

DELEGATED APPLICATION REPORT

Address: 32-41 West Street, Reading, RG1 1TZ

Application No: 161927/VARIAT

Proposal: Variation of condition 2 (approved plans) of planning permission 161013 (fenestration alterations, relocated cycle storage and revised external plant granted on 27/09/16 as minor material amendments to original permission 152269, which approved various works, extensions and associated alterations to the building on 14/04/16), namely for minor material amendments including re-positioned and additional rooftop plant and provision of access gantry at roof level

Applicant: Primark Stores Ltd

Date received (valid from): 15/12/16

Target Decision date: Originally: 16/03/17. Extension of time agreed with the applicant until 30/03/17.

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site comprises an existing basement and four storey building fronting onto West Street, Friar Street and Cheapside. The building is in active use by the applicant, Primark, as the UK office headquarters on the upper floors. The retail store on the lower floors ceased trading on 31/10/16, ahead of the opening of a new Primark store on Broad St on 01/11/16. Access to the site is from West Street for the retail store and upper floor office occupiers. Vehicular access to a part internal / part external servicing yard (which is shared with / overlooked by other units fronting West Street / Friar Street at this point) is from Friar Street, leading to existing on-site vehicular parking at basement level. A variety of externally located plant is found at roof level.
- 1.2 This application site is located within the designated Reading Central Area. The site is located within the designated Primary Shopping Area, with the West Street frontage also a designated active frontage (the Friar Street and Cheapside frontages are not designated active frontages). The site is also located within the designated office and central cores. Part of the site (the southern half) is within the tall buildings cluster. The application site is also located within an air quality management area and an area of archaeological potential.
- 1.3 The surrounding area comprises a mix of uses, ranging from the Greyfriars Church to the north, a variety of retail and related uses on West Street, Oxford Road and Cheapside, office uses (predominantly on Cheapside) and residential properties (most substantially on the upper floors of Oxford Road and Cheapside).
- 1.4 The application site is not within a conservation area, with those closest being Russell Street and Castle Street Conservation Area (170m to the south-west of the closest part of the site) and St Mary's Butts and Castle Street Conservation Area (140m to the south-east of the closest part of the site). Given the distances

involved, it is considered that the proposals are too far away to impact on the setting of the character and appearance of these conservation areas. There are however a number of listed buildings in close proximity to the site, most notably:

- Grade II Listed 42&43 West Street (W. I. Palmer Memorial Hall), adjacent to the West Street frontage of the building to the north of the site.
- Grade II Listed 47 West Street / 92 Friar Street Mitre Inn, located at the corner of West Street and Friar Street, 20m to the north and east of the site.
- Grade I Listed Greyfriars Church, situated north of Friar Street, 25m north of the site.
- Grade II Listed Quadrant walls and railings to form 64 Friar Street (Greyfriars Vicarage) 35m north-east of the site.
- Grade II Listed 3 and 5 Cheapside, located 30m to the south-west of the site.

2. The Proposal & procedural background

- i. The applicant is seeking to vary condition 2 (approved plans) of planning permission 161013, which itself was a s73 minor material amendment permission to original permission 152269, which granted (following the completion of a s106 legal agreement) the reconfiguration of part of the ground floor West St frontage to provide two retail (Class A1) units, change of use at part basement, ground & first floor from retail (Class A1) to office (B1a), remodelling & reconfiguration of existing offices at all floors, alterations to all external elevations, revised external plant and provision of rooftop plant screen to West St, Friar St and Cheapside and associated works. More specifically, it is seeking a number of minor material amendments to the original permission, summarised as follows:

- Re-positioned and additional rooftop plant. More specifically, this is positioned above the first floor flat roof on the south side of the site and contains two air handling units on a plant deck.
- Provision of access gantry at roof level (set in from all frontages), to maintain the glazed roof previously approved

The applicant has explained that these changes are sought owing to the lower ground floor now seeking to incorporate a fitness studio for staff use. This has led to the plant strategy at lower ground floor being reassessed, while the fitness studio itself requires a separate air handling unit. The proposal seeks to utilise existing redundant plant desks. The applicant has also submitted commentary explaining the various options considered for the location of the now proposed plant location.

