

**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: Savills
Hawker House
5-6 Napier Court
Napier Road
Reading
RG1 8BW

Application No: 151944
Application type: Full Planning Approval

Applicant: Kier Reading LLP

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: A Hybrid application seeking outline planning permission for the development of up to 175 new homes, including affordable housing (with all matters reserved apart from access), and full planning permission for the development of 12 commercial units in flexible use within Classes B1(c), B2 and B8, two car showrooms with MOT and servicing (Sui Generis), three retail warehouse units (Class A1), 120 bed hotel Class C1), pub with restaurant facility (Class A4), coffee shop (Class A1), restaurant (Class A3), and bank (Class A2). New vehicular access from Basingstoke Road and Imperial Way. Bus stop facilities, hard and soft landscaping and other ancillary development (Summarised Description).

At: Worton Grange Imperial Way 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**

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Application At: Worton Grange Imperial Way Reading

Application No: 151944

Application type: Full Planning Approval

CONDITIONS & REASONS

The Outline (residential) Element

1. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last Reserved Matter to be approved under the terms of this permission.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Before any part of the development for which matters are reserved (shown on approved drawing 1894-P-22 Rev B, the Outline Element) commences (other than demolition, ground works and access formation), plans and particulars of all reserved matters for that part of the development not detailed in this outline application, shall be submitted to and approved in writing by the local planning authority.

The required details relating to the following reserved matters:

(a) APPEARANCE - the aspects of the development hereby permitted which determine the visual impression that the development makes, including the external built form of the development hereby permitted, its architecture, materials, decoration, lighting, colour and texture,

(b) LANDSCAPING - the treatment of the development sites (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated, including screening by fences, walls or other means, planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens and the provision of other amenity features;

(c) LAYOUT - the way in which buildings, routes and open spaces within the development are provided, situated and orientated, in relation to each other and in relation to buildings and spaces outside the development; and

(d) SCALE - the height, width and length of each building proposed within the development in relation to its surroundings,

shall be made to the local planning authority before the expiration of three years from the date of the Outline Element of this permission. 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 5 of the Town & Country Planning (General Development Procedure) Order 2015



Date:

Head of Planning, Development
& Regulatory Services

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3. Prior to the submission of the first application for approval of reserved matters, details or plans, a written schedule showing the phasing of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved phasing details. Reason: to ensure that development is carried out in an orderly manner and has minimum impact on nearby residents.

Core Strategy Policy CS7 - Design and the Public Realm, SDPD Policy DM4 - Safeguarding Amenity.

4. All applications for approval of Reserved Matters shall be in accordance with the parameters set out within the following approved drawings and documents subject to any non-substantive changes agreed in writing with the council.

- Residential Layout Plan 31548-A-SK004- Rev F dated February 2016
- Residential Landscape Strategy Plan 32618/5502/300 - Rev C dated February 2016
- Affordable Housing Statement.
- Air Quality Assessment.
- Biodiversity Report
- Bat Survey Report
- Tree Assessments for roosting bats
- Design and Access Statement (incorporating material details)
- Energy Statement
- Lighting Impact Appraisal
- Flood Risk Assessment (Incorporating SUD details)
- Geo - environmental Assessment
- Historic Environment Assessment (incorporating Heritage Statement and Archaeological Statement)
- Landscape Residential Strategy
- Noise Impact Assessment
- Open Space Statement
- Superfast Broadband Strategy Statement
- Sustainability Statement
- Transport Assessment + Addendum (incorporating Vehicle Parking and Waste Collection Details)
- Travel Plans (Residential)
- Tree Survey
- Utilities Statement
- Waste Strategy Statement

Reason: to ensure that development achieves a high standard of design and to clarify which plans, drawings and documents have been approved. Core Strategy Policy CS7 - Design and the Public Realm.

5. Notwithstanding the details shown on the approved plans showing how the Outline Element will be accessed; full details of road and footpath design, vehicle parking and



Date:

Head of Planning, Development
& Regulatory Services

LEB

turning provision shall be submitted with the 'Layout' Reserved Matters application. The roads, footpaths, vehicle parking and turning facilities shall be provided prior to the first occupation of the residential Development.

