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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 TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

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

Application No: 151427
Application type: Variation of Condition

Applicant: Sackville Developments (Reading) Limited

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Section 73 application to vary conditions 2, 5, 6, 54 and 57 of outline permission 130436 to remove reference to Plot E.

At: Station Hill Reading RG1 1NF

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: 26th July 2016

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& Regulatory Services

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Application At: Station Hill Reading RG1 1NF

Application No: 151427

Application type: Variation of Condition

CONDITIONS & REASONS

The conditions that are the subject of and attached to outline planning permission 130436 (see Appendix 1) are expressly incorporated into this planning permission adjusted as follows:

New condition 5 (parameter plans):

The development hereby permitted shall be carried out in accordance with the approved plans and the Reserved Matters approved under Condition 1 (of planning permission 130436) and any other details as may be approved under these conditions:
698_PP_07_001 Parameter Plan 1: application boundary 1:500 A1 P3 698_PP_07_002
Parameter Plan 2: demolition and retained buildings 1:500 A1 P5
698_PP_07_003 Parameter Plan 3: building plot (including heights) 1:500 A1 P5
698_PP_07_004 Parameter Plan 4: public realm 1:500 A1 P4 698_PP_07_005 Parameter
Plan 5: vehicle and pedestrian access routes 1:500 A1 P6
698_PP_07_006 Parameter Plan 6: ground floor uses 1:500 A1 P5 698_PP_07_007
Parameter Plan 7: upper floor uses 1:500 A1 P5

All plans received by the Local Planning Authority on 10 August 2015. Reason: to clarify which plans are approved and in the interests of proper planning.

New condition 6 (maximum floorspaces):

The total quantum of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:

- (a) Retail (A1-A5): 10,000 sq.m. (GEA)
- (b) Leisure (D2) (Plot F): 2,200 sq.m. (GEA)
- (c) Residential (C3): 19,500 sq.m. (GEA)/190 dwellings
- (d) Offices (B1a): 122,000 sq.m. (GEA)
- (e) Car parking: 1,000 spaces
- (f) 'Back of house' facilities: 2,000 sq.m. (GEA).

and the following shall apply to the interpretation of this Condition:

- i. Floorspace figures exclude roof top and basement plans (incl. the energy centre)
- ii. The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace

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iii. The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.

Reason: to ensure the development is carried out in accordance with submitted details and to ensure the quantum of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CS4, CS14, CS20, CS25, RC1, RC6, RC7, DM12

New condition 54 (minimum retail areas per plot):

In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

Plot F: not less than 800 sq.m.

Plot G: not less than 800 sq.m.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable mix of uses across the plots. Policies: CS7, RC1, RC10

New condition 57 (courtyard levels):

Notwithstanding approved Parameter Plan 3 (Condition 5 of permission 130436), the maximum height of the courtyard level on Plot F hereby approved shall not exceed +50m AOD.

Reason: in the interests of the amenities of the adjacent sites and so as not to unacceptably prejudice the delivery of development within RCAAP sites RC1a and RC1b. Policies: CS7, RC1, DM4

INFORMATIVES

1. This decision relates to the conditions indicated. You are advised that all other planning conditions relating to outline planning permission 130436 remain applicable and are unchanged and will continue to apply. This includes Condition 2 of outline planning permission 130436 (time limits), which sets the life of the permission from 9th. January 2015.

2. The Local Planning Authority has been positive and proactive in dealing with the planning application by advising on matters to make the proposal acceptable and dealing with the application in a timely manner.

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3. Your attention is drawn to the terms and conditions of this Section 73 variation planning permission. Any development which is carried out but which 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.

4. Plots means any one or more of Plot A, Plot B, Plot C, Plot D, Plot F, and Plot G, as the context requires.

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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.

It is not, however, the only one. In the case of the
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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 OUTLINE PLANNING PERMISSION

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

Application No: 130436
Application type: Outline Planning Approval

Applicant: Sackville Developments (Reading) Limited

READING BOROUGH COUNCIL as local planning authority **GRANT OUTLINE** planning permission for the following development:

Proposal: Outline application for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved).