- ii. For context, minor material amendment permission 161013 granted the following changes on 27/09/16:

- Cycle storage within the external servicing area relocated (no change in overall number of spaces)
- Friar Street and Cheapside to remain single glazed, rather than double glazed as per the original permission
- New shutter to match existing on Friar St elevation
- Door brought forward to Cheapside pavement (rather than be recessed - in order to incorporate police / secure by design comments)
- Replacement doors on West Street and Cheapside elevations to meet secure by design standards.
- Omission of previously proposed roof works to the loading bay - existing to remain instead.
- Omission of previously approved section of glazed curtain walling to internal courtyard elevation - existing windows remain instead.
- Reduction in extent of existing plant deck
- New rain water pipes
- Altered duct arrangements

- The proposed plans also detail a number of internal changes, which do not in themselves require planning permission but are referenced here for the avoidance of future doubt:
- Reduction from 3 to 2 lifts (and subsequent reduction in glazing)

- Lower ground floor - gym omitted; design studio added; altered location for auditorium (from ground floor), photo studio, post (from ground floor) / meeting / store / drying / mothers rooms; internal plant alterations.
- Ground floor - minor layout changes to meeting rooms, auditorium 2, store rooms, business lounge and luggage store.

iii. From a procedural perspective, relevant guidance from the NPPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission?

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the [guidance for use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of ‘minor material amendment’?

There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Annex A: summary comparison table

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice describing the whole development and listing all conditions.
Refuse: decision notice listing reasons for refusal. Original permission with existing conditions remains in place.

3. Public Consultation

i. Neighbour Consultation

Site notices were erected on 20/12/16, expiring on 10/01/17. A press notice was published on 22/12/16, expiring on 12/01/17. 45 neighbouring/nearby occupiers were also formally consulted via letter sent on 15/12/16, expiring on 05/07/16. No responses have been received.

ii. Chair and Vice Chair of the Planning Application Committee and Abbey Ward Councillors

The above councillors were notified via email of the above application on 01/02/17, seeking any comments and agreement to the application being determined by officers under delegated powers by 08/02/17.

Cllr Page replied specifying contention with the proposals proceeding under delegated powers.

No other responses were received.

4. Consultations

i. Environmental Protection & Nuisance (EP&N) - The EP&N team raised concerns with the initially submitted acoustic report submitted, given the *nearest* noise sensitive receptors had been omitted from the model. These were the McIlroys Building, Oxford Road and House of Fisher, West Street, which form part of the same block as the Primark Building on the Southern side of the block and the end of West Street, running along Oxford Road and the southern end of Cheapside. EP&N recommended refusal until the additional information had been provided. This was duly provided by the applicant, within a revised acoustic report submitted on 27/01/17. Subsequently, EP&N assessed the updated noise assessment and confirmed satisfaction that noise nuisance should not occur within any of the nearest noise sensitive properties, subject to the proposals being implemented and operated as detailed in the application and noise assessment. EP&N therefore has no objections due to plant noise.

ii. Transport - The minor material amendments relate to re-positioned and additional rooftop plant and provision of access gantry at roof level. It does not appear that these amendments will affect the transport provisions such as the cycle storage arrangements. Therefore, there are no transport objections to this proposal.

