



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) (ENGLAND) ORDER 2015**

**APPLICATION TO VARY CONDITIONS UNDER SECTION 73 OF THE TOWN AND
COUNTRY PLANNING ACT 1990**

To: Berkeley Homes (Oxford and Chiltern) Ltd
Berkeley House
Mill Lane
Taplow
SL6 0AG

Application No: 231673
Application type: Variation of Condition

Applicant: Berkeley Homes (Oxford and Chiltern) Ltd

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

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 2 (approved drawings), 24 (unit mix), 33 (roof terrace enclosures), 35 (parking provision) and 47 (Block B glazing and ventilation) of permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022 for Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road), including an increase from 4 to 5 storeys of the western wing of Block B, amendments to the top two floors of Blocks D & E, changes to the unit mix and various other associated alterations (amended description).

At: 55 Vastern Road Reading RG1 8BU

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: 27 March 2024

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Application At: 55 Vastern Road Reading RG1 8BU

Application No: 231673

Application type: Variation of Condition

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 original permission (LPA Ref 200188 / Appeal Ref APP/E0345/W/21/3276463) was allowed on appeal (on 17/03/2022).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

448.PL.H.100 Rev A Cafe_Floor Plans, as received 28/02/2020
448.PL.H.200 Rev A Cafe_Elevations, as received 28/02/2020
448.PL.SP.003 Existing Block Plan, as received 04/02/2020
RT3190463P0001 Existing Ground Floor Plan, as received 04/02/2020
RT3190463P0002 Existing First Floor Plan, as received 04/02/2020
RT3190463P0003 Existing Second Floor Plan, as received 04/02/2020
RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020
RT3190463P0005 North 2 and West Elevations, as received 04/02/2020
RT3190463P0006 Street Scene South and West, as received 04/02/2020
RT3190463P0007 Street Scene North, as received 04/02/2020
448.PL.SL.001 Rev B Site Location Plan Application Boundary, as received 10/06/2020
448.LAND.SK.101 Towpath Access - 1:21, as received 05/11/2021

Site Context Elevation River Front 448.PL.200 Rev B
Site Context Elevation Vastern Road 448.PL.201 Rev B
Site Context Elevation Street Section 448.PL.202 Rev B
Site Context Elevation Street Section 448.PL.203 Rev B
Site Context Elevation Lynmouth Road 448.PL.204 Rev A
Site Sections - Sections A-A, E-E 448.PL.SS.300 Rev B
Site Sections - Sections B-B, C-C, D-D 448.PL.SS.301 Rev B
As received 20/11/2023

Enclosure Plan 448.PL.SL.003 Rev A
Christchurch Bridge Connection Section 448.300.LAND.001 Rev A
As received 08/12/2023

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Block A Fourth - Roof Floor 448.PL.A.101 Rev E
Block A Elevations 448.PL.A.200 Rev E
Block A Section A-A, B-B, and C-C 448.PL.A.300 Rev E
Block BC First Floor Plan 448.PL.BC.101 Rev E
Block BC Second Floor Plan 448.PL.BC.102 Rev E
Block BC Third Floor Plan 448.PL.BC.103 Rev E
Block BC Fourth Floor Plan 448.PL.BC.104 Rev E
Block BC Fifth Floor Plan 448.PL.BC.105 Rev E
Block BC Sixth Floor Plan 448.PL.BC.106 Rev E
Block BC Seventh Floor Plan 448.PL.BC.107 Rev E
Block BC Eighth Floor Plan 448.PL