Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

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

To: Ground Floor East
Clearwater Court
Vastern Road
Reading
RG1 8DB

Application No: 04/01215/VARIAT/PL

Applicant: Kennet Properties

READING BOROUGH COUNCIL as local planning authority HEREBY GRANTS planning permission for the development of the land as permitted by Planning Consent 00/01215/OUT dated 02 October 2001 but without complying with Condition 11 (contamination) of that Consent.

At: Manor Farm Sewage Treatment Works Manor Farm Road Reading

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

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

Date: 6TH JAN 2005

David Gwyther

Head of Planning and Transport DB

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Application At: Manor Farm Sewage Treatment Works Manor Farm Road Reading

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CONDITIONS & REASONS

Condition 11 now reads;

11a. Prior to the commencement of the development hereby permitted a detailed site investigation shall be carried out to assess the degree and nature of any contamination present on the site and to determine its potential for pollution of the environment. The site investigation, including relevant soil, gas, surface water and ground water sampling, shall be carried out by a suitably qualified consultant and a United Kingdom Accreditation Service accredited contractor to be approved by the Local Planning Authority, in accordance with a sampling and analysis methodology to be submitted in writing to and approved in writing by the Local Planning Authority prior to the commencement of any engineering or construction works on the site. Reason: To prevent pollution of the environment in conformity with policy NE 8 (Environmental Pollution) of the Reading Borough Local Plan 1998.

11b. Any contamination revealed by the above site investigation should be dealt with by means of;

a) Remediation Strategy based upon risk assessment and associated Remediation Method Statements incorporating quality assurance procedures to demonstrate compliance with the proposed methodology and best practice guidance, and

b) A Monitoring Regime for the ongoing monitoring of any residual contamination present on the site.

c) The Remediation Strategy, Remediation Method Statements and Monitoring Regime shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, on either a whole site or phased basis depending upon the nature of the contaminants and the agreement of the Local Planning Authority.

If during any approved remediation works contamination is encountered which has not previously been identified or if site conditions requiring a change in methodology are encountered, then the additional contamination or site conditions should be fully assessed in accordance with this Condition and an appropriate amendment made to the Remediation Strategy, Remediation Method Statements and Monitoring Regime, which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and completed in accordance with the measures approved, unless otherwise agreed in writing by the Local Planning Authority. Reason: To prevent pollution of the environment in conformity with policy NE 8 (Environmental Pollution) of the Reading Borough Local Plan 1998.

11c. Upon completion of the remediation works required to be dealt with in accordance with the above condition, Site Completion / Validation Reports shall be submitted to and approved in writing by the Local Planning Authority for either the whole site or for

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each reserved matters application. Each Site completion / Validation Report shall include the following

a) Details of the proposed remediation works and the certificates to show that the remediation works have been carried out in full accordance with the approved methodology.

b) Details of any ongoing bio-remediation and/or Monitoring Regimes required.

c) Details of any phase-specific post-remediation sampling and analysis to demonstrate that the site / phase of the site has been remediated in accordance with the approved Detailed Remediation Strategy and associated Remediation Method Statements

d) Relevant documentation detailing what waste materials have been removed from site.

e) Details and justification of any changes from the original Remediation Strategy.

The Site Completion / Validation Report shall include together with any details of any ongoing bio-remediation works and monitoring programmes required. Reason: To prevent pollution of the environment in conformity with policy NE 8 (Environmental Pollution) of the Reading Borough Local Plan 1998.

All other conditions on 00/01215/OUT and 04/00346/VARIAT still apply and are listed below.

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of ten years from the date of grant of outline permission 00/01215/OUT on 2nd October 2001. Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 91(2) of the Town & Country Planning Act 1990.

2. The development to which this permission relates must be started either before:-
a) the expiration of five years from the date of grant of outline permission 00/01215/OUT on 2nd October 2001; or
b) the expiration of two 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 91(2) of the Town & Country Planning Act 1990.

