

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: Quod
Mr Sean Bashforth
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application No: 151426
Application type: Outline Planning Approval

Applicant: Sackville Development (Reading) Limited

READING BOROUGH COUNCIL as Local Planning Authority **GRANT OUTLINE** planning permission for the following development:

Proposal: Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development.

At: Plot E & Telecom House Land, Friar Street/ Garrard Street, Station Hill, Reading

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:



Head of Planning, Development
& Regulatory Services

LEB

Application At: Plot E & Telecom House Land Friar Street/ Garrard Street Station Hill

Application No: 151426

Application type: Outline Planning Approval

CONDITIONS & REASONS

1. No development (except demolition) shall take place on any Plot until plans and particulars of all reserved matters not detailed in this outline application: namely detailed plans and drawings showing the Access, Appearance, Landscaping, Layout and Scale have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995 (as amended by the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006).

2. All applications for the approval of Reserved Matters shall be made not later than 9th. January 2022.

Reason: as this planning permission has been submitted as an update/alteration to planning permission 130436 (which shall be partly implemented and adjusted) and to ensure that the planning permissions proceed in a coordinated manner.

3. All applications for approval of Reserved Matters shall be in accordance with the following documents:

A. "Plot E and Telecom House, Design Codes", Updated December 2015, by Allies and Morrison Architects

B. the Parameter Plans (as listed in Condition 5 below); and

C. "Plot E and Telecom House, outline application, Design and Access Statement".

Reason: (a) to ensure a suitable form of development is provided for each Plot in accordance with the submitted documents/supporting information, within the subsequent Reserved Matters applications; and (b) to ensure that development achieves a high standard of design in relation to the surrounding public realm, the settings of Heritage Assets and the character of the area; and (c) to clarify which plans, drawings and documents have been approved.

4. The development hereby permitted shall be commenced before either: (a) 9th. January 2020); or (b) the expiration of three years from the date of approval of the last reserved matter (whichever is the later). Reason: to prevent an accumulation of unimplemented planning permissions and as this planning permission has been submitted as an update/alteration to planning permission 130436 (which shall be partly



Date:

Head of Planning, Development
& Regulatory Services

LEB

implemented and adjusted), to ensure that the planning permissions proceed in a coordinated manner.

5. The development hereby permitted shall be carried out in accordance with the approved plans (listed below) and the Reserved Matters approved under Condition 1 above and any other details as may be approved under these conditions:

698_PP_07_001 Rev. P2: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY;
698_PP_07_002 Rev. P2: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS;
698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS
698_PP_07_004 Rev. P2: PARAMETER PLAN 4, PUBLIC REALM
698_PP_07_005 Rev. P2: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;
698_PP_07_006 Rev. P3: PARAMETER PLAN 6, GROUND FLOOR USES 698_PP_07_007
Rev. P2: PARAMETER PLAN 7, UPPER FLOOR USES

Reason: to clarify which plans are approved and in the interests of proper planning.

6. The total quantum of development hereby permitted in this planning permission (when combined with the floorspace achieved in planning permission 130436 and adjusted by this permission 151426 and permission 151427) across the different plots shall be as follows and not exceed:

Use Class Plot E/Telecom House (Entire Station Hill Site):

A1-A5 7,000 m² (13,500 m²)

Leisure 0 m² (2,200 m²)

Residential 33,550 m² (41,050 m²)

Office 0 (122,000 m²)

Car Parking Spaces 200 spaces (1,000 spaces)

Back of House 1,200 m² (3,200 m²)

The following shall apply to the interpretation of this Condition:

- (i). Floorspace figures exclude roof top and basement plans (including the energy centre)
- (ii) The public realm may additionally include small retail kiosks (Use Classes A1-A5), which in total shall not exceed 10% of the approved retail floorspace
- (iii) The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.

Reason: (a) to ensure that the development is carried out in accordance with submitted details; and (b) to ensure that the quantum of floorspace is consistent with



Date:

Head of Planning, Development
& Regulatory Services

LEB

the parameters assessed in the Environmental Statement. Policies: CS4, CS14, CS20, CS25, RC1, RC6, RC7, DM12

7. The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P3 (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

Reason: in order for the development to provide an active ground floor level, in the interests of creating vitality in the streetscene, and to provide natural surveillance.