Reason: In the interests of the accessibility and safety of the site for all users in accordance with Policies CS5 (Inclusive Access) and CS7 (Design and the Public Realm) of the Core Strategy 2008; and Policy DM12 (Access, Traffic and Highway-related Matters) of the Sites and Detailed Policies Document 2012

6. The details submitted in accordance with Condition 2, which requires the approval of the appearance of the Outline Element of the development as a reserved matter, shall include details of the materials to be used in the construction of the external surfaces of the dwelling houses, including all external fixtures. No dwelling shall be developed until details of materials to be used on that dwelling have been approved in writing by the local planning authority. The development of each dwelling shall be carried out in accordance with the relevant approved details.

Reason: as no details have been submitted and in accordance with the approved Design Principles Plan and in the interest of the appearance of the site and character of the area. Core Strategy Policy CS7 - Design and the Public Realm.

7. The details submitted in accordance with condition 2 requiring the approval of the landscaping for the Outline Element of the development as a reserved matter, shall include the following:

- Planting plans ensuring that no development occurs within 10m of the northern side of the Basingstoke Road pavement and that a 10m wide landscaping strip
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, 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,
- Details of tree pits
- Details of sustainable drainage and irrigation systems such as rain gardens, and temporary pools and swales
- Implementation timetables
- Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings
- Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level)
- Above and below ground service routes (ensuring they do not conflict with new or existing planting)
- Permeable hard surfaces



Date:

Head of Planning, Development
& Regulatory Services

LEB

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Reading's Core Strategy and paragraphs 1, 99 and 109 of the NPPF.

8. No works or development to the Outline Element shall take place until full details of a method statement for any works within the Root Protection Area of the two Oak trees on the Basingstoke Road/Imperial Way corner, including tree protection measures and a schedule of tree works (if required) are submitted and approved by the Local Authority. The approved tree protection measures shall be installed before development on the residential site begins and retained in place throughout the construction process and any tree works carried out in accordance with the approved schedule.

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Core Strategy Policy CS36, and paragraphs 1, 99 and 109 of the NPPF

9. All hard and soft landscape works within the Outline Element shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved or subject to any non-substantive changes agreed in writing with the council. Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Core Strategy Policy CS36, and paragraphs 1, 99 and 109 of the NPPF

10. A landscape management plan for the Outline Element, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the Outline Element of the development or any phase of the Outline Element of the development, whichever is the sooner, for its permitted use.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

11. No development of the Outline Element shall commence until a report and plan detailing the external lighting scheme and how it has been designed to not adversely



Date:

Head of Planning, Development
& Regulatory Services

LEB

impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

The external lighting shall thereafter be implemented as shown on the approved report and plan.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Core Strategy Policy CS36.

12. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Core Strategy Policy CS36 of the core strategy and wildlife legislation.

13. Boundary Treatment

Prior to commencement within the Outline Element, details of a plan indicating the positions, design, materials and type of boundary treatment for the Outline Element, including details of any security fencing to be erected shall be submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

Sites and Detailed Policies Document policy DM4 (Safeguarding Amenity) Core Strategy Policy CS7 (Design and the Public Realm)

14. Sound Insulation from External Noise

No development shall take place within the Outline Element 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



Date:

Head of Planning, Development
& Regulatory Services

LEB

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.

Reason: to protect the amenity of future occupants of the proposed development. Sites and Detailed Policies Document Policy DM4.

15. Roads provision before occupation

No dwelling in any particular phase agreed in accordance with Condition 3 shall be occupied until the access roads within that phase have been provided in accordance with the approved drawings and in accordance with a timetable to be agreed by the Local Planning Authority.

Reason: In the interests of road safety and amenity of the users the road infrastructure needs to be in place before businesses move in and in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

16. Visibility splays before occupation

No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

17. Residential access constructed before occupation (approved drawings)

No dwelling shall be occupied until the accesses serving the residential units has been constructed in accordance with the approved drawing 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 in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

18. Access closure with reinstatement

No dwelling shall be occupied until the existing accesses to the site have been closed and abandoned.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

19. Footway provision before occupation

No dwelling shall be occupied until a footway between 2 metres and 3 metres in width has been constructed in accordance with the approved drawing 31548-A-SK004-Rev F around the residential part of the site along Basingstoke Road and Imperial Way. Any statutory undertakers' equipment or street furniture shall be re-sited to provide an unobstructed footway.