3. No development shall commence until a Development Brief for the whole of the development hereby approved has been submitted and approved in writing by the Local Planning Authority. The Development Brief shall include details of:
(i) the proposed landscape strategy including management
(ii) public art strategy
(iii) disposition and integration of affordable housing
(iv) boundary treatment and means of enclosure
(v) public and private space treatment

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(vi) footways and cycleways strategy
(vii) bus shelter provision
(viii) car parking
(ix) public open space strategy
(x) the number of dwellings and tenure
(xi) the amount and type of non-residential floorspace
(xii) the provision of access arrangements
(xiii) a comprehensive scheme for the protection of residential areas form noise generated by the A33, nearby employment area and roads
(xiv) details of phasing of items (i) to (xiii) inclusive
(xv) energy efficiency strategy
(xvi) 'secured by design' and anti-crime strategy
(xvii) water efficiency strategy
(xviii) building design strategy including flexible living space, noise protection measures and materials, disabled access and percentage of residential units to be capable of conversion to 'wheel chair' homes.

The development shall be carried out in accordance with the approved development brief unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the satisfactory overall development of the site in conformity with policies CUD 14 (Standards of Design in Development), TRN 11B (Development and Traffic), TRN 12 (Car Parking), HSG 10 (Housing Provision For People With Disabilities) and KEY 2A (Conservation of the Environment and Natural Resources) in the Reading Borough Local Plan 1998.

4. Before any part of each phase of the development of the site is commenced, plans and particulars in respect of all reserved matters relating to it not particularised in this outline application, shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development or any part thereof shall not be carried out otherwise than in accordance with the approved details, namely detailed plans and drawings showing :

(i) the layout of the development of the relevant phase;
(ii) the siting, design and external appearance of the buildings to be comprised in the relevant phase;
(iii) the formation of the means of access to the relevant phase;
(iv) the landscaping of the relevant phase;

Reason: To ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 and policy CUD 14 of the Reading Borough Local Plan 1998.

5. The reserved matters to be submitted in accordance with condition 4 above shall accord with the provisions of the approved Development Brief referred to in condition 3 above, unless otherwise agreed in writing by the Local Panning Authority. Reason: To ensure that the development is completed in a comprehensive and co-ordinated manner in conformity with policy CUD 14 of the Reading Borough Local Plan 1998.

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6. The Class B1 floorspace of the development shall not exceed 11,150 sq m in gross. Reason: As the proposal has been considered on this basis and to increase the level of commercial office floorspace would have additional strategic, environmental and transportation impacts which would need to be evaluated against policy EMP 2 of the Reading Borough Local Plan 1998.

7. The hotel hereby approved shall not exceed 8,250 sq m gross floorspace. Reason: As the proposal has been considered on this basis and to increase the level of commercial office floorspace would have additional strategic, environmental and transportation impacts which would need to be evaluated against policy LEI 9 of the Reading Borough Local Plan 1998.

8. The local shopping provision of the development (Class A1 of the Town and Country Planning (Use Classes) Order 1987) shall not exceed 500 sq m gross. Reason: As the proposal has been considered on his basis and to increase the level of commercial floorspace would have additional strategic, environmental and transportation impacts which would need to be evaluated against policy RET 1 of the Reading Borough Local Plan 1998.

9. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the district in accordance with PPG16 (Archaeology and Planning) and policy CUD 12 of the Reading Borough Local Plan 1998.

10. Prior to the commencement of each phase of the development hereby approved full details of a comprehensive scheme for the protection of residential areas from noise generated by the A33, nearby industrial uses and roads shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme. Reason: In the interests of the amenity of prospective residents in conformity with policy HSG 5 of the Reading Borough Local Plan 1998.

11. *See above.*

12. Prior to the commencement of the development hereby permitted or any associated site clearance, remediation or engineering works associated with the development details of a scheme for the suppression of dust and other airborne materials or refuse and for the washing of wheels of vehicles visiting the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented from the commencement to the completion of the development hereby

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permitted. Reason: to protect the amenity of the environment in the area of the site in conformity with policy NE 8 of the Reading Borough Local Plan 1998.

13. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users contrary to the requirements of policy TRN 13 of the Reading Borough Local Plan 1998.

14. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users contrary to the requirements of policy TRN 13 of the Reading Borough Local Plan 1998.

15. Prior to the commencement of any development a scheme for the protection of land, trees and vegetation along the western (A33) frontage of the site and the Wildlife Heritage Site land at the northern end of the site during demolition, remediation and construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include a detailed survey of all trees and vegetation to be retained with their position, crown spread and condition included. Any fencing, scaffolding or other such protection measures forming part of the approved scheme shall be retained until the completion of the development or until otherwise agreed in writing by the Local Planning Authority. No plant, materials, temporary buildings, equipment or vehicles shall be stored within the protected areas. Reason: In the interests of ensuring that retained trees and vegetation, and important wildlife habitats are protected from development in conformity with policy NE 2 and NE 6 of the Reading Borough Local Plan 1998.