Policies: CS7, RC10

8. (i) No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative "Phasing Sequence" images 1-11, dated November 2013 (as approved for the extant outline planning permission 130436), save to the extent that:

(a) Plot E is substituted with Plot E/Telecom House; and

(b) The Local Planning Authority approves any variation to the approved Sequence.

(i) The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site. Reason: to ensure that development is carried out in an orderly manner and has minimum impact on existing residents of and occupiers of properties adjoining the development and is carried out in a coordinated manner with permission 130436.

Policies: CS34, RC1, DM4, DM12

9. Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended), in respect of each Plot no new telecommunications equipment (masts, aerials, antennas, cabins, dishes or associated infrastructure) shall be erected on any building within the development.

Reason: (a) as no details have been supplied in this outline application (b) to ensure that any such equipment is necessary and integrated successfully within the design of the development and (c) in the interests of residential/visual amenity.

Policies: CS7, RC13

10. (a) Notwithstanding the approved Design Codes (see Condition 3A above) and the approved Parameter Plans (see Condition 5 above), no commencement of development shall take place before a strategy for the feasibility of a Sustainable Urban Drainage System (SUDS) within the proposed North-South street (connecting Friar Street to Garrard Street) has been submitted to and approved in writing by the Local Planning



Date:

Head of Planning, Development
& Regulatory Services

LEB

Authority. The strategy shall include measures to include a linear/continuous (sub surface/surface) tree pit in the centre of the street.

(b) The development shall thereafter be undertaken in accordance with the approved SUDS strategy.

Reason: to provide a continuous tree pit which can be irrigated by surrounding surface water run-off, in order to improve the chances of trees flourishing in this urban environment.

Policies: CS7, CS38, RC14, DM18

11. Not less than 1,000 sq.m. (gross external area) retail (A1-A5) floorspace shall be provided within the Plot E/Telecom House application site hereby approved.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable use mix in this Plot.

Policies: CS7, RC1, RC10

12. (a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.

(b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required.

(c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: in order to ensure that broadcast signals are not adversely affected by the development of these tall buildings.

Policies: CS7, DM4

13. Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units and other associated equipment and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the architecture/design of the development.

Policies: CS7, RC13

14. Concurrently with the submission of Reserved Matters for any building, a table shall be submitted to demonstrate that the proposed retail units site-wide (pursuant to this



Date:

Head of Planning, Development
& Regulatory Services

LEB

planning permission and outline permission 130436, as adjusted by permission 151427 and this permission) shall provide not less than 20% of the A1-A5 retail units hereby approved as 100 sq.m (Gross External Area) or less.

Reason: (a) in order to provide a range of retail opportunities (b) to provide a balanced range of shopping opportunities and (c) to provide vitality and viability in the retail uses supplied.

Policies: CS7, RC1, RC10

15. No commencement of development above ground level (excluding demolition) of any building containing residential dwellings within a relevant Plot take place until the following details have been submitted to and approved in writing by the Local Planning Authority: (a) details of the residential numbers

(b) details of the mix of units

(c) details of the size of the units and tenure (both for open market and affordable dwellings); and

(d) details of how the units shall be completed to an adaptable standard equivalent to Part M (2) of the Building Regulations. The units shall thereafter be retained and maintained in accordance with the approved details and standards.

Reason: in the interest of providing flexible and adaptable accommodation.

Policies: DM5, RC9

16. Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout and with reference to the height of development of the Plot as a 'perimeter block', the following minimum east to west, face-to-face building separation distances (not including balconies) must be achieved within the courtyard (as shown on Parameter Plan 3 in Condition 5 above):

(i) where no more than six storeys from the courtyard level (or up to 20 metres in height from courtyard level): not less than 21 metres separation

(ii) where greater than six storeys (or 20 metres in height from courtyard level): not less than 25 metres separation.

Furthermore, the north-south separation distance within the courtyard (face-to-face separation distance, (not including balconies)) must be not less than 60 metres.

