

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 (UK) Limited (Timothy Price)
33 Margaret Street
London
W1G 0JD

Application No: 131743
Application type: Full Planning Approval

Applicant: SWIP Property Trust

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 two new units for use within Class A1 and / or A3, alterations to the wider site and car park layout and associated works

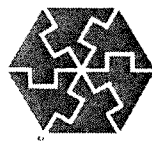
At: Brunel Retail Park Rose Kiln Lane Reading

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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& Neighbourhood Services



Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 131743

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CONDITIONS & REASONS

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

2. This permission relates only to the following plans and drawings:
New Units Proposed Site Location Plan - P.001-B (Received 13 December 2013)
New Units Proposed Existing Site Plan - E.001 (Received 13 December 2013)
New Units Proposed Existing Elevations and Photos - E.002 (Received 13 December 2013)
New Units Proposed Site Plan - P.002-B (Received 13 February 2014)
New Units Proposed Roof Plan - P.003-A (Received 13 February 2014)
New Units Proposed Floor Plan - P.004 (Received 13 December 2013)
New Units Proposed Elevations - P.005 (Received 13 December 2013)
New Units Proposed Sections - P.006 (Received 13 December 2013)
Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of this development shall be as described on the approved elevation drawings.
Reason: as the materials described have been considered and found to be acceptable in this context, in accordance with Core Strategy Policy CS7 (Design and the Public Realm).

4. Any ground works within the Root Protection Area of the TPO Plane tree shall be carried out by hand and advice from an arboricultural professional sought if any roots of, or greater than, 25mm in diameter are potentially affected by any works.
Reason: to avoid damage to a tree covered by Tree Preservation Order, in accordance with Core Strategy Policy CS38 (Trees, Hedges and Woodlands)

5. No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating the highest BREEAM rating achievable has been submitted to and receipt acknowledged in writing by the Local Planning Authority.
Reason: to ensure that the development is carried out in accordance with sustainable building standards in accordance with Core Strategy Policy CS1 (Sustainable

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Construction and Design) and the Sustainable Design and Construction Supplementary Planning Document.

6. Within six months of the units hereby approved being occupied, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor must be submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition.

Reason: to ensure that the development is carried out in accordance with sustainable building standards in accordance with Core Strategy Policy CS1 (Sustainable Construction and Design) and the Sustainable Design and Construction Supplementary Planning Document

7. No part of the building hereby approved shall be used other than as a café/restaurant, sandwich or coffee shop or other use serving food to visiting members of the public, and shall not be used for any other use falling within Class A1.

Reason: as it has not been demonstrated that suitable sites for unrestricted retail do not exist within sequentially preferable locations within the town centre, In accordance with Core Strategy Policy CS25 (Scale and Location of Retail, Leisure and Culture Development) and the National Planning Policy Framework.

8. Prior to the occupation of the development hereby approved, details of ventilation and filtration equipment to suppress and disperse fumes and/or smell created from the cooking operations on the premises shall be submitted to and approved in writing by the local planning authority. The approved equipment shall be installed and in full working order prior to the commencement of the use and shall continue to be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues.

Reason: to ensure that the use has adequate ventilation equipment to ensure that neighbouring properties are not unreasonably affected by odours or fumes from the use in accordance with Core Strategy Policy CS34 (Pollution and Water Resources) and Sites and Detailed Policies Document Policy DM4 (Safeguarding Amenity).

9. The development shall not be occupied until an underground attenuation storage tank to accommodate surface water runoff has been provided in accordance with the details set out in the Flood Risk Assessment received on 13 December 2013.

Reason: in order to mitigate flood risk posed by post development runoff in accordance with Core Strategy Policy CS35 (Flooding).

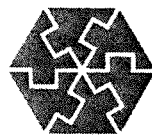
10. No building shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.

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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 (Car/Cycle Parking) and Sites and Detailed Policies document Policy DM12 (Access, Traffic and Highway-Related Matters).

11. The bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure Sheffield cycle stands before occupation of the development 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 (Sustainable Travel and Travel Plans) and CS24 (Car/Cycle Parking).

12. Unit 9 of the development hereby approved, as shown on approved drawing P.004 received 13 December 2013, shall not be occupied until a Service Management Plan for Unit 9 has submitted to and approved in writing by the local planning authority. The Service Management Plan shall detail the type of delivery vehicles proposed to service Unit 9 and the proposed servicing hours. The approved Service Management Plan shall not be amended without the written approval of the local planning authority.

Reason: in the interest of the safety and convenience of all highway users in accordance with Sites and Detailed Policies Document Policy DM12 (Access, Traffic and Highway-Related Matters).

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

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase

(H) Footpath Closures / Road Closures needed during construction

(I) Traffic Management needed during construction.

(J) 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).

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The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: in the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS34 (Pollution and Water Resources) and Sites and Detailed Policies Document Policies DM4 (Safeguarding Amenity) and DM12 (Access, Traffic and Highway-Related Matters).

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

Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) a conceptual model of the site indicating sources, pathways and receptors;
- (iii) an assessment of the potential risks to all receptors, including those off-site, to include: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.

Reason: in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources), as the site is located over a historic landfill and redevelopment has the potential to cause risks to receptors and pollution pathways into the underlying groundwater.

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

Reason: in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources), as the site is located over a historic landfill and redevelopment has the potential to cause risks to receptors and pollution pathways into the underlying groundwater.

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

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Reason: in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources), as the site is located over a historic landfill and redevelopment has the potential to cause risks to receptors and pollution pathways into the underlying groundwater.

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

Reason: in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources), as the site is located over a historic landfill and redevelopment has the potential to cause risks to receptors and pollution pathways into the underlying groundwater.

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

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas, in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources).

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

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas, in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources).

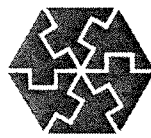
20. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local

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Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas, in accordance with the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources).

21. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Deep piled foundations through the landfill have the potential to form pollution pathways through to the underlying landfill for leachate, contrary to the National Planning Policy Framework and Core Strategy Policy CS34 (Pollution and Water Resources).

INFORMATIVES

1. The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems that have arisen in relation to issues including transport and a protected tree. The recommendation to grant permission is considered to be a positive result of these discussions.

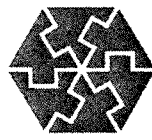
2. A building regulations approval will be required for the building operations. Please contact Building Control on 0118 937 2449 or buildingcontrol@reading.gov.uk for further advice.

3. Your attention is drawn to conditions 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19 and 20 above. These are pre-commencement/ pre first occupation conditions requiring the terms of the condition(s) to be satisfied at specific times. If development commences in contravention of these 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.

4. 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.

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5. No works to the protected Plane tree are approved by virtue of this planning permission. Any works to the tree should be subject to a formal tree works application.

6. 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.

7. 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= SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.