5. Plans Considered

i. The Council, in reaching its recommendation, has taken into consideration the following documents which will appear on the new decision notice:

Proposed Roof - MS 20R Rev R, as received 11/10/16
Proposed Street Elevations Rear Alley (Oxford Road side) - MS 753 Rev G, as received 11/10/16
Existing & Proposed Section E-E - MS764 Rev H, as received 11/10/16
Existing & Proposed Section F-F - MS765 Rev G, as received 11/10/16
New Atrium Roof Plan - MS-801 Rev E, as received 11/10/16
New Atrium Section E-E - MS308 Rev F, as received 11/10/16
New Atrium Section E-E Roof Details Sheet 2 of 2 - MS-305 Rev D, as received 11/10/16
Nuaire AHU Technical Data Sheet Ref 16/06981/COM, dated 29/09/16, as received 11/10/16
Planning Noise Assessment by dBx Acoustics Ltd, Ref 16099 Primark R01A, dated 26/01/17, as received 27/01/17.

And the following information, which has been submitted for this application but will not appear on the list of approved plans on the decision notice:

Primark Reading Oxford Street Alley - Revised Plant Proposals by MoreySmith, Ref PR496, dated 21/09/16, as received 11/10/16
Primark Reading Headquarters Fitness Studio - Additional AHU Location Proposal Ref 07/09881, dated December 2016, as received 14/12/16

6. Relevant Planning History

152269 - Reconfiguration of part of the ground floor West St frontage to provide two retail (Class A1) units, change of use at part basement, ground & first floor from retail (Class A1) to office (B1a), remodelling & reconfiguration of existing offices at all floors, alterations to all external elevations, revised external plant and provision of rooftop plant screen to West St, Friar St and Cheapside and associated works (revised description). Granted following completion of S106 Legal Agreement 14/04/16.

160835 - Discharge of condition 3 (Construction Method Statement) of planning permission 152269. Discharged 24/06/16.

161138 - Discharge of condition 4i (BREEAM design stage) of planning permission 152269. Discharged 19/08/16.

161013/VARIAT - Variation of condition 2 (approved plans) of planning permission 152269 (various works, extensions and associated alterations to the building), namely for minor material amendments including fenestration alterations, relocated cycle storage and revised external plant (revised description). Granted following the completion of a deed of variation s106 legal agreement 27/09/16.

7. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular

planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015), Central Area Action Plan 2009 and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

As per the NPPG, the local planning authority should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework

National Planning Policy Guidance

Reading Borough Local Development Framework

Core Strategy (2008) (Altered 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS3 Social Inclusion and Diversity
- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS10 Location of Employment Development
- CS13 Impact of Employment Development
- CS20 Implementation of the Reading Transport Strategy
- CS22 Transport Assessments
- CS23 Sustainable Travel and Travel Plans

CS24 Car / Cycle Parking
CS26 Network and Hierarchy of Centres
CS27 Maintaining the Retail Character of Centres
CS33 Protection and Enhancement of the Historic Environment
CS34 Pollution and Water Resources

Reading Centre Area Action Plan (2009)

RC5 Design in the Centre
RC6 Definition of the Centre
RC10 Active Frontages

Sites and Detailed Policies Document (2012) (Altered 2015)

SD1 Presumption in Favour of Sustainable Development
DM1 Adaptation to Climate Change
DM2 Decentralised Energy
DM3 Infrastructure Planning
DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway Related Matters
DM19 Air Quality
DM23 Shopfronts and Cash Machines

Reading Borough Council Supplementary Planning Documents

Employment, Skills and Training SPD (2013)
Revised Parking Standards and Design SPD (2011)
Revised SPD on Planning Obligations under Section 106 (2015)
Sustainable Design and Construction SPD (2011)

10. Appraisal

It is considered that the simplest and most efficient means of assessing the proposed changes is to firstly assess the impact of each of the proposed changes individually.

Re-positioned and additional rooftop plant.

To serve the fitness studio at lower ground floor level, additional externally located plant is proposed. Although it would have been far preferable for this to be located internally, the applicant has submitted evidence to suitably justify why that is not possible in this specific instance. Moreover, a noise assessment has been submitted, which following revisions during the course of the application is considered satisfactory by Environmental Protection colleagues. The knock on consequence of this is that the applicant has effectively satisfied original planning permission condition 10 (noise assessment). Accordingly, it is proposed that this condition is updated to no longer require further details and instead seek for the development to be carried out in accordance with the assessment hereby considered appropriate. With regard to visual amenity, it is acknowledged that the air handling units are utilitarian in design/appearance and would be readily visible to nearby occupiers of McIlroys and House of Fisher units in particular. However, given the existing context of rooftop plant in this location, the proposal is not considered to significantly worsen the existing context. As such, on balance, this element of the proposals is considered appropriate.