Reason: as no part of the application plans or supporting documents adequately controls these matters. Many of the dwellings are likely to be single-aspect fronting onto this central courtyard and these parameters are required in order to maintain adequate light and privacy levels and to control disturbance.

Policies: CS7, RC1, RC5, RC9, RC13, RC14, DM4

17. Concurrently with the submission of Reserved Matters for each Plot in respect of the Layout for each Plot containing residential dwellings as required by Condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning



Date:

Head of Planning, Development
& Regulatory Services

LEB

Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within each Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2: 2008. In addition, 70% of all living rooms within each Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The residential dwellings within each Plot shall thereafter be constructed and retained only in accordance with the approved details.

Reason: in order to ensure that this outline permission delivers satisfactory levels of daylight and sunlight to the dwellings, in the interests of the amenities of the occupiers of the dwellings.

Policies: CS7, DM4

18. Concurrently with the submission of any application for Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first occupation of any building within the Plot until the approved wind/ microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

Reason: to ensure pedestrian and cyclist safety and comfort within the public realm areas of each Plot.

Policies: CS7, CS34, RC14

19. Notwithstanding the submitted Sustainability Statement (Revision C by Hoare Lea) and the submitted Energy Strategy Report (Revision F by Hoare Lea), no development within a relevant Plot shall commence until a supplementary energy report has been submitted (supplying confirmation of the following energy/sustainability requirements) which shall have been submitted to and approved in writing by the Local Planning Authority. The supplementary energy report shall:

- (a) Demonstrate how all dwellings shall be designed to achieve an energy conservation standard of least 19% over Part L of the Building Regulations 2013
- (b) Show evidence that the development shall achieve a BREEAM rating of 'Very Good' for retail (including a buffer for slippage, via submission of a BREEAM Pre-Assessment Certificate)
- (c) Set out measures for managing heat losses and providing for the opportunity to connect to any future district energy scheme; and
- (d) Provide evidence of exploring the practicality of installing a combined heat and power (CHP) system within the Plot E/Telecom House Land.



Date:

Head of Planning, Development
& Regulatory Services

LEB

The development of the relevant Plot shall thereafter only take place and be retained in accordance with the requirements of the approved supplementary energy report. Reason: as the supporting material is incomplete in confirming that these details have been adequately addressed and in order to comply with the Council's sustainability policies.

Policies: CS1, DM1, DM2

20. No building containing retail units within a relevant Plot shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) 'Very Good' rating, as required in Condition 19 above, has been achieved for the relevant Plot. The development of that relevant Plot will thereafter be retained in full accordance with these agreed standards and specifications.

Reason: to ensure that the development of the relevant Plot is carried out in accordance with (adopted) sustainable building standards.

Policies: CS1, DM1, DM2

21. Notwithstanding the approved Design Codes as set out in Condition 3A above, there shall be no commencement of development above ground level in relation to the relevant building before plans and details of suitable gates to the courtyard (for the entrance described on page 10 of the Codes) have been submitted to and approved in writing by the Local Planning Authority. The details shall include high quality materials such as stainless steel. The development shall thereafter be undertaken only in accordance with the approved plans and details.

Reason: as no details have been indicated and these are key entrance details which will close off the courtyard overnight.

Policies: RC1, CS7, RC5, RC14

22. Each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot (if and to the extent relevant to the subject matter of the Reserved Matters application). This shall include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority:

A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons

B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and

C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

These approved habitat mitigation works shall be in place prior to completion of the relevant building/Plot and retained thereafter.



Date:

Head of Planning, Development
& Regulatory Services

LEB

Reason: to ensure that a habitat which would be designed specifically for these birds is created/re-provided for within the development, in the interests of biodiversity.

Policies: CS36, CS38

23. In respect of each Plot, the car and cycle parking spaces (including car parking for disabled people) and related servicing provision proposed for the relevant Plot pursuant to Condition 1 above shall thereafter be retained as approved and kept available for vehicle and cycle parking/ turning at all times.