Date:

Head of Planning, Development
& Regulatory Services

LEB

Reason: In the interests of road safety and to ensure adequate provision for pedestrians in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12. Reason: In the interests of road safety and to ensure adequate provision for pedestrians in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

20. Pedestrian crossing before occupation

No dwelling shall be occupied until the pedestrian crossing facility is constructed at the Basingstoke Road / Imperial Way / Whitley Wood Lane roundabout and a pedestrian refuge is provided on Basingstoke Road in accordance with the approved drawing.

Reason: In the interests of road safety and to ensure adequate provision for pedestrians in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

21. Vehicular access locations

No residential parking or vehicular access shall be located within 15m of a junction with Imperial Way in accordance with the Local Planning Authority's vehicle parking standards and Geometric Design guide for accesses onto Classified Roads.

Reason: To ensure that the development is provided with adequate parking facilities in order in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

22. Parking before occupation - approved plan.

No dwellings shall be occupied until vehicle parking for that dwelling have been provided in accordance with the approved plan and shall thereafter be kept available for parking 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 other road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

23. Bicycle storage - details to be submitted.

Secure, covered and lockable bicycle storage spaces shall be provided in accordance with a layout to be submitted to and approved by the local planning authority before occupation of the units to which they relate.

Reason: To encourage travel by sustainable alternatives to driving a motorcar.
LDF Core Strategy Policy CS23 - Sustainable Travel and Travel Plans & Policy CS24 - Car/Cycle Parking

24. Construction Management Statement

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



Date:

Head of Planning, Development
& Regulatory Services

LEB

- The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
- Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- The erection and maintenance of security hoarding /scaffolding if required.
- Wheel washing facilities
- Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
- Footpath Closures /Road Closures needed during construction
- Traffic Management needed during construction.
- 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).

The approved Construction Method Statement shall be adhered to throughout the development process subject to any non-substantive changes agreed in writing with the council.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

25. Contamination

a) Implementation of Approved Remediation Scheme

The remediation scheme for within the Outline Element 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 construction of the development.

b) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the Outline Element of the 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.



Date:

Head of Planning, Development
& Regulatory Services

LEB

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. Core Strategy policy CS34 (Pollution and Water Resources)

26. Control of Noise and Dust - CMS to be submitted

No development within the Outline Element shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented. Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site. Core Strategy policy CS34 (Pollution and Water Resources) and Sites and Detailed Policies Document Policy DM4.

27. Hours of Working - construction and demolition phase

The hours of noisy construction, demolition and associated deliveries for the Outline Element shall be restricted to the hours of 07:00hrs 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: In the interests of the amenities of nearby residents. Core Strategy policy CS34 (Pollution and Water Resources) and Sites and Detailed Policies Document Policy DM4.

28. Bonfires

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

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008.

29. Archaeology

No development shall take place within the Outline Element of the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough Core Strategy policy 33 (Protection and Enhancement of the Historic Environment).



Date:

Head of Planning, Development
& Regulatory Services

LEB

30. Sustainable Drainage - No development within the Outline Element shall take place until details of the 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 by the developer or Management Company in accordance with the approved plan. The plan shall include:

- a timetable for its implementation, and
- 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 sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1 and CS35 and Sites and Detail Policies document Policy DM1

31. Sustainable Drainage - No building / dwelling hereby permitted within the Outline Element shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained by the developer or Management Company thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1 and CS35 and Sites and Detail Policies document Policy DM1

32. Sustainable Drainage - A report shall be submitted to the Local Planning Authority annually by the developer or Management Company, detailing works undertaken to ensure that the requirements of the implementation, maintenance and management plan have been complied with.

Reason: To ensure sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1 and CS35 and Sites and Detail Policies document Policy DM1.

33. No development shall take place within the Outline Element until an Energy Statement is submitted demonstrating how compliance with 9.5 % reduction based on Part L for the whole development or 19 % reduction for 50 % of the development can be achieved.

