



Reading
Borough Council

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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

APPLICATION FOR FULL PLANNING PERMISSION

To: Savills (Commercial) Limited
Belvedere
12 Booth Street
Manchester
M2 4AW

Application No: 130594
Application type: Variation of Condition

Applicant: Legal And General And NFU Mutual Insuran Society

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: Erection of a coffee shop with replacement security hut at the rear, external seating area at the front and replacement fascia ATMs without complying with conditions 5 and 6 of planning permission 12/01475/FUL

At: Reading Gate Retail Park A33 Relief Road Reading RG2 0DG

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: 11 July 2013

Head of Planning & Building Control

Application At: Reading Gate Retail Park A33 Relief Road Reading RG2 0DG

Application No: 130594

Application type: Variation of Condition

CONDITIONS & REASONS

1. New condition 5

The development hereby approved shall be carried out in accordance with the measures described in the BREEAM Pre-Assessment Document dated 26th June 2013 to provide for the equivalent of a minimum BREEAM score of 48.6% to be achieved. Reason: to ensure that the development is carried out in accordance with sustainable building standards.

RBCS Policy CS1 - Sustainable Construction and Design
SPD Sustainable Design & Construction July 2011

2. New condition 6

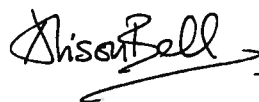
Within two months of the completion of development confirmation to be provided that the measures described in the CEADA BREEAM Pre-Assessment Document dated 26th June 2013 have been carried out with the final score achieved. Reason: to ensure that the development is carried out in accordance with sustainable building standards.

RBCS Policy CS1 - Sustainable Construction and Design
SPD Sustainable Design & Construction July 2011

3. All previous conditions still apply:

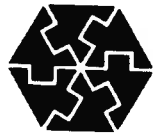
1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the original permission (12/01475/FUL) was granted - 19th November 2012. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external



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surfaces of this development shall be as described on the approved elevation drawings. Reason: as the materials indicated have been considered and found to be acceptable in this context. RBCS Policy CS7 - Design and the Public Realm

3. Before the development is made available for use by the public details of bin storage (commercial and public waste) shall be submitted to and approved in writing by the Local Planning Authority and the facilities shall be implemented as approved prior to first use by the public. These waste collections areas shall be retained and maintained as approved. Reason: To ensure that adequate bin storage is provided for the commercial and public use of the approved development; and in order to accord with Policy CS2 (Waste Minimisation) Policy CS7 (Design and the Public Realm) and CS34 (Pollution and Water Resources) of the adopted Reading Borough Local Development Framework Core Strategy and Policy DM 4 (Safeguarding Amenity) of the Sites and Detailed Policies Document.

4. No development of the coffee shop hereby approved shall take place until a Site Waste Management Plan demonstrating how the construction of the development will minimise waste and how, once operational, the development will be managed to reduce waste and to encourage re-cycling of waste has been submitted to and approved in writing by the Local Planning Authority. Following approval the Site Waste Management Plan shall be adhered to and reviewed as necessary with staff to ensure continued good practice. Reason: To minimise the production of waste during construction and during the use and life of the building. RBCS Policy CS1 - Sustainable Construction and Design RBCS Policy C2 - Waste Minimisation SPD Sustainable Design and Construction adopted July 2011

5. See above

6. See above

7. No development of the ATM.s hereby approved shall commence until details of the ATMs have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the provision of the ATM.s accords with adopted policy requirements. DM23: Shopfronts and Cash Machines of the Sites and Detailed Policies Document (2012)

8. This permission relates to the following drawings only: 1412 URB CC

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(08) 00 03 Rev-02 Proposed Site Plan 1412 URB CC (08) 38 02 Rev-D05
Proposed Ground Floor Plan 1412 URB CC (08) 44 02 Rev-01 Proposed Roof
Plan as received by the local planning authority on 19th November
2012 1412 URB CC (08) 70 02 Rev D02. Proposed North East Elevation as
received by the local planning authority on 15th October 2012 1412 URB
CC (08) 70 03 Rev-01 Proposed North West Elevations 1412 URB CC (08)
70 04 Rev-01 Proposed South West & South East Sectional Elevations
1412 URB CC (08) 80 01 Rev-01 Proposed Cross Sections as received by
the local planning authority on 24 September 2012 Reason: To clarify
which drawings have been approved.

INFORMATIVES

1. Policy

The proposed coffee shop and installation of ATM.s would potentially enhance the character and appearance of the site and its surroundings and would have a beneficial impact on the appearance of the buildings without harming the amenities of shoppers or neighbouring retailers. With details requested by condition the proposal is considered to be in accordance with CS1: Sustainable Construction and Design, CS2: Waste Minimisation, CS7: Design and the Public Realm and CS25: Scale and Location of Retail, Leisure and Culture Development of the Reading Borough Local Development Framework Core Strategy (2008) and policies DM4: Safeguarding amenity and DM23: Shopfronts and Cash Machines of the Sites and Detailed Policies Document (2012)

2. Further approval is required for shop signage and additional signage around the ATM.s

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