Reason: to ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking, which could be a danger to road users. Policies: CS20, CS24, DM12

24. Notwithstanding the approved parameter plans in Condition 5 above, any windows to be installed in any building on the western edge of the development (towards the boundary of the adjacent sites at 52-55 Friar Street and 20-30 Greyfriars Road) must be fitted with obscure glazing only and shall be permanently retained thereafter.

Reason: as the development parameters do not provide a suitable gap to the boundary to allow outlook and privacy levels to be maintained to the adjacent site, and in the interests of the amenities of the development and any future occupation of the adjacent site.

Policies: RC9, DM4

25. No development (other than demolition down to slab/ground level) shall take place on any Plot within the site before submission and approval of an archaeological Written Scheme of Investigation (WSI) which will update the site-wide WSI as approved in relation to permission 130436 as necessary, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the Plot shall only take place in accordance with the approved Scheme.

Reason: as the site is developed, additional information will be available, and therefore it may be prudent to amend the site-wide WSI, whilst ensuring that sufficient opportunity is afforded to examine archaeological material and evidence of significance during this development and in the interests of protecting the archaeological heritage of the Borough.

Policies: CS33

26. No Plot within the development hereby approved shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission or by details to have been submitted before the commencement of any Plot within any subsequent Reserved Matters application, unless any the prior written approval has been received from the Local Planning Authority.

Reason: as the site investigation required under Conditions 27, 28 and 30 of this planning permission may indicate areas where such filtration is not acceptable and in



Date:

Head of Planning, Development
& Regulatory Services

LEB

order to ensure that there is no resultant unacceptable risk to controlled waters/groundwater quality.

Policies: CS34

27. No development (excluding demolition down to ground level) within any relevant Plot shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the Plot (whether or not it originates from the Site/Plot) has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses (extent, nature and scale of the contamination)
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the Site

(b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

G. human health

H. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes

I. adjoining land

J. groundwaters and surface waters

K. ecological systems; and

L. archaeological sites and ancient monuments;

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.



Date:

Head of Planning, Development
& Regulatory Services

LEB

(e) In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority. Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority. The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: the submitted Environment Statement requires an intrusive site investigation which is in part related to previous potential contaminative uses of the site which have the potential to pollute soils and groundwater.

Policies: CS34

28. No development shall take place on any Plot until a gas monitoring strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall set out the timing and means by which gas monitoring shall be carried out during the demolition and construction of the development. The development shall thereafter be undertaken in accordance with the approved strategy. Furthermore, no Occupation of any building within the Plot shall take place until the approved scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained thereafter.

Reason: to ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas, which could be a danger to the occupants of the development.

Policies: CS34

29. No development (except demolition down to ground level) shall commence on any Plot until a method statement for the foundation design for all buildings within the Plot has been submitted to and approved in writing by the Local Planning Authority. Such a method statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/ practicable. The foundation works shall thereafter only be carried out in accordance with the approved method



Date:

Head of Planning, Development
& Regulatory Services

LEB

statement, save to the extent that the Local Planning Authority approves any variation(s).

Reason: the Site is potentially contaminated and is located over the chalk major aquifer. Piling at the Site has the potential to mobilise contaminants into the chalk aquifer which would result in pollution of controlled waters and therefore agreement will only be given for piling in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater quality.

Policies: CS34

30. The development hereby approved shall only be implemented in accordance with the approved flood risk assessment (Chapter 13, 'Surface Water Drainage and Flood Risk', contained within the Plot E and Telecom House Environmental Statement, August 2015) including the mitigation measures set out in that document and thereafter retained as such.

Reason: to ensure that the development is suitable in terms of flood risk and sustainable drainage.

Policies: CS35

31. No demolition or Site clearance within a Plot shall take place within the bird nesting season (mid-February to mid-September inclusive). If clearance within a Plot during the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist will resurvey the areas within and adjacent to the Plot immediately prior to clearance within the Plot and advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found on a Plot, all works of demolition within that Plot or Site clearance within that Plot which could disturb the nest must cease until a method statement for undertaking the works on the Plot has been submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, save to the extent that the Local Planning Authority approves any variation(s).