16. Prior to the commencement of each phase of development full details of surface and foul water drainage systems for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall ensure that no soakaways are constructed such that they penetrate the water table and shall not exceed 2 metres in depth below the current ground level (at 14.5.01). No soakaways shall be constructed in areas, which have not been remediated in accordance with a scheme approved and implemented in accordance with condition 10 above. All surface and foul drainage shall be constructed in accordance with the approved details. Reason: to prevent pollution of the water environment in conformity with policy NE 8 and NE 10 of the Reading Borough Local Plan 1998..

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17. The detailed design of the buildings to be submitted in accordance with condition 4 above shall include details of the proposed foundation design. The approved foundation design shall incorporate measures to protect the water environment. The foundations shall be constructed in accordance with the approved design. Reason: to protect the water environment in conformity with policy NE 8 of the Reading Borough Local Plan 1998.

18. Prior to the commencement of development a scheme of measures to provide a Wildlife Buffer Zone along the eastern bank of the Foudry Brook shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to limit and control public access to the Wildlife Buffer Zone and shall comprise an area at least 15m wide measured from the bank top. The approved scheme shall be implemented prior to the first occupation of any building on the site. Reason: to allow the buffer to zone to act as a Wildlife Corridor in conformity with policy NE 3 of the Reading Borough Local Plan 1998.

19. Prior to the commencement of development a scheme of measures to limit and control public access to the Wildlife Heritage Site at the northern end of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of any building on the site. Reason: to protect wildlife habitats within the Wildlife Heritage Site in conformity with policy NE 2 of the Reading Borough Local Plan 1998.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, or any order revoking or re-enacting that order, there shall be no development within the Wildlife Buffer Zone (as defined by the approved scheme pursuant to Condition 18 of this permission) and the Wildlife Heritage Site at the northern end of the site unless otherwise approved pursuant to Conditions 18 and 19 of this permission. Reason: to protect wildlife habitats from uncontrolled development in conformity with policies NE 2 and NE 6 of the Reading Borough Local Plan 1998.

21. Any residential development along the frontage of the A33 shall be a minimum of 45m from the edge of the carriageway of the A33. Reason: In order to protect the amenity of future residents and in accordance with the addendum to the Environmental Statement submitted with the application and in accordance with policy CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

22. The height of the buildings along the A33 frontage shall not exceed a height of 4 storeys (B1 or Hotel uses) or 8 storeys (residential uses). Reason: In order to minimise the visual impact of the development when viewed from the west in accordance with both the Environmental Statement and addendum Environmental Statement submitted with the applications and policy CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

23. Pursuant to the above condition requiring the approval of the landscaping for the site as a Reserved Matter, and the submission of a Landscape Strategy including

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management as part of the development brief for the site, and before the commencement of any development within the relevant phase, plans and schedules shall be submitted with details of both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing, materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development within the relevant phase is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment in conformity with policy CUD 14 of the Reading Borough Local Plan 1998.

24. Details of site levels, including a detailed survey to a scale of not less than 1:1250, showing contours of one metre intervals, related to Newlyn Datum and large scale sections, where appropriate, illustrating all principal physical features of the site, shall be submitted to and approved in writing by the local planning authority, before any development within the relevant phase is commenced. These details shall clearly distinguish between existing and proposed levels and physical features and shall indicate the position of proposed roads and buildings. Reason: to enable the local planning authority to properly assess the impact of the proposed development on the natural features of the site in conformity with policy CUD 14 of the Reading Borough Local Plan 1998.

25. This permission relates only to the following submitted drawings:

485/A/101A Outline Application Site Plan

10754/NAPP/001A A33 RR left in left out Access Junction

10754/TA/001b Manor Farm Rd Highway Proposals

10754/TA/004 Commercial Rd Access Junction

10754/NAPP/003b Bus only link to Commercial Rd only.

Reason: As some of the plans have been amended and to clarify which plans are approved in conformity with CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

INFORMATIVES

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1. A S106 relates to this site (number 1160)

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