Provision of access gantry at roof level

It is considered that these works, set at roof level and in from all frontages (i.e. in a central area of the site), although utilitarian in design, are satisfactory. It is required to easily maintain the glazed roof previously approved at the site and will not be readily visible from the public realm.

Internal works

Although these do not in themselves require planning permission, it is noted that they are not considered to unduly compromise the quality of the office accommodation created by this scheme.

Overall conclusion

It is considered in overall terms that the proposed changes are acceptable. Furthermore, in line with the NPPG, cumulatively the proposals can be considered to be 'minor material amendments', as both individually and collectively (by virtue of scale and/or nature considerations) they are considered to result in a development which is not substantially different from the one which was originally approved.

Procedural point - Deed of variation to the s106 Legal Agreement

As per the NPPG advice, given that this application effectively grants a new permission at the site, it is considered necessary to secure a deed of variation to the s106 legal agreement secured as part of this application.

Recommendation

Grant variation of condition 2 subject to the completion of a deed of variation s106 legal agreement.

In line with the NPPG, all of the original conditions (as part of 161013, which itself approved minor material amendments to the original permission 152269) are reproduced below in blue, with the altered worded conditions (bearing in mind the NPPG and subsequent applications / approvals since this point in time - as per the relevant history section above) below in red. Omissions to the previous conditions are shown with a ~~striketrough~~. Where no red additions are stated, the condition will remain identical to that stated at the time of 161013 (as there has been no change in circumstances in the intervening period). Officer notes explaining the changes are also detailed in green.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the original permission (Reference 152269) was granted (on 14/04/2016).

Reason: To prevent an accumulation of unimplemented planning permissions, and in accordance with section 91 of the Town & Country Planning Act as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out other than in accordance with the following drawings/documents;

Site Location Plan - MS 050 Rev B, as received 27/05/16

Site Block Plan - MS 051 Rev B, as received 27/05/16

Proposed Lower Ground Floor - MS 20B Rev Q, as received 27/05/16

Proposed Ground Floor - MS 200 Rev R, as received 20/07/16

Proposed First Floor - MS 201 Rev O, as received 27/05/16

Proposed Second Floor - MS 202 Rev O, as received 27/05/16

Proposed Third Floor - MS 203 Rev M, as received 27/05/16

~~Proposed Roof - MS 20R Rev L, as received 20/07/16~~

Proposed Street Elevations Friar Street - MS 750 Rev H, as received 20/07/16

Proposed Street Elevations Cheapside - MS 751 Rev H, as received 20/07/16

Proposed Street Elevations West Street - MS 752 Rev H, as received 20/07/16

~~Proposed Street Elevations Rear Alley (Oxford Road side) - MS 753 Rev F, as received 27/05/16~~

Existing & Proposed Section AA - MS760 Rev H, as received 27/05/16

Existing & Proposed Section BB - MS761 Rev C, as received 21/12/15

Existing & Proposed Section CC - MS762 Rev H, as received 27/05/16

Existing & Proposed Section DD - MS763 Rev H, as received 20/07/16

~~Existing & Proposed Section EE - MS764 Rev G, as received 20/07/16~~

~~Existing & Proposed Section FF - MS765 Rev G, as received 20/07/16~~

Typical Perimeter Plant Enclosure detail - MS 405, as received 08/01/16

Swept Path Analysis: Service Yard - 15052/TK05 Rev B, as received 16/07/16

Proposed Roof - MS 20R Rev R, as received 11/10/16

Proposed Street Elevations Rear Alley (Oxford Road side) - MS 753 Rev G, as received 11/10/16