Reason: to minimise the impact of the development on rare/protected bird species.

Policies: CS36

32. No demolition shall take place on any Plot until a Demolition Management Statement (DMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include:

A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles

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



Date:

Head of Planning, Development
& Regulatory Services

LEB



- 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 (including decorative displays/murals/scaffolding if required)
- E. Wheel washing facilities
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
- H. The method of piling (normally restricted to auger bored or hydraulic press)
- I. Footpath Closures/Road Closures needed during construction
- J. Traffic Management needed during construction
- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
- M. A dust mitigation and monitoring scheme during the demolition phase (to accord with paragraph 10.115 of the submitted Environmental Statement by Waterman Infrastructure and Environment Ltd., August 2015)
- N. Controls on timing of operations (to include quiet periods)
- O. External lighting
- P. A scheme for recycling/disposing of waste resulting from the construction works
- Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved DMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless the Local Planning Authority gives its written consent to any variation.

Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: CS34, DM4, DM12, DM19

33. No development (except for demolition works and works to facilitate remediation) shall take place on any Plot until a Construction Management Statement (CMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
- 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

Date:

Head of Planning, Development
& Regulatory Services

LEB

- 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 (including decorative displays/murals/scaffolding if required)
- E. Wheel washing facilities
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
- H. The method of piling (normally restricted to auger bored or hydraulic press)
- I. Footpath Closures/Road Closures needed during construction
- J. Traffic Management needed during construction
- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
- M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.115 of the submitted Environmental Statement by Waterman Energy, Environment and Design, August 2015)
- N. Controls on timing of operations (to include quiet periods)
- O. External lighting
- P. A scheme for recycling/disposing of waste resulting from the construction works
- Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Plot which has not been demolished within one year after the first building on site has been demolished.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: CS34, DM4, DM12, DM19

34. Each application for Reserved Matters relating to Layout shall include the location and floorspace of back of house (BOH) facilities and describe the function of these areas. The BOH areas shall thereafter remain ancillary to the approved development.

Reason: as no details have been submitted and in order for the Local Planning Authority to control the use of such spaces, in the interests of ensuring uses are compatible and do not cause unacceptable disturbance and to control the intensity of use of the site.

Policies: RC1, CS17, CS34, DM4, DM12



Date:

Head of Planning, Development
& Regulatory Services

LEB

35. No development shall commence (including works of demolition) on any Plot until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, “Environmental Statement Volume 1”, dated August 2015 by Waterman Group) for that Plot has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction within the Plot shall thereafter only be undertaken in accordance with the approved EMP (which shall include noise control, hours of construction and controlling exposure to contaminated land), save to the extent that the Local Planning Authority approves any variation to the approved details. Reason: to ensure that the redevelopment of each Plot is undertaken in a way which minimises disturbance to residents and occupiers of other Plots within the development and surrounding existing residential and commercial land uses. Policies: CS34, DM19

36. No development (except demolition within a Plot) shall commence until a Security/Anti-Crime Management Plan for the Plot, in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/ Anti-Crime Management Plan for the relevant Plot shall, where relevant, include:

- A. Laminated external glazing, with an emphasis on proximity to public realm
- B. Emergency vehicle access (physical barriers and management)
- C. Hostile vehicle mitigation measures
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant)
- E. Safe movement on shared surfaces such as Garrard Street
- F. Policy regarding provision, location and management of litter bins
- G. Alcohol-free zone status, generally outside of external café seating areas
- H. Management of large crowds, i.e. Reading football and pop festival events
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour
- J. Evidence of close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery
- L. Evidence to show compliance with the Secured by Design and Safer Parking Scheme standards
- M. A comprehensive lighting strategy
- N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.



Date:

Head of Planning, Development
& Regulatory Services

LEB

O. Indications of the differences to be applied for the above elements whether in a private area or part of the public realm.

P. Hours of use to be confirmed for public access to the courtyard.

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within the Plot are Occupied, or any public space within the Plot is first brought into use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents/terrorist attack.