Reason: To ensure that the development is carried out in accordance with sustainable building methods.

Sites and Detailed Policies Document policy DM1 (Adaptation to Climate Change) Core Strategy Policy CS1 (Sustainable Development)



Date:

Head of Planning, Development
& Regulatory Services

LEB

34. Prior to occupation of the Outline Element evidence must be submitted to and acknowledged by the Local Authority, demonstrating that 100% of the dwellings hereby permitted will achieve a minimum of a 9.5% or 50% will achieve a minimum of 19% improvement in the dwelling emission rate over the target emission rate.

Reason: To ensure that the development is carried out in accordance with sustainable building methods.

Sites and Detailed Policies Document policy DM1 (Adaptation to Climate Change) Core Strategy Policy CS1 (Sustainable Development)

35. Prior to occupation of any flat blocks within the Outline Element a Waste Management Plan for each flat block shall be submitted to and approved by the Local Planning Authority. The Waste Management Plan shall be implemented and followed for each flat block as 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.

Sites and Detailed Policies Document policy DM4 (Safeguarding Amenity) Core Strategy Policy CS1 (Sustainable Development) Core Strategy Policy CS2 (Waste Minimisation)

36. Residential Travel Plan

Within 6 months of first occupation of the Outline Element a Residential Travel Plan shall be submitted to and approved by the local planning authority. The plan shall include a full analysis of the existing modal split for residents of the site, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the application site.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23.

37. Residential Annual Review

On the first anniversary of the residential travel plan being approved by the Local Planning Authority it shall be reviewed and thereafter on this anniversary for a further period of 4 years. This, shall include a detailed survey of the number of movements generated by the residents and compared with the initial survey carried out under the terms of the condition above (the control level) and in the event of any reduction not being secured the applicant shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23

38. The 'Appearance' reserved matter submission shall include details of an external lighting scheme within the Outline Element of the site (road side lighting, pedestrian



Date:

Head of Planning, Development
& Regulatory Services

LEB

routes and communal areas) and a timetable for installation to be approved in writing by the Local Planning Authority. Thereafter the external lighting shall be installed in accordance with the approved scheme and then be maintained as approved.

Reason: In the interests of pedestrian safety and the convenience of future users of the school in accordance with Core Strategy Policy CS7 and Sites and Detailed Policies document Policy DM4 & DM12

Detailed (commercial) Element

39. Time limit

The development hereby approved in full detail (shown on the approved drawings referred to in Condition 40, the Detailed Element) 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 70(1)(a) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

40. Approved Plans

The following approved plans relate only to the Detailed Element:

- 1894-P-20 Site Location Plan
- 1894-P-21 Existing Site Plan
- 1894-P-22 (B) Proposed Site Plan
- Units A & B 1894-P-25 (B) Ground Floor Layout
- 1894-P-27 (A) Roof Layout
- 1894-P-28 (B) Elevations & Sections
- Unit C 1894-P-30 (B) Ground Floor Layout
- 1894-P-32 (A) Roof Layout
- 1894-P-33 (B) Elevations & Sections
- Unit D Bank 1894-P-35 Ground Floor Plan & Roof Layout
- 1894-P-36 Elevations
- Unit E A3 Unit 1894-P-40 Ground Floor Plan
- 1894-P-41 Roof Layout
- 1894-P-42 Elevations
- Unit F Hotel, Pub & A3 Unit 1894-P-50 Ground & First Floor Plans
- 1894-P-51 Second & Third Floor Plans
- 1894-P-52 Fourth & Fifth Floor Plans
- 1894-P-53 Roof Plan
- 1894-P-54 Elevations Sheet 1 of 2
- 1894-P-55 Elevations Sheet 2 of 2
- Trade Counter Units 1894-P-60 TC1-TC6 Ground Floor Plans, Elevations & Section
- 1894-P-61 TC7-TC12 Ground Floor Plans, Elevations & Section
- Section 1894-P-62 TC1-TC12 Roof Plans
- Car Showroom Plot 1894-P-70 Showroom 1 Ground Floor & Roof Plans



Date:

Head of Planning, Development
& Regulatory Services

LEB

- 1894-P-71 Showroom 1 Elevations & Section
- 1894-P-72 Showroom 2 Ground Floor & Roof Plans
- 1894-P-73 Showroom 2 Elevations & Section
- 1894-P-74 Showroom 2 Valet Building

Reason: For the avoidance of doubt and in the interests of proper planning.