Existing & Proposed Section E-E - MS764 Rev H, as received 11/10/16

Existing & Proposed Section F-F - MS765 Rev G, as received 11/10/16

New Atrium Roof Plan - MS-801 Rev E, as received 11/10/16

New Atrium Section E-E - MS308 Rev F, as received 11/10/16

New Atrium Section E-E Roof Details Sheet 2 of 2 - MS-305 Rev D, as received 11/10/16

Nuaire AHU Technical Data Sheet Ref 16/06981/COM, dated 29/09/16, as received 11/10/16

Planning Noise Assessment by dBx Acoustics Ltd, Ref 16099 Primark R01A, dated 26/01/17, as received 27/01/17.

Reason: To clarify which plans have been approved and in the interests of proper planning.

Officer note: This condition has been updated to reflect the plans submitted in this application.

3. The approved Construction Method Statement, as per Construction Management Plan (Rev 01) dated 16/06/16 by BW Workplace Experts, as received 17/06/16,

shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents 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 Borough LDF Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

4. Prior to the first occupation of the remodelled and reconfigured offices at ground floor level hereby approved, a final BREEAM (UK Refurbishment and Fit-out - Non-domestic buildings) certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points has been achieved.

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) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

5. Prior to first occupation of the remodelled and reconfigured offices at ground floor level hereby approved, details and samples of all external materials (including glazing/windows, window frames / cills / surrounds / stallrisers, plant screen, louvered elements on Cheapside, doors, guttering and downpipes) to be used in the construction of the external surfaces of the development, shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in full accordance with the approved details.

Reason: In the interests of safeguarding the character and appearance of the building and the character, appearance and setting of 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 Borough LDF Reading Central Area Action Plan 2009.

6. Prior to first occupation of the remodelled and reconfigured offices at ground floor level hereby approved, all existing signage, redundant cables and the key clamp handrail at roof level, as shown on Proposed Street Elevations Friar Street - MS 750 Rev H, Proposed Street Elevations Cheapside - MS 751 Rev H and Proposed Street Elevations West Street - MS 752 Rev H, as all received 20/07/16, shall be removed in their entirety.

Reason: In the interests of safeguarding the character and appearance of the building and the character, appearance and setting of 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 Borough LDF Reading Central Area Action Plan 2009.

7. Prior to first occupation of the remodelled and reconfigured offices at ground floor level hereby approved, the bicycle store and all bicycle storage spaces shall be provided in accordance with approved plans Proposed Ground Floor - MS 200 Rev R, as received 20/07/16 & Existing & Proposed Section FF - MS765 Rev H, as received 20/07/16. The bicycle store and spaces shall be retained, as approved, at all times thereafter solely for cycle storage purposes.

Reason: To ensure that adequate provision is made for travel to and from the site by sustainable alternatives to a motorcar, in accordance with Policies CS22 and 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).

8. Prior to first occupation of the remodelled and reconfigured offices at ground floor level hereby approved, all waste storage facilities shall be provided in accordance with approved plans Proposed Ground Floor - MS 200 Rev R, as received 20/07/16 & ~~Existing & Proposed Section FF - MS765 Rev H, as received 20/07/16.~~ Existing & Proposed Section F-F - MS765 Rev G, as received 11/10/16. The waste storage shall be retained, as approved, at all times thereafter solely for refuse and recycling storage and collection purposes.

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

Officer note: This condition has been altered to reflect the updated drawing numbers hereby approved.

9. Prior to first occupation of the remodelled and reconfigured offices at ground floor level hereby approved, the 2 no. on-site vehicle parking spaces to be provided and retained (1 disabled space & 1 for No. 45 West Street) shall be properly surfaced and marked out/provided in accordance with approved plan Proposed Ground Floor - MS 200 Rev R, as received 20/07/16. The spaces shall thereafter be kept available for vehicular parking at all times.