At: Station Hill Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

9th
Date: 8 January 2015


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Application At: Station Hill Reading

Application No: 130436

Application type: Outline Planning Approval

CONDITIONS & REASONS

1. No development (except demolition) on any Plot shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved by the Local Planning Authority for that part of the development in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of parking and servicing areas

B. The scale of buildings

C. The layout of buildings, routes and open spaces

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture, and E. Landscaping; to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses) and climbers

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork

Reason: to ensure the Local Planning Authority is satisfied as to the details of the development.

2. All applications for the approval of Reserved Matters in respect of all or part of any one or more Plot(s) shall be made not later than the expiration of seven years from the date 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.

3. All applications for approval of Reserved Matters shall be in accordance with the following documents (insofar as they apply to the relevant Plot):

A. "Station Hill, Reading Design Codes", dated November 2013, by Allies and Morrison Architects

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

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C. shall be in general accordance with the document, "Station Hill, Reading Design and Access Statement".

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

4. The development hereby permitted shall be commenced before either (a) the expiration of five years from the date of this permission or (b) the expiration of three years from the date of approval of the last reserved matter (whichever is the later).

Reason: to prevent an accumulation of unimplemented planning permissions and 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.

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

698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY;

698_PP_07_002 Rev. P4: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS;

698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS

698_PP_07_004 Rev. P3: PARAMETER PLAN 4, PUBLIC REALM;

698_PP_07_005 Rev. P5: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;

698_PP_07_006 Rev. P4: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007

Rev. P4: PARAMETER PLAN 7, UPPER FLOOR USES.

All plans received by the Local Planning Authority on 2 April 2013.

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

6. The total quantum of development hereby permitted in this planning permission across the different plots shall not exceed:

(a) Retail (A1-A5): 13,500 sq.m. (GEA)

(b) Leisure (D2) (Plot F): 2,200 sq.m. (GEA)

(c) Residential (C3): 29,500 sq.m. (GEA)/ 300 dwellings

(d) Offices (B1a): 122,000 sq.m. (GEA)

(e) Car parking: 1,000 spaces

(f) 'Back of house' facilities: 2,000 sq.m. (GEA).

and the following shall apply to the interpretation of this Condition:

1. Floorspace figures exclude roof top and basement plans (incl. the energy centre)

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- ii. The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace
iii. The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.

Reason: to ensure the development is carried out in accordance with submitted details and to ensure the quantum of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CS4, CS14, CS20, CS25, RC1, RC6, RC7, DM12

7. The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P4 (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed. Reason: in order for the development to provide an active ground floor level, in the interests of creating vitality in the streetscene, and to provide natural surveillance.

Policies: CS7, RC10

8. No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative "Phasing Sequence" images 1-11, dated November 2013, save to the extent that the Local Planning Authority approves any variation to the approved Sequence. The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site. Reason: to ensure that development is carried out in an orderly manner and has minimum impact on existing residents of and occupiers of properties adjoining the development. Policies: CS34, RC1, DM4, DM12

9. Prior to submission of the first application for Reserved Matters in respect of Landscaping (see Condition 1), a Landscaping Masterplan for the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan shall include the following elements:

- A. an overall strategy for soft landscaping within the development, integrating this with elements of a SUDs scheme where appropriate and providing commitment within landscaping submission to respond to climate change;
- B. details of service runs and planting areas to demonstrate clearance for emergency access;
- C. a range plant species including native species which are likely to survive in a predominantly hard urban environment, with particular emphasis on suitable 'street tree' species
- D. details of management responsibilities
- E. the location of hard landscaping, street furniture and how

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paving and lighting will be positioned; and

F. how soft and hard landscaping features may provide a suitable wind/ microclimate environment.

Reason: in the absence of clear strategic landscaping details in this outline application and to ensure that there is a comprehensive approach to the landscaping across the redevelopment site.

Policies: CS7, CS38, RC1, RC14, DM18

10. In respect of each Plot, the car parking spaces (including parking for disabled people) and servicing provision approved for the relevant Plot pursuant to Condition 1 above shall thereafter be retained as approved and kept available for vehicle parking/turning at all times. Reason: to ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking, which could be a danger to road users.