Policies: CS7, RC1, RC14

37. No development (other than demolition) shall commence until an access feasibility strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall set out proposals for ensuring that disabled people (and others with mobility impairments) can negotiate the change in levels between the Friar Street entrance and the central courtyard; and the Garrard Street entrance and the central courtyard (as shown within the approved Design Code document in Condition 3A above). The development shall thereafter be constructed and retained only in accordance with the approved strategy.

Reason: as there are considerable changes in levels and to ensure that the public space is accessible to all.

Policies: CS5, RC13

38. No building within a Plot shall be occupied until a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of that building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, save to the extent that the Local Planning Authority approves any variation(s) to the approved details. Furthermore, no occupation of buildings or public realm approved by this planning permission on any Plot shall occur until the approved scheme for improvements of the existing water/ drainage, sewerage system has been completed, save to the extent that the Local Planning Authority approves any variation(s) to the approved details. The development shall be retained and operated only in accordance with the approved scheme.

Reason: to ensure that the water, drainage and sewerage infrastructure can cope with the additional load from this major redevelopment scheme before construction or occupation takes place and to ensure there are no overflows from the sewer network due to overloading.

Policies: CS34



Date:

Head of Planning, Development
& Regulatory Services

LEB

39. No residential dwellings shall be occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot. Such notification shall be addressed to the Planning Manager, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.

Reason: in order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved and ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on- street car parking in the area.

Policies: CS24

40. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to an on-street car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Reason: in order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking in the Central Reading area.

Policies: CS24

41. No Plot containing residential units shall be occupied until the approved private amenity area (balcony) or relevant communal amenity area, as appropriate, for that residential unit has been completed and made available for use. These amenity areas shall thereafter be retained only as amenity areas.

Reason: to ensure a satisfactory standard of amenity space is supplied for the residents of the residential dwellings.

Policies: RC9, DM10

42. No commencement (other than demolition) shall take place for any building within a Plot containing residential dwellings before details of a sound attenuation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by an assessment of the current noise environment and seek to ensure that noise levels within residential properties within a relevant building do not exceed 30-40 dB LAeq,16h for living rooms within residential properties within a relevant Phase during the day, and 30 -35 dB LAeq, 8h and 45 dB LAmx for bedrooms within residential properties within a relevant building at night (in accordance with BS



Date:

Head of Planning, Development
& Regulatory Services

LEB

8233:2014). Furthermore, such measures as may be approved shall be implemented within a relevant building and a sample residential dwelling tested before any of the approved residential dwellings within a relevant building are first occupied. The attenuation scheme shall thereafter be retained for the lifetime of the residential dwellings hereby permitted.

Reason: to protect the amenity of residents of the proposed properties from surrounding noise sources.

Policies: CS34, DM4

43. No retail uses within any relevant Plot shall be occupied for retail use until details of how service vehicle deliveries/waste arrangements within that Plot are to be managed have been submitted to and approved in writing by the Local Planning Authority. Retail servicing for the development shall take place in accordance with the approved details, unless otherwise previously agreed in writing by the Local Planning Authority.

Reason: in order to ensure that residents are not adversely affected by delivery noise and in the interests of the safety and convenience of all highway users.

Policies: CS34, DM4, DM12

44. Notwithstanding Condition 44 above, in respect of each relevant Plot, no commercial deliveries/waste management operations shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/Public holidays, unless the Local Planning Authority gives its prior written consent to any variation(s).

Reason: to protect the amenities of residential properties within and adjacent to the development from disturbance from servicing.

Policies: CS34, DM4, DM12

45. No occupation of any A1-A5 retail unit for retail purposes shall take place before details of the hours of operation of that unit have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details, unless otherwise previously agreed in writing by the Local Planning Authority.

Reason: in the interests of residential amenity of the occupiers of the residential dwellings within Plots E and F and other neighbouring residential properties.

Policies: CS34, DM4

46. Notwithstanding the A4 (Drinking Establishments) uses hereby permitted and notwithstanding the provisions of Schedule 2, Part 3, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as may be amended), not less than one retail unit within the scheme (i.e. outline permission 130436 as modified by



Date:

Head of Planning, Development
& Regulatory Services

LEB

this outline permission and permission 151427) shall be provided and retained as an A4 retail unit of not less than 150 sq.m. net internal area.

