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

APPLICATION FOR FULL PLANNING PERMISSION

To: e3 design limited
17 Dryburn Road
Stockton On Tees
Cleveland
TS19 8JN

Application No: 160378
Application type: Full Planning Approval

Applicant: Mulberry Park Investment (S.E.) Limited

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and a 3 storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).

At: Former Gas Works Building Gas Works Road 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: 28th October 2016

Head of Planning, Development
& Regulatory Services

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Application At: Former Gas Works Building Gas Works Road Reading

Application No: 160378

Application type: Full Planning Approval

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 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, as received 01/03/16

14/354/P01 Rev A - Existing Site Plan, as received 22/03/16

14/354/P100 Rev E - Proposed Site Plan, as received 15/06/16

14/354/P101 Rev A - Block Plan, as received 22/03/16

14/354/P02 Rev B - Existing Elevations & Sections Building 1, as received 31/03/16

14/354/P03 Rev B - Existing Elevations & Sections Building 2, as received 31/03/16

14/354/P04 Rev A - Existing Floor Plans Lower Level, as received 22/03/16

14/354/P05 Rev A - Existing Floor Plans Upper Level, as received 22/03/16

14/354/P06 Rev C - Proposed Elevations Building 1, as received 30/08/16

14/354/P07 Rev C - Proposed Elevations Building 2, as received 30/08/16

14/354/P08 Rev G - Proposed Floor Plans Level 1, as received 01/09/16

14/354/P09 Rev F - Proposed Floor Plans Level 2, as received 01/09/16

14/354/P10 Rev F - Proposed Second Floor Plans Level 3, as received 01/09/16

14/354/P11 Rev F - Proposed Third Floor Plans Level 4, as received 01/09/16

14/354/P12 Rev F - Proposed Floor Plans Level 5, as received 01/09/16

14/354/P13 Rev F - Proposed Fifth Floor Plans Level 6, as received 01/09/16

14/354/P15 Rev B - Proposed Sections Building 1, as received 14/06/16

14/354/P19 - Proposed Bin Store Enclosure, as received 31/03/16

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

3. No development shall take place until details (including samples) of all materials (including brickwork, glazing / obscure glazing, window and dormer window frames/cills/copings/lintels/surrounds, roof, walls, doors, photovoltaics, railings, juliet balconies, guttering and downpipes) to be used in the construction of the

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external surfaces of the development, have been 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 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.

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

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

The approved Construction Method Statement 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 Policy CS20 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).

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a) human health,
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems,
 - f) archaeological sites and ancient monuments;

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in terms of contaminated land, in accordance with Policy 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 Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

6. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in terms of contaminated land, in accordance with Policy 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 Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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7. The remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to the first construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in terms of contaminated land, in accordance with Policy 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 Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

8. 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.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in terms of contaminated land, in accordance with Policy 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 Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed in writing with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas, in accordance with Policy CS34 of the Reading

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

10. No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas, in accordance with Policy 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 Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

11. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas, in accordance with Policy 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 Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

12. No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of future occupiers and

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existing/future nearby occupiers from noise and disturbance, in accordance with Policy 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 Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

13. i) No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- a) pedestrian access and circulation areas, hard surfacing materials (with the use of permeable materials wherever possible), any outdoor structures and ancillary objects (outdoor seating, raised planters, railings etc);
- b) plan showing the existing and proposed functional services above and below ground (e.g. drainage, power, communications cables and pipelines indicating lines, manholes etc);
- c) planting plans (including feature tree); written specifications (including cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species (to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change), noting species, planting sizes and proposed numbers / densities, where appropriate.
- d) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the extended building

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

iii) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of any residential unit.

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

Reason: To ensure provision and retention of suitable hard and soft landscaping in the interests of the appearance of the development and wider area and to provide biodiversity enhancements in accordance with Policies CS7, CS33, CS36 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

14. i) No development shall take place until a final design stage BREEAM (Domestic Refurbishment) assessment has been submitted to and approved, in writing, by the

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Local Planning Authority, demonstrating that a minimum 50% of units achieve an 'Excellent' rating, and the remainder achieve a 'Very Good' rating.

(ii) Prior to the first occupation of any residential unit, a final BREEAM (Domestic Refurbishment) certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that a minimum 50% of units achieve an 'Excellent' rating, and the remainder achieve a 'Very Good' rating.

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).

15. No development shall take place until details of an implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

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

Reason: To ensure that the development contributes adequately towards environmental sustainable urban drainage, 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).

16. No dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details.

Reason: To ensure that the development contributes adequately towards environmental sustainable urban drainage, 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).

17. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) carried out by Weetwood dated February 2016 ref: 2969/FRA v1.0 and e-mail correspondence (and attached drawings/plans) dated 7 June 2016 to the Environment Agency from Mr Rhys Hughes and the following mitigation measures detailed within the FRA:

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1. Finished floor levels of the northern building will be set no lower than 39.85 m AOD
2. Finished floor levels of the southern building will be set no lower than 38.92 m AOD

Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

18. Prior to the first occupation of any residential unit hereby approved, the bicycle store and all bicycle storage spaces shall have been provided in accordance with approved plan 14/354/P08 Rev G - Proposed Floor Plans Level 1, as received 01/09/16. 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).

19. Prior to the first occupation of any residential unit hereby approved, the waste and recycling storage shall be provided in accordance with approved plans 14/354/P08 Rev G - Proposed Floor Plans Level 1, as received 01/09/16 and 14/354/P19 - Proposed Bin Store Enclosure, as received 31/03/16. The waste and recycling storage shall be retained, as approved, at all times thereafter solely for waste and recycling storage and collection purposes.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables 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).

20. The residential flats hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) 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 thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core

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Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

21. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential flats hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential flats 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 flats.

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 area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

22. In connection with the implementation of this permission, no works shall take place outside the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from 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).

23. Prior to the first occupation of the relevant residential units, the windows annotated to be obscure glazed on approved plans 14/354/P08 Rev G - Proposed Floor Plans Level 1, as received 01/09/16; 14/354/P09 Rev F - Proposed Floor Plans Level 2, as received 01/09/16; 14/354/P10 Rev F - Proposed Second Floor Plans Level 3, as received 01/09/16; 14/354/P11 Rev F - Proposed Third Floor Plans Level 4, as received 01/09/16; 14/354/P12 Rev F - Proposed Floor Plans Level 5, as received 01/09/16; 14/354/P13 Rev F - Proposed Fifth Floor Plans Level 6, as received 01/09/16, shall be provided as such in full. All windows identified on the approved drawings as being obscure glazed shall be non-opening unless that part of the window which can be opened is a minimum of 1.7m above the internal floor level. These windows will be permanently retained and maintained thereafter as obscure glazed.

Reason: To protect the amenity of nearby occupiers from harmful overlooking and subsequent loss of privacy, in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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24. Prior to the first occupation of any residential unit hereby approved, the energy measures hereby approved in the Energy & Sustainability Assessment By Sol Environment Ltd, Ref SOL1602ENT01, dated 29 February 2016, as received 01/03/16, shall be provided as such in full.

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).

INFORMATIVES

1. Officers have worked positively and proactively with the applicant to address and satisfactorily resolve various matters which have arisen as part of the assessment of the application, in order to provide a recommendation for approval in as expedient a timescale as has been possible in this instance.
2. 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.
3. The occupiers of the flats 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 adopted RBLP policy TRN12. The site is located close to local facilities, with frequent public transport services on nearby roads. The conditions attached 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.
4. 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.

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5. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

6. A Unilateral Undertaking relates to this site, linked to this permission (LPA Ref No. 4255). A full copy of the unilateral undertaking is available on the Public Register held by Reading Borough Council.

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

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

With regards to water, 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.

8. The approved development is liable to pay the Community Infrastructure Levy (CIL) in line with the Council's CIL Charging Schedule. Upon permission or soon after, the Council will issue you with a CIL Liability Notice, which details the CIL amount payable.

CIL is not payable until commencement of the development, but before commencement you must submit a CIL Commencement Notice to the Council. Failure to submit a Commencement Notice before commencement may mean that a surcharge is imposed, and will mean that the liable party will not be able to benefit from the Council's Instalment Policy and that any claims for relief are void.

It is strongly advised that, before commencement, you submit an Assumption of Liability Form if you have not already done so. If at commencement no party has assumed liability to pay CIL, liability will default to the landowner(s), a surcharge may

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be imposed, and the liable party will not be able to benefit from the Council's Instalment Policy.

If the development is eligible for a form of relief from CIL, a claim must be made prior to commencement. Claims made after commencement cannot be considered.

More information on CIL, including copies of the forms referred to above, are on the Planning Portal website:

(https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and the Charging Schedule and Advice to Applicants are on the Council's website

(<http://www.reading.gov.uk/media/2594/Community-Infrastructure-Levy-Charging-Schedule/pdf/Community-Infrastructure-Levy-Charging-Schedule-20151.pdf> & http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf)

9. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any conditions 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.

For the avoidance of doubt, the following conditions requires details to be submitted and approved in writing by the local planning authority prior to any development taking place (pre-commencement conditions):

Conditions 3, 4, 5, 6, 7, 9, 10, 12, 13i), 14i), 15

For the avoidance of doubt, the following conditions require details to be submitted and approved in writing by the local planning authority prior to the first occupation of any unit (pre- occupation conditions):

Conditions 11, 14ii), 20

For the avoidance of doubt, the following conditions do not require details to be submitted /approved, but are required to be complied with prior to the first occupation of any unit (compliance conditions):

Conditions 13ii), 16, 17, 18, 19, 21, 22, 23, 24

10. 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.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.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.