Policies: CS20, CS24, DM12

11. Prior to the submission of the first application for Reserved Matters in respect of Access and Layout (see Condition 1), details of the provision for cycle parking for the whole site (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within each relevant Plot (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include secure, covered and lockable bicycle storage spaces with Sheffield cycle stands. For commercial uses, this will also include changing/shower/locker provision. For public areas, this will include Sheffield stands with covers in well-surveyed areas. the cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within the Plot/first use of the public realm within the Plot and retained for their approved purposes in relation to cycle parking/ cyclists' usage only. Reason: to encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies.

Policies: CS20, CS24, DM12

12. In respect of each Plot and prior to submission of the first application for Reserved Matters in respect of any new buildings to be comprised in the Relevant Plot, a report demonstrating that those buildings will not cause undue interference to television and radio (and similar) reception shall be submitted to and approved in writing by the Local Planning Authority. If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required. The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any

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variation(s) to the approved details. Reason: In order to ensure that broadcast signals are not adversely affected by the development of these tall buildings.
Policies: CS7, DM4

13. In respect of each Plot, concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details. Reason: as no details have been submitted and in the interests of the architecture/design of the development.
Policies: CS7, RC13

14. Not less than 20% of the A1-A5 retail units hereby approved shall be 100 sq.m (Gross External Area) or less. Reason: In order to provide a range of retail opportunities and to provide a balanced range of shopping opportunities and to provide vitality and viability in the retail uses supplied.
Policies: CS7, RC1, RC10

15. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. The development of the Plot shall thereafter be carried out in accordance with the approved details. Reason: to clarify the numbers of units proposed and to supply a balanced residential mix.
Policies: CS14, CS15, RC9

16. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, plans showing the internal layouts and fittings (including room configurations, circulation spaces and doorways and the location of any obscure glazing) in respect of the relevant Plot shall be submitted to the Local Planning Authority for approval. The layouts shall as far as feasible be designed to accord with 'Lifetime Homes' requirements. The relevant development shall thereafter be carried out in accordance with the approved plans. Reason: in the interests of safeguarding the residential amenities of future occupants of housing units within and beyond the development and ensuring that the housing units are designed to be adaptable/usable for all potential occupiers.
Policies: CS7, DM4

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17. Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details. Reason: in order to ensure that this outline permission delivers satisfactory levels of daylight and sunlight to the dwellings, in the interests of the amenities of the occupiers of the dwellings. Policies: CS7, DM4

18. Concurrently with the submission of Reserved Matters for each Plot in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter. Reason: to ensure pedestrian and cyclist safety and comfort within the public realm areas of each Plot. Policies: CS7, CS34, RC14

19. Concurrently with the submission of Reserved Matters for each Plot in respect of Scale, Layout or Appearance, details of the sustainability/environmental performance measures for that relevant plot (to comply with measures set out in the submitted documents, "Station Hill, Reading Energy Strategy" and "Station Hill, Reading Sustainability Statement", both dated March 2013, by Hoare Lea consultants) shall be submitted to and approved in writing by the Local Planning Authority. The details of the sustainability/environmental performance measures for a relevant Plot shall demonstrate that for the residential element of a Relevant Site, all approved flats within a relevant Plot shall achieve Level 4 of the Code for Sustainable Homes (via submission of an Interim Certificate of Compliance) and all offices and retail areas within a Relevant Site shall achieve a BREEAM Very Good rating and where feasible, the office use within a relevant Plot shall aim to achieve a BREEAM Excellent rating, based on the proposed individual occupiers/tenants of the Plot. The development of each relevant Plot shall thereafter be carried out and retained in accordance with the

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approved details of the sustainability/environmental performance. Reason: to ensure that the development is carried out in accordance with adopted sustainable building standards.

Policies: CS1, DM1, DM2

20. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by an assessment report in respect of the feasibility of use of electricity-generating photo-voltaic (PV) panels within the relevant Plot (if and to the extent relevant to the subject matter of that Reserved Matters application) which shall be submitted to and approved by the Local Planning Authority. The assessment report shall examine the amount of roof space available for PV panels after plant areas, building maintenance equipment, 'green'/'brown' roof and amenity spaces have been taken into account. If proposing a PV installation, details shall be submitted to and approved in writing no later than first Occupation of the relevant Plot and the PV installation complete and operational no later than first Occupation of the relevant building on the Plot. The installation shall thereafter be retained, as approved. Reason: as this is an on-site renewable energy source which is potentially suitable for the development, which was not fully assessed within the application submission documents.