41. Materials

No commercial unit hereby approved within the Detailed Element shall be developed above ground until details of materials to be used on the external surfaces of that unit have been approved in writing by the local planning authority. The development of each commercial unit shall be carried out in accordance with the relevant approved details. Reason: As no details have been submitted and in accordance with the approved Plans and in the interest of the appearance of the site and character of the area. Core Strategy Policy CS7 - Design and the Public Realm.

42. Restriction to sale of bulky goods only to the retail units

The retail premise (Units A, B and C) hereby permitted shall not be used for the sale of goods other than: DIY goods and services; garden stock and equipment; furniture (pre-assembled, fitted and self-assembly), fixtures and fittings; floor coverings; household textiles, soft and hard furnishings and homewares; automotive parts and accessories; bicycles, bicycle parts and accessories; electrical goods (including personal mobile communication equipment and accessories); gas appliances; pets, pet goods (including pet food) and pet services; office furniture and equipment; toys and indoor/outdoor play equipment/products; arts and crafts, entertainment and educational goods; sports goods / equipment and sportswear and goods sold ancillary to the above ranges (such goods to account for no more than 5% of the net sales area of each unit) and for no other purpose within Class A1.

Reason: To ensure to the development would not adversely impact on the existing retail units within the borough in accordance with the NPPF paragraphs 26 and 27, policies CS25 and DM14

43. Notwithstanding the provisions of Schedule 2, Part 7 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no extension or enlargement (including alternations to roofs and installation of mezzanine floors) shall be made to the development (retail units A, B and C) hereby permitted. Reason: in order for the impacts of any expansion of the permitted building to be assessed by the local planning authority against retail location policies.

Core Strategy Policy CS25 - Scale and Location of Retail, Leisure and Cultural Development, Sites and Detailed Policies document Policy DM4 - Safeguarding Amenity



Date:

Head of Planning, Development
& Regulatory Services

LEB

44. The retail premises (Units A, B, and C) hereby permitted within the Detailed Element shall be open for business between the hours of 0800 and 2200Hrs Mondays to Fridays, 0800 and 2200Hrs Saturdays, 1000 to 1700Hrs Sundays and Bank Holidays. Reason: In order to protect local residents from unreasonable disturbance arising from the use. Sites and Detailed Policies document Policy DM4 - Safeguarding Amenity

45. The car showroom premises within the Detailed Element shall not be used for the sale of motor vehicles outside the hours of 0800 to 2000Hrs Mondays to Fridays, 0800 to 2000Hrs on Saturdays and 1000 to 1700Hrs on Sundays and Bank Holidays. The premises shall not be used for associated services, repairs and washing preparation outside the hours of 0800 to 1800Hrs Mondays to Fridays, 0800 to 1700Hrs on Saturdays and 1000 to 1600Hrs Sundays and Bank Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the use. Sites and Detailed Policies document Policy DM4 - Safeguarding Amenity

46. The 'trade counter' premises within the Detailed Element hereby permitted may be used flexibly within Classes B1(c), B2 and B8 with provision for up to 10% of the floorspace in each unit to be used for ancillary retail sales. The premise shall be open for customers between the hours of 0700 and 1900Hrs Mondays to Fridays, 0700 to 1800Hrs on Saturdays and 0900 to 1700Hrs on Sundays and Bank Holidays. Reason: In order to protect local residents from unreasonable disturbance arising from the use. Sites and Detailed Policies document Policy DM4 - Safeguarding Amenity

47. Commercial access prior to occupation (roundabout and signalised junction). No building within the Detailed Element shall be occupied until the roundabout and signalised junction to access the commercial buildings have been constructed in accordance with the approved drawing 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 in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

48. Roads provision before occupation

No buildings within the Detailed Element shall be occupied until the access roads associated with the relevant part have been provided in accordance with the approved drawings and in accordance with a timetable to be agreed by the Local Planning Authority.