Reason: to ensure that the development replaces or enhances services and amenities lost as a result of the development.

Policies: RC1

47. No building within any relevant Plot shall be occupied before details for the provision for the external lighting of buildings and/or public realm within the relevant Plot has/have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of lamps, cowls, height, and luminance/lux levels and lighting times. The lighting of the buildings and the public realm shall thereafter only be installed, maintained and operated in accordance with the approved details, unless otherwise previously agreed in writing by the Local Planning Authority.

Reason: as no details have been submitted and in the interests of the amenities of the development, minimising general light pollution, safety in the public realm and residential amenity.

Policies: CS7, CS34, RC14, DM4

48. No installation of any noise-generating plant on (a) relevant building(s) within a Plot shall take place before a noise assessment of the equipment has been first submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The predicted rating level, L_{Ar},T_r (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades at the nearest noise-sensitive premises (i.e. the nearest residential property window) and 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 and maintained to the same approved standard.

Reason: to safeguard the amenities of adjoining residential properties and premises and the area generally.

CS34 DM4

49. No installation of any flues, extraction or ventilation equipment on (a) relevant building(s) within a Plot shall take place before full details of any such equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of any external chimney/other plant, noise specifications and details of the filtration equipment. The equipment shall thereafter only be installed and retained in accordance with the approved details.

Reason: to protect the amenity of neighbouring residents and occupiers of the development.

Policies: CS7, CS34, RC13, DM4



Date:

Head of Planning, Development
& Regulatory Services

LEB

50. No building within a Plot shall be occupied until the relevant access (es) (the zone for which is shown on Parameter Plan 698_E_PP_07_004 Rev. P2, in Condition 5 above) has/have been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: in the interests of road safety.

Policies: CS20, DM12

INFORMATIVES

1. The Local Planning Authority has been positive and proactive in dealing with the planning application by advising on matters to make the proposal acceptable and dealing with the application in a timely manner, via an agreed Planning Performance Agreement.

2. Your attention is drawn to the terms and conditions of this outline 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.

3. Your attention is drawn to the various condition above which are pre-commencement condition(s) or condition(s) "precedent" and require the terms of the condition(s) to be satisfied before development commences or other events taking place. If development commences in contravention of that (those) condition(s), the development taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.

4. Please note that the Council now charges for the discharge of planning conditions, the fee is currently £97 per submission, which can include information to discharge several conditions at once.

5. A S.106 legal agreement applies to this outline planning permission, which is to be read in conjunction with outline permission 130436 (and its related S.106 agreement) and variation planning permission 151427.

6. A S.278 agreement also applies in respect of works to be conducted by the developer within the Public Highway.



Date:

Head of Planning, Development
& Regulatory Services

LEB

7. 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 to the Public Highway by extraordinary traffic.

8. Any canopies, balconies and other structures/fixtures overhanging the Highway are likely to require a licence from the Council:

http://www.reading.gov.uk/media/1764/Guidance-Notes-for-Activities-on-the-Public-Highway/pdf/Guidance_Notes_for_Activities_on_the_Public_Highway_February_2016.pdf

9. Excavation within close the proximity to the Highway may be of concern in relation to stability of the highway/footway. If you are in any doubt, please contact the Council.

10. The occupiers of the residential units will not be entitled to an on- street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. Conditions 39 and 40 above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

11. This is a CIL-liable development and a separate Liability Notice is being issued for the development which is approved by this planning permission.

12. Other permissions and consents may be required, including full compliance with the Building Regulations.

13. This outline planning permission does not confer approval of any agreement which may be entered into between the Council as landowner and the developer.

14. For the purposes of this outline planning permission, the term Plot/s means those Plots identified on the 'Phasing Sequence' images referred to in Condition 8, save that Plot E is substituted with Plot E/Telecom House. In the event that any variation is approved to the phasing sequence pursuant to Condition 8b, the term Plots shall mean those referred to on the revised approved plan.



Date:

Head of Planning, Development
& Regulatory Services

LEB

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.