Policies: CS1, DM1, DM2

21. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by a Sustainable Urban Drainage System (SuDS) report in respect of the relevant Plot. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited) and integrated with the Landscaping Masterplan (required by Condition 9 above), where appropriate, has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the relevant Plot is Occupied. Reason: to ensure the final surface water drainage scheme is designed to prevent surface water flooding and to ensure the system is properly maintained for the lifetime of the development.

Policies: CS1, CS34, CS38, DM1

22. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot (if and to the extent relevant to the subject matter of the Reserved Matters application). This shall

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include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority:

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

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

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

These approved habitat mitigation works shall be in place prior to completion of the relevant building/Plot and retained thereafter. Reason: to ensure that a habitat which would be designed specifically for these birds is created/re-provided for within the development, in the interests of biodiversity.

Policies: CS36, CS38

23. Concurrently with the submission of any Reserved Matters relating to the Car Park plot (Plot G), details of the landscaping scheme of a 'green wall' on the southern elevation of Plot G shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of species, irrigation, timing of implementation and management/maintenance arrangements. The landscaping scheme shall thereafter be implemented and retained in accordance with the approved details. Reason: in order to provide a high-quality finish to the southern elevation of the car park and to provide a suitable outlook to the residential block opposite (Plot F).

Policies: CS7, CS36, CS38, RC14

24. The Reserved Matters for Plot A (to the extent relevant to the subject matter of that Reserved Matters application) shall indicate a 'shoulder' set-back to upper floors within the principal facade on Greyfriars Road. Reason: as the Design Codes and Parameter Plans would otherwise produce a structure which would be overly-dominant on Greyfriars Road, to the detriment of the streetscene and the residential amenity of residential properties on the western side of Greyfriars Road.

Policies: CS7, RC1, RC13

25. No development (including any works of demolition) shall take place until a site-wide archaeological Written Archaeological Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only take place in accordance with the approved Scheme. Reason: as only partial information is available regarding the value of the site in archaeological terms and a fuller investigation is required before commencement of development and in order to ensure that sufficient opportunity is afforded to examine archaeological

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material and evidence of significance during this development and in the interests of protecting the archaeological heritage of the Borough.
Policies: CS33

26. No development (including any works of demolition) shall commence on any relevant Plot until an archaeological Written Archaeological Scheme of Investigation (WSI), to update the site-wide WSI, as necessary (to be approved by the Condition above), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the Plot shall only take place in accordance with the approved Scheme. Reason: as the site is developed, additional information will be available, and therefore it may be prudent to amend the site-wide WSI, whilst ensuring that sufficient opportunity is afforded to examine archaeological material and evidence of significance during this development and in the interests of protecting the archaeological heritage of the Borough.
Policies: CS33

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

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

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

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

- G. human health
- H. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- I. adjoining land
- J. groundwaters and surface waters
- K. ecological systems; and
- L. archaeological sites and ancient monuments;

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The

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strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

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

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details. Reason: the submitted Environment Statement requires an intrusive site investigation which is in part related to previous potential contaminative uses of the site which have the potential to pollute soils and groundwater.

Policies: CS34

28. No development (including any works of demolition) shall take place on any relevant Plot before gas monitoring has been carried out within the application site by a suitably qualified person and a scheme showing how the relevant Plot is to be protected against (any) landfill gas has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building within the Plot shall take place until the scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained thereafter. Reason: to ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas, which could be a danger to the occupants of the development.

Policies: CS34

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29. No development (except demolition) shall commence on any relevant Plot until a method statement for the foundation design for all buildings within the Plot has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/practicable. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement. Reason: the site is potentially contaminated and is located over the chalk major aquifer. Piling at the site has the potential to mobilise contaminants into the chalk aquifer which would result in pollution of controlled waters and therefore agreement will only be given for piling in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater quality.
Policies: CS34

