

**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: ShrimplinBrown Ltd
Lion House
Oriental Road
Woking
GU22 8AR

Application No: 170888
Application type: Variation of Condition

Applicant: CEMEX UK Operations 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: Development of a Leachate Treatment Plant (Application for variation of conditions 2 and 4 following grant of planning permission 12/01430/FUL).

At: Landfill Site Island Road Reading RG2 0RP

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: 1 August 2017



Head of Planning, Development
& Regulatory Services

Application At: Landfill Site Island Road Reading RG2 0RP

Application No: 170888

Application type: Variation of Condition

CONDITIONS & REASONS

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 permission was granted. 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. (Complied with)

2. The development to which this permission relates shall be carried out in accordance with the following approved plans and details before the building(s)/structure(s) are brought into use:

o Drawing No. MB20761-10 Rev C Elevations dated May 2017

o Drawing No. MB20761-02 Rev D Proposed Site Layout dated May 2017

o Drawing No. JW30192-2A Planning Application Boundaries plan as received by the local planning authority on 13th September 2012;

Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

3. The development to which this permission relates shall be carried out in accordance with the submitted Amended Material Schedule details (May 2017) unless the Local Planning Authority gives its written consent to any variation. Reason: in the interests of the visual appearance of the building and the area.

Policy CS7

Reason: in the interests of the visual appearance of the building and the area. In accordance with Policy CS7 .

4. All hard and soft landscape works shall be carried out in accordance with the following approved details received on 14th June 2017

• Drawing No. L4/369/45B

• Drawing No. L4369/46

to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design. In accordance with Policies CS7, CS36, CS37, CS38, DM1, DM18 and SA17



Date: 1 August 2017

Head of Planning, Development
& Regulatory Services

5. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design. In accordance with Policies CS7, CS36, CS37, CS38, DM1, DM18 and SA17

6. The development hereby approved shall be carried out in accordance with approved updated Landscaping and Ecological Management Scheme (May 2017), and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site, including the lagoon to the north west of the site and the ditches to the north and east. In accordance Policies CS36, CS37, CS38, DM1, DM18 and SA17

7. The development hereby approved shall not be brought into use until space for vehicle parking and turning has been provided in accordance with the approved drawing. This area shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities; to reduce the likelihood of roadside parking which could be a danger to other road users; and to ensure vehicles enter and leave the highway in forward gear. In accordance with Policies CS24 and DM12

8. Construction Method Statement

The proposed development, including any works of demolition, shall take place in accordance with the Construction Method Statement, Site Plan Layout No. JW30192 - 102A and revised delivery times made to site between 08.00-09.15 am and 5.00-6.00pm, Monday to Friday all approved on 24th February 2016 (152263). 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 Policy DM12



Date: 1 August 2017

Head of Planning, Development
& Regulatory Services

9. The proposed development shall be carried out in accordance with the revised External Lighting Layout Plan (Ref:ESC1200/E/001/P1) approved on 24th February 2016 (152263).

Reason: To ensure that the proposals do not adversely impact upon biodiversity. In accordance with Policy CS36

10. The development hereby approved shall only be used to treat leachate from the Burghfield Landfill site, Island Road, Reading.

Reason: as a case has been made that the proposal would result in the reduction in vehicle trips and would therefore result in no additional impact on the highway network. In accordance with Policy DM12

11. Upon the cessation of the use of the site for the treatment of leachate associated with the Burghfield Landfill site, Island Road, Reading; the applicant, or any subsequent operator, shall immediately notify the local planning authority and the development hereby approved shall be dismantled and the land restored to its former condition within 6 months of the cessation of use (or in accordance with a timescale that shall be submitted to and approved in writing by the local planning authority prior to cessation of the use) in accordance with a scheme of works to be submitted to (at least 8 weeks prior to the date of cessation) and approved in writing by the local planning authority.

Reason: in the interests of the visual appearance of the surrounding area. Policies CS7, CS37, and SA17

INFORMATIVES

1. 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.

2. The LPA has acted positively and proactively to approve this application within the agreed timescale.

3. All conditions requiring submission of information have been satisfied: the LPA does not require any re-submission of such matters. Condition 1 has been complied with. Conditions which require ongoing compliance are 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11.



Date: 1 August 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.