Reason: In the interests of road safety and amenity of the users the road infrastructure needs to be in place before businesses move in and in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

49. Visibility splays before occupation

No building shall be occupied within the Detailed Element until all the visibility splays shown on the approved drawings have been provided. All areas shall thereafter be kept



Date:

Head of Planning, Development
& Regulatory Services

LEB

free of all obstructions to visibility over a height of 0.6 metres above the carriageway level. Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

50. Access closure

No commercial unit shall be occupied until the existing accesses to the site have been closed and abandoned.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

51. Footway provision before occupation

Prior to first occupation of the Detailed Element of the development a footway between 2 metres and 3 metres in width shall be constructed in accordance with the approved drawing around the commercial site. The footways are to be located along Basingstoke Road and Imperial Way as well as on either side to the carriageway traveling through the site. Any statutory undertakers' equipment or street furniture shall be re-sited to provide an unobstructed footway.

Reason: In the interests of road safety and to ensure adequate provision for pedestrians in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

52. Construction Management Statement

No development, with the exception of site clearance, shall take place in any relevant part of the Detailed Element, until a Construction Method Statement for each relevant part within the Detailed Element has been submitted and approved in writing by the local planning authority to provide for:

- The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500;
- Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500;
- Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500;
- The erection and maintenance of security hoarding / scaffolding if required.
- Wheel washing methods;
- Measures on site to control the deposition of dirt / mud on surrounding roads during construction;
- Provisions to be made for the control of noise and dust emanating from the site;
- Footpath Closures / Road Closures needed during construction;
- Traffic Management needed during construction; and
- 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).



Date:

Head of Planning, Development
& Regulatory Services

LEB

The approved Construction Method Statement shall be adhered to throughout the development process subject to any non-substantive changes agreed in writing with the council.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

53. Parking provision before occupation

No building within the Detailed Element shall be occupied until vehicle parking spaces have been provided for that building in accordance with a parking schedule/plan to be submitted and approved by the Local Planning Authority. The spaces shall thereafter be kept available for parking 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 other road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

54. Car Park/Delivery Management Plan

Prior to occupation of each unit within the Detailed Element details of how and when deliveries, including out of hours deliveries, will be undertaken for that unit without compromising the use of the car park shall be submitted for approval in writing by the local planning authority. Thereafter deliveries will be carried out for that unit in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

55. Bicycle storage

The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure Sheffield cycle stands before occupation of the unit within the Detailed Element to which they relate.

Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies in accordance with Core Strategy Policies CS23 and CS24.

56. Employment Travel Plan

Within 6 months of first occupation of each unit within the Detailed Element, an employment Travel Plan for each unit shall be submitted to and approved by the local planning authority. The plan shall include a full analysis of the existing modal split for staff, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the commercial unit.



Date:

Head of Planning, Development
& Regulatory Services

LEB

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23.

57. Employment Travel Plan Annual Review

On the first anniversary of the Employment Travel Plan being approved by the Local Planning Authority it shall be reviewed and thereafter on this anniversary for the life of the development. This, shall include a detailed survey of the number of movements generated by the staff and compared with the initial survey carried out under the terms of the condition above (the control level) and in the event of any reduction not being secured the applicant shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23

58. South -East corner ditch enhancement.

Apart from site clearance no development within the Detailed Element shall commence until details of ditch enhancement works for the south west corner have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Reading's Core Strategy and Paragraphs 1, 99 and 109 of the NPPF.

59. Sustainable Drainage Implementation

Apart from site clearance no development within the Detailed Element shall commence until details of the 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:

- a timetable for its implementation, and
- a management and annual maintenance plan for the lifetime of the development which shall include arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1 and CS35 and Sites and Detail Policies document Policy DM1

60. Sustainable Drainage Scheme

No building hereby permitted within the Detailed Element shall be occupied until the sustainable drainage scheme for the relevant part has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be



Date:

Head of Planning, Development
& Regulatory Services

LEB

managed and maintained thereafter in accordance with the agreed management and maintenance plan.