30. In the event that demolition of a relevant Plot has not commenced by 1 June 2015, no development/demolition shall commence until an updated bat survey has been undertaken (by an appropriately qualified ecologist, that is a member of CIEEM or an equivalent institution with experience of undertaking bat surveys), and the results submitted to and approved in writing by the Local Planning Authority. Furthermore, should bats or evidence of bats be found, no development shall commence until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (currently Natural England) and a copy submitted to the Local Planning Authority. Should bats or evidence of bats be found and the applicant considers that a licence for development works affecting bats is not required, the applicant must submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing before development shall commence. Reason: to ensure that bats, a material consideration, are not adversely affected by the development.
Policies: CS36

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

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that the Local Planning Authority approves any variation. Reason: to minimise the impact of the development on bird species.
Policies: CS36

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

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)
- E. Wheel washing facilities
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
- H. The method of piling (normally restricted to auger bored or hydraulic press)
- I. Footpath Closures/Road Closures needed during construction
- J. Traffic Management needed during construction
- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
- M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013)
- N. Controls on timing of operations (to include quiet periods)
- O. External lighting
- P. A scheme for recycling/disposing of waste resulting from the construction works
- Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved DMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority. Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

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Policies: CS34, DM4, DM12, DM19

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

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)
- E. Wheel washing facilities
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction
- H. The method of piling (normally restricted to auger bored or hydraulic press)
- I. Footpath Closures/Road Closures needed during construction
- J. Traffic Management needed during construction
- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator
- M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013)
- N. Controls on timing of operations (to include quiet periods)
- O. External lighting
- P. A scheme for recycling/disposing of waste resulting from the construction works
- Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority. Reason: In the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: CS34, DM4, DM12, DM19

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34. In relation to the conditions 32 and 33 above relating to demolition and construction, a temporary parking area and turning space in respect of the relevant Plot shall be provided, to the satisfaction of the Local Planning Authority, and shall be maintained concurrently with the development of the relevant Plot, in a position to be agreed, until such times as the proposed carriageway has been constructed. Reason: to ensure the development is provided with adequate parking facilities during the construction period in order to minimise the incidence of roadside parking which could be a danger to other road users.

Policies: CS24, DM12

35. No development shall commence (including works of demolition) on any Plot until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated March 2013 by Waterman Group) for that Plot has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction within the Plot shall thereafter only be undertaken in accordance with the approved EMP (which shall include noise control, hours of construction and controlling exposure to contaminated land), save to the extent that the Local Planning Authority approves any variation to the approved details. Reason: to ensure that the redevelopment of each Plot is undertaken in a way which minimises disturbance to residents and occupiers of other Plots within the development and surrounding existing residential and commercial land uses.

Policies: CS34, DM19

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

- A. Laminated external glazing, with an emphasis on proximity to public realm
- B. Emergency vehicle access (physical barriers and management)
- C. Hostile vehicle mitigation measures
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant)
- E. Safe movement on shared surfaces such as Garrard Street
- F. Policy regarding provision, location and management of litter bins
- G. Alcohol-free zone status, generally outside of external café seating areas
- H. Management of large crowds, i.e. Reading football and pop festival events
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour
- J. Close liaison with other stakeholders and partner agencies in

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the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours

K. Secure (including visually-verified) access control

arrangements for residential entrances and car parks, including secure mail delivery

L. The development to secure Secured by Design and Safer Parking Scheme compliance

M. Preparation of a comprehensive lighting strategy

N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within a Plot are Occupied, or any public space within a Plot

is brought into first use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details. Reason: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents/terrorist attack.

Policies: CS7, RC1, RC14

37. No building within a Plot shall be first Occupied until the relevant access(es) for that Plot has/have been constructed in accordance with details which shall have been submitted to and approved by the Local Planning Authority, in compliance with the requirements of the Local Planning Authority for work carried out within the public highway. Reason: in the interests of road safety.

Policies: CS20, DM12

38. No Plot shall be first Occupied before a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of that Plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

. The development shall be retained and operated only in accordance with the approved scheme. Reason: to ensure that the water/sewerage infrastructure can cope with

the additional load from this major redevelopment scheme before construction or Occupation takes place and to ensure there are no overflows from the sewer network due to overloading.