Reason: To regularise the use of the available parking area and to reduce the likelihood of roadside parking which could be a danger to other road users, in accordance 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).

~~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 be carried out in accordance with BS4142:2014~~

~~methodology and shall thereafter be maintained to the same standard. The predicted rating level, L_{Ar,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 be at least 10dB below the existing background sound level, L_{A90,T} when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.~~

10. The plant hereby approved shall be installed in accordance with the details within Nuaire AHU Technical Data Sheet Ref 16/06981/COM, dated 29/09/16, as received 11/10/16 & Planning Noise Assessment by dBx Acoustics Ltd, Ref 16099 Primark R01A, dated 26/01/17, as received 27/01/17. The plant shall be maintained so that the predicted rating level, L_{Ar,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 be at least 10dB below the existing background sound level, L_{A90,T} when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of future office occupiers, the adjoining premises including nearby residential occupiers and the area generally from noise and disturbance, 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).

Officer note: As a result of the information submitted with this application, the details submitted are approved, negating the need for further details to be submitted at a later date via planning condition. The re-worded condition requires the development to be carried out in accordance with the approved details and also maintained as such in the future, to enable action to be taken should the plant become noisier than permitted in the future.

11. There shall be reviews of the Travel Plan hereby approved (Workplace Travel Plan by Milestone Transport Planning, Ref 15/052 dated December 2015) after 1, 3 and 5 years of the first occupation of the ground floor office use hereby approved, which shall include a detailed survey of the number of movements generated by the site. This shall be compared with the initial survey carried out under the terms of the control level and in the event of any reduction not being secured, the applicant shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy CS23 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

12. In connection with the implementation of this permission, no works shall take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. Works shall not take place outside these hours or at anytime on

Sundays and Bank Holidays without the prior written approval of the local planning authority.

Reason: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, 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. The development will be carried out in accordance with the energy details hereby approved in the Energy Statement by CHB Sustainability Ref CHBS-MD-15022-1 dated 18/12/15

Reason: To ensure that the development contributions adequately towards environmental sustainability through energy measures, 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).

14. The ancillary services to the office accommodation hereby approved shall be used solely by occupiers of the office accommodation and shall not be made available for general public use or hire.

Reason: To ensure that the future occupation of the offices is not over-occupied and does not adversely affect the amenity of adjoining residential premises/immediate area by reason of noise and traffic congestion and is not used for unauthorised purposes, in accordance with Policy CS34 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).

Informatives:

1. The conditions above have been worded with reference to the original permission (Ref 152269/FUL) and the following subsequent applications determined at the site:

Ref 160835/APPCON - condition 3 (Construction Method Statement). Discharged 24/06/16.

Ref 161138/APPCON - condition 4i (BREEAM). Discharged 19/08/16.

Ref 161013/VARIAT - Variation of condition 2 (approved plans) of planning permission 152269 (various works, extensions and associated alterations to the building), namely for minor material amendments including fenestration alterations, relocated cycle storage and revised external plant (revised description). Granted following the completion of a deed of variation s106 legal agreement 27/09/16.

2. The Local Planning Authority has worked positively and proactively with the applicant to address issues raised during the course of the application and determine the application in a timely manner.
3. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
4. 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.
5. 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 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 can be obtained within the Transport Strategy area of the Transport Section on the Reading Borough Web Site.
6. There should be no burning of waste on the site. For further information about construction and demolition nuisance law the applicant is referred to: <http://www.reading.gov.uk/environmentalprotection>
7. A Section 106 Legal Agreement (Ref No. 4210, as part of planning permission 152269) and two deed of variations (Ref No. 4245, as part of permission 161013 and Ref No. 4283 as part of this permission) relate to this site. Full copies of all agreements are available on the Public Register held by Reading Borough Council.
8. For the avoidance of doubt, any future proposed signage may require separate advertisement consent. No signage is approved as part of this application.
9. In terms of Surface water drainage, where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
10. 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 will be undertaken 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.

11. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
12. 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.