To ensure sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1 and CS35 and Sites and Detail Policies document Policy DM1

61. Contamination

a) Implementation of Approved Remediation Scheme

The remediation scheme for within the Detailed Element shall be implemented following recommendations made in Waterman Report (Ref: WIB14723-100-R-1-5-1-GH) and 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 occupation of the development.

b) Reporting of Unexpected Contamination

In the event that contamination not previously identified is found at any time when carrying out the approved development within the Detailed Element, 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. Core Strategy policy CS34 (Pollution and Water Resources)

62. Air conditioning or refrigeration plant shall not be installed on any unit within the Detailed Element until an acoustic assessment for the plant for that unit has been submitted to and approved in writing by the local planning authority. The assessment shall demonstrate that the plant noise rating level will not cause an increase in the existing background noise level when measured / predicted in accordance with BS 4142:1997 methodology. The noise levels shall be determined at the nearest noise-sensitive premises. The plant shall be installed and maintained thereafter in accordance with the approved assessment.

Reason: to protect the amenity of neighbouring residents of the proposed development. LDF SDPD Policy DM4 - Safeguarding Amenity



Date:

Head of Planning, Development
& Regulatory Services

LEB

63. Hard and Soft Landscaping

Prior to construction of the relevant part within the Detailed Element, details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, 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,
- Full details of tree pits
- Details of sustainable drainage and irrigation systems such as rain gardens, and temporary pools and swales
- Implementation timetables
- Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings
- Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level or with gaps in appropriate locations)
- Above and below ground service routes (ensuring they do not conflict with new or existing planting)
- Permeable hard surfaces

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Reading's Core Strategy and Paragraphs 1, 99 and 109 of the NPPF.

64. Landscaping Implementation

All hard and soft landscape works within the Detailed Element shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved or subject to any non-substantive changes agreed in writing with the council. Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Core Strategy Policy CS36, and Paragraphs 1, 99 and 109 of the NPPF.



Date:

Head of Planning, Development
& Regulatory Services

LEB

65. Landscape Maintenance and after care

A landscape management plan within the Detailed Element, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the Detailed Element of the development or any phase of the Detailed Element of the development, whichever is the sooner, for its permitted use.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance in accordance with Core Strategy Policy CS36, and Paragraphs 1, 99 and 109 of the NPPF.

66. Boundary Treatment

Prior to commencement of the relevant part of the Detailed Element, details of a plan indicating the positions, design, materials and type of boundary treatment, including details of any security fencing to be erected shall be submitted to, and approved in writing by, the local planning authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority.

Development shall be carried out in accordance with the approved details.

Reason: in order to enhance the appearance of the development.

Sites and Detailed Policies Document policy DM4 (Safeguarding Amenity) Core Strategy Policy CS7 (Design and the Public Realm)

67. No development shall take place adjacent to the A33 / Basingstoke Road corner within the Detailed Element before the submission and approval of tree protection measures to ensure the off-site trees on the A33/Basingstoke Road corner are protected from any development activity. The approved tree protection measures shall be installed before development on the commercial site begins and retained in place throughout the construction process in accordance with the approved schedule.

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Core Strategy Policy CS36, and Paragraphs 1, 99 and 109 of the NPPF

68. Prior to commencement of the relevant part within the Detailed Element, a report detailing the external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the local planning authority.

The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.



Date:

Head of Planning, Development
& Regulatory Services

LEB

The approved lighting plan shall thereafter be implemented as agreed. Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Core Strategy Policy CS36.

69. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the Detailed Element of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest. Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36 of the core strategy and wildlife legislation.

70. None of the units hereby approved within the Detailed Element shall be occupied until details of external lighting of the site (road side lighting, pedestrian routes and communal areas) have been submitted to and approved in writing by the Local Planning Authority and the lighting implemented in accordance with the approved details. The external lighting shall then be maintained as approved.

Reason: In the interests of pedestrian safety and the convenience of future residents in accordance with Core Strategy Policy CS7 and Sites and Detailed Policies document Policy DM4 & DM12.

71. No development shall take place on any of the relevant units within the Detailed Element until a BREEAM Pre-Assessment Report for that unit has been submitted and approved by the Local Planning Authority for that unit to confirm that a BREEAM New Construction Industrial (Shell & Core) 2014 'Very Good' rating of 62.5% will be achieved.