Policies: CS34

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39. No residential units within Plot E or F (see Condition 3 above) shall be Occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot(s). Such notification shall be addressed to the Head of Planning, Development and Regulatory Services, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice. Reason: in order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and 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.
Policies: CS24

40. Prior to any agreement being entered into for a new Occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units. Reason: in order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking in the Central Reading area.
Policies: CS24

41. No Plot containing residential units shall be Occupied until the approved private amenity area (balcony) or approved communal amenity area, as appropriate, for that residential unit has been completed and made available for use. These amenity areas shall thereafter be retained for their intended purpose. Reason: to ensure a satisfactory standard of amenity space is supplied for the residents of the dwellings.
Policies: DM10

42. No Plot containing residential units shall be first Occupied before details of a sound attenuation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by an assessment of the current noise environment and seek to ensure that noise levels within residential properties within a relevant Plot do not exceed 30-40 dB LAeq,16h for living rooms within residential properties within a relevant Plot during the day, and 30-35 dB LAeq, 8h and 45 dB LAmx for bedrooms within residential properties within a relevant Plot at night (in accordance with BS 8233:1999). Such measures as may be approved shall be implemented within a relevant Plot and a sample unit tested before any of the

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approved residential units within a relevant Plot are Occupied. The scheme shall thereafter be retained for the lifetime of the residential uses hereby permitted.
Reason: to protect the amenity of residents of the proposed properties from surrounding noise sources.
Policies: CS34, DM4

43. No commercial uses within any Plot shall be first Occupied until details of how service vehicle deliveries/waste arrangements to the relevant Plot are to be managed shall be submitted to and approved in writing by the local planning authority. Commercial servicing for the development shall take place in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved details. Reason: in order to ensure that residents are not adversely affected by delivery noise and in the interests of the safety and convenience of all highway users.
Policies: CS34, DM4, DM12

44. Notwithstanding Condition 43 above, in respect of each relevant Plot, no commercial deliveries/waste management operations to Plots D, E, F or G shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays. Reason: to protect the amenities of residents within and adjacent to the development from disturbance from servicing.
Policies: CS34, DM4, DM12

45. No Occupation of Plots D, E, F or G shall commence until details of the proposed hours of use of the A1-A5 units within the relevant Plot have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme. Reason: in the interests of residential amenity of the occupiers of the flats within Plots E and F.
Policies: CS34, DM4

46. No building within a relevant Plot shall be Occupied until a post-construction review for that Plot has been carried out by a Licensed Assessor to verify via an Energy Performance Certificate for that relevant Plot that the relevant buildings within the Plot meet the Code for Sustainable Homes/BREEAM standards set out in Condition 19. The development of that relevant Plot will thereafter be retained in full accordance with these agreed standards and specifications. Reason: to ensure that the development of the relevant Plot is carried out in accordance with (adopted) sustainable building standards.
Policies: CS1, DM1, DM2

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47. No building within any relevant Plot shall be Occupied until details for the provision for the external lighting of buildings and public realm within the relevant Plot has/have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of lamps, cowl, height, and luminance/lux levels and lighting times. The development of the Plot shall thereafter only be installed, maintained and operated in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved details. Reason: as no details have been submitted and in the interests of the amenities of the development, minimising general light pollution, safety in the public realm and residential amenity.

Policies: CS7, CS34, RC14, DM4

48. No Plot shall be first Occupied until details of any noise-generating plant in relation to the building(s) in the relevant Plot has/have been first submitted to and approved in writing by the Local Planning Authority. The details shall include an acoustic assessment which 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 the methodology in BS 4142:1997. For the avoidance of doubt, the noise levels shall be determined at the nearest noise-sensitive premises (i.e. the nearest residential property window). The plant shall thereafter only be installed and operated as approved in accordance with the assessment. Reason: to protect the amenity of neighbouring residents and occupiers of the development from noise disturbance.

Policies: CS34, DM4

49. No Plot shall be first Occupied until details of any flues, extraction or ventilation equipment in a relevant Plot have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of any external chimney/other plant, noise specifications and details of the filtration equipment. The equipment shall thereafter only be installed and retained in accordance with the approved details. Reason: to protect the amenity of neighbouring residents and occupiers of the development.

Policies: CS7, CS34, RC13, DM4

50. No materials or green waste produced as a result of the clearance of the Plot or demolition works or construction works associated with the development of the Plot 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.

