

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF  
PLANNING PERMISSION**

To: Joshua Austin  
Danescroft  
40-42 Parker Street  
London  
WC2B 5PQ

Application No: 231544  
Application type: Non Material Amendment

**Applicant:** Danescroft

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

**Proposal:** Non-material amendment to the wording of Condition 22 (Habitat Enhancement Scheme) and Condition 25 (Ecological Buffer Zone) of planning permission 190627 to amend the triggers for submission of the details required by both conditions

**At:** Gas Holder Alexander Turner Close Reading RG1 3EA

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 8 April 2024



Assistant Director of Planning, Transport and  
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**Application At:** Gas Holder Alexander Turner Close Reading RG1 3EA

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### **CONDITIONS & REASONS**

Condition 22 is amended as follows:

22. No development shall commence beyond foundation level, until details of a habitat enhancement scheme, to include as a minimum, a Peregrine Falcon platform, bird and bat boxes, and native wildlife friendly landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

REASON: In order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Condition 25 is amended as follows:

25. (i) No development, except demolition, shall commence until details demonstrating how the Ecological Buffer Zone alongside the River Kennet will be protected during development, have been submitted to, and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details. Details shall include:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones";
- c) Practical measures (including sensitive working practices) to avoid or reduce impacts during construction;
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- h) Use of protective fences, exclusion barriers and warning signs.

(ii) No development, except demolition, shall commence beyond foundation level, until a scheme for the provision and management of the Ecological Buffer Zone alongside the River

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Kennet has been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The Ecological Buffer Zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping. The scheme shall include:

- a) plans showing the extent and layout of the Ecological Buffer Zone, including the distances of buildings and hard standing from the bank top of the river;
- b) details of the habitats to be created or enhanced and the planting schemes, which should be native species of UK provenance, appropriate to this riverside location;
- c) details of enhancements to the river bank and channel margins. The following should be considered:
  - artificial sand martin tunnels incorporated into the existing river wall, or a free-standing sand martin bank, to enhance the existing and long-established population of sand martins that nest in old drainage pipes in the river walls and railway tunnels in this location on the Kennet;
  - establishment of emergent vegetation in the channel margins in front of the revetted river wall.
- d) details of any proposed footpaths, fencing and external lighting. Any footpaths within the Ecological Buffer Zone should be informal paths such as mown paths through the wildflower meadow. Any external lighting close to the Ecological Buffer Zone should be directional to minimise light within the Ecological Buffer Zone and river corridor and hence minimise potential impacts on biodiversity;
- e) details demonstrating how the Ecological Buffer Zone will be managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. This should be a stand-alone document for the Ecological Buffer Zone, river bank and margins, or included within a wider Landscape and Ecological Management Plan for the whole site.

REASON: Land alongside watercourses is valuable for wildlife and it is essential this is protected in accordance with paragraphs 170 and 175 of the National Planning Policy Framework (2019) the Natural Environment and Rural Communities Act (2006), Article 10 of the Habitats Directive and Policy EN11 of the Reading local Plan 2019.”

### **INFORMATIVES**

1. This notice relates only to the changes to conditions 22 and 25 of the substantive planning permission (ref: 190627). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

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