Reason: To ensure that the development is carried out in accordance with sustainable building standards.

LDF Core Strategy Policy CS1 Sustainable Construction and Design
SPD Sustainable Design and Construction.

72. The Detailed Element of the development shall thereafter be carried out to achieve the BREEAM New Construction Industrial (Shell & Core) 2014 rating required by the above condition. Six months post occupation of any commercial unit, as may be approved by the local planning authority, the BREEAM rating achieved will be verified by a post construction review carried out by a licensed assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards.

LDF Core Strategy Policy CS1 Sustainable Construction and Design
SPD Sustainable Design and Construction



Date:

Head of Planning, Development
& Regulatory Services

LEB

73. Bonfires

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

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Core Strategy.

74. Archaeology

No development shall take place within the Detailed Element until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ before any development takes place in the interest of protecting the archaeological heritage of the borough.

Core Strategy Policy 33 (Protection and Enhancement of the Historic Environment)

75. Hours of working

The hours of noisy construction, demolition and associated deliveries within the Detailed Element shall be restricted to the hours of 07:00hrs to 18:00hrs Mondays to Fridays, and 08:00hrs 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: In the interests of the amenities of nearby residents. Core Strategy Policy CS34 (Pollution and Water Resources)

76. Piling foundations.

No development of the relevant part within the Detailed Element shall take place until the method(s) for piling foundations which demonstrate that there would be no resultant unacceptable risk to groundwater quality have been submitted to and approved by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.

Reason: As piling foundations have the potential to adversely impact groundwater providing contaminant pathways. Core Strategy Policy CS34 (Pollution and Water Resources)

77. Prior to occupation of the units hereby permitted within the Detailed Element a Waste Management Plan in relation to respective units shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be followed for each unit.



Date:

Head of Planning, Development
& Regulatory Services

LEB

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.

Sites and Detailed Policies Document policy DM4 (Safeguarding Amenity) Core Strategy Policy CS1 (Sustainable Development) Core Strategy Policy CS2 (Waste Minimisation)

INFORMATIVES

1. Your attention is drawn to conditions 2, 3, 8, 11, 14, 24, 26, 29, 30, 33, 41, 52, 58, 59, 63, 66, 67, 68, 71, 74 and 76 above. These are pre-commencement conditions or conditions precedent, and require the terms of the conditions to be satisfied before development commences. These are pre-commencement conditions because the details required to be approved need to be designed or implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started. If development commences in contravention of this condition, 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.

2. Conditions

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

3. Damage to the highway

The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

4. Works affecting the highway

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 at <http://www.reading.gov.uk/ltp/General.asp?id=5X9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

5. Asbestos must be reported, investigated and remediation carried out.



Date:

Head of Planning, Development
& Regulatory Services

LEB

6. Thames Water

Surface Water Drainage - 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.

7. Noise informative.

Noise between residential properties - sound insulation of any building

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed so as to achieve the insulation requirements set out in Building Regulations Approved Document E. Building Control must be consulted on this application. An informative should be added to this effect (standard informative).

8. Play Equipment standards

The applicant is advised that all play equipment, gates (including maintenance gates), safety surfacing and ancillary items must meet or exceed the requirements of European Standards for Playground Equipment EN 1176 and EN 1177.

9. Play Equipment Materials

The applicant is advised that the use of some “natural materials” such as sand as a form of safety surfacing is not ideal in areas close to housing where it is commonplace for cats and urban foxes to use this as toilet. In addition, loose fill surfacing (such as sand and bark) requires significantly higher levels of maintenance and regular inspection regimes to ensure that area is free from litter, glass and other hazardous items.

10. A section 106 agreement relates to this site which includes a requirement for the provision of onsite contribution towards affordable housing, onsite and offsite open space, employment skills plan and transport infrastructure. A full copy of the S106 is available on the Public Register held at Reading Borough Council.

11. Building Regulations

The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.



Date:

Head of Planning, Development
& Regulatory Services

LEB

12. All sewage or trade effluent disposals require separate approval of Thames Water.

13. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application, which led to the submission of amended plans and additional supporting information to the scheme.

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.

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.