Policies: CS2, CS34, DM4

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51. In respect of each Plot, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited) and the following mitigation measures detailed within the approved FRA:

- A. Limiting the surface water run-off generated by the 1 in 100 year critical storm with an allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site; and
- B. The inclusion of green roofs and permeable paving within the detailed surface water drainage scheme.

Reason: to ensure that the final development will prevent flooding by reducing surface water run-off from the site using sustainable drainage techniques.

Policies: CS35, DM1

52. For the avoidance of doubt, no Plot hereby approved shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission or by details to have been submitted before the commencement of any Plot within any subsequent Reserved Matters application, save to the extent that the Local Planning Authority approves any variation(s) to the approved details. Reason: as the site investigation required under Condition 27 above may indicate areas where such infiltration is not acceptable and in order to ensure that there is no resultant unacceptable risk to controlled waters/groundwater quality.

Policies: CS34

53. Notwithstanding Schedule 2, Part 25 of the Town and Country Planning (General Permitted Development Order) 1995 (as amended), in respect of each Plot no new telecommunications equipment (masts, aerials, antennas, cabins, dishes, etc.) shall be erected on any building within the development. Reason: as no details have been supplied in this outline application, to ensure that any such equipment is necessary and integrated successfully within the development and in the interest of residential amenity.

Policies: CS7, RC13

54. In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

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Plot D: not less than 250 sq.m.

Plot E: not less than 1,000 sq.m.

Plot F: not less than 800 sq.m.

Plot G: not less than 800 sq.m.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable mix of uses across the plots.

Policies: CS7, RC1, RC10

55. Notwithstanding the A4 uses hereby permitted and notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as may be amended), a minimum of one retail unit within the permitted A1-A5 use class floorspace hereby permitted shall not be used for any purpose other than as an A4 (Drinking Establishments) use of not less than 150 sq.m. Net Internal Area. Reason: to ensure that the development replaces or enhances services and amenities lost as a result of development.

Policies: RC1

56. Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any Plot. Reason: as this is considered to be an overly-restrictive aspect of the Codes.

Policies: CS7, RC1, RC13

57. Notwithstanding approved Parameter Plan 3 (Condition 5), the maximum height of the courtyard level on Plots E and Plot F hereby approved shall not exceed +50m AOD. Reason: in the interests of the amenities of the adjacent sites and so as not to unacceptably prejudice the delivery of development within RCAAP sites RC1a and RC1b.

Policies: CS7, RC1, DM4

58. There shall be no openings (doors, windows, etc.) within the end flank south elevation on Plot F (return onto Merchants Place). Reason: in the interests of the amenities of the adjacent sites and so as not to unacceptably prejudice the delivery of development within RCAAP sites RC1a and RC1b.

Policies: CS7, RC1, DM4

INFORMATIVES

1. The following definitions apply to the terms used in this planning permission:

"Development" means the development authorised by this planning permission (as set out in the description of development above); "Occupy" means beneficial Occupation for the purpose for which this permission has been granted in respect of the relevant

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building and which for the avoidance of doubt excludes Occupation for the purposes of construction, fitting-out or marketing and "Occupied" and "Occupation" shall be construed accordingly

"Plot(s)" means any one or more of Plot A, Plot B, Plot C, Plot D, Plot E, Plot F and Plot G as the context requires;

"Plot A" means the development plot identified as "Plot A" on page 132 & 133 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Plot B" means the development plot identified as "Plot B" on page 132 & 133 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Plot C" means the development plot identified as "Plot C" on plan on page 132 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Plot D" means the development plot identified as "Plot D" on plan on page 132 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Plot E" means the development plot identified as "Plot E" on plan on page 132 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Plot F" means the development plot identified as "Plot F" on page 132 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Plot G" means the development plot identified as "Plot G" on page 132 of the Station Hill Design and Access Statement, dated March 2013, by Allies and Morrison Architects;

"Reserved Matters" means in respect of any Plot any details relating to layout, scale, appearance, access and/or landscaping submitted to the local planning authority pursuant to condition 1;

"Site" means the planning application site shown edged red on Parameter Plan 1;

"Use Class(es)" and "Class(es)" means a use class (or use classes, as appropriate) specified in the Town and Country Planning (Use Classes) Order 1987 (as amended) as in force at the date of this planning permission, and references to A1, A2, A3, A4, A5, B1, C3, D1 and D2 shall be construed accordingly.

