the S106 Legal Agreement ref. 4275 is available on the Public Register of Planning Applications held by Reading Borough Council.

3. 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.

4. Any works affecting the highway will be required to 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 be made aware 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 is available from the Council's website.

5. Pre-commencement conditions: In accordance with Article 35 (DMPO 2015) some conditions have been labelled above 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.

6. CIL: 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. 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



Date: 29 June 2017

Head of Planning, Development
& Regulatory Services

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.gov.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.