2. The Local Planning Authority has been positive and proactive in dealing with this outline planning application by:

- offering pre-application discussions
- advising of additional information to supplement the application
- reporting the application to the Council's Planning Applications Committee at the earliest opportunity; and
- issuing planning permission in a timely manner.

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

4. Your attention is drawn to the various conditions above where these are pre-commencement conditions or conditions "precedent" and require the terms of the conditions to be satisfied before development commences. If development commences in contravention of any of those conditions, 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.

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

6. Please note that this outline planning permission is subject to a S.106 legal agreement.

7. Please note the detailed advice received from the Civil Aviation Authority, received on 21 October 2013, which advises (in summary):

- there is a potential need for aviation obstruction lighting
- any building over 91.4m must be formally notified
- there may need to be temporary notification of construction equipment (e.g. cranes)
- contact with the emergency helicopter service is advisable

8. 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.

9. Before the planning permission is implemented, an agreement under Section 278 of the Highways Act 1980 will be required with respect to works affecting the existing highway. The applicant should contact the Transport Development Control Section at Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU tel. (0118) 937 3949, to discuss arrangements for this.

10. Before any canopy/structure is erected a licence must be obtained, under Section 177/178 of the Highways Act 1980, for any part of it that overhangs the highway. A

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licence can be obtained from the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB tel. (0118) 937 2138.

11. In order to protect the stability/safety of the highway it is advised that no excavation/embankment works are to be carried out within five metres of a public highway without the written approval of the Highway Authority.

12. Any incidental works affecting the adjoining highway shall be approved and licenced by the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB tel. (0118) 937 2138, before any development is commenced.

13. 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.aspx?id=SK9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough website).

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

15. The developer is reminded that the construction (and demolition) of the development will be subject to environmental health law and you are referred to the following link for information:

<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>

16. Surface Water Flooding: the Environment Agency's flood risk standing advice contains guidance on what FRAs need to include.

(http://www.environment-agency.gov.uk/static/documents/Utility/FRSA_LPA_v_3.1.pdf)
Key points for developments in Flood Zone 1 (cell F5) are:

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- surface water runoff should not increase flood risk to the development or third parties. This should be done by using Sustainable Drainage Systems (SuDS) to attenuate to at least pre- development runoff rates and volumes or where possible achieving betterment in the surface water runoff regime. (The applicant should contact Local Authority Drainage Departments where relevant for information on surface water flooding.)
- an allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall (20% for commercial development, 30% for residential). See Table 5 of the Technical Guidance to the National Planning Policy Framework.
- the residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures to manage residual risk such as raising ground or floor levels where appropriate.

17. The Council advises the developer to liaise with the relevant operators in order to supply superfast broadband to the site.

18. The applicant is advised to participate in the construction industry's Considerate Constructors Scheme: <http://www.ccscheme.org.uk/>

19. This development will require separate approval under the Building Regulations.

20. BT Openreach advises that they have telecoms apparatus located in and around the proposed development which is likely to need to be altered or diverted. Please contact BT Openreach to discuss their requirements, tel. (020) 8726 2165.

21. Further to Condition 12 above regarding the impact of tall structures on TV etc. broadcast signals, OFCOM has provided the following information:
http://licensing.ofcom.org.uk/radiocommunication-licences/fixed-terrestrial-links/guidance-for-licensees/wind-farms/tall_structures/

22. For the avoidance of doubt, this planning permission does not confer approval (whether temporary or permanent) of any public car parking, as such would require the submission of a separate application for planning permission.

23. One or more further environmental statements may be required in relation to subsequent Reserved Matters applications.

24. 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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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Date: 8 January 2015

Head of Planning, Development
& Regulatory Services



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There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre, tel. (0845) 850 2777 for further information.

25. The applicant should note the provisions of the Wildlife and Countryside Act 1981 in respect of protected species and their habitats. Further advice can be provided by the Council's ecologist, tel. (0118) 937 3826.

26. The Royal Berkshire Fire and Rescue Service (RBFRS) advises that there is a possible need for fire hydrant provision within the development. Please contact WaterOfficer@rbfrs.co.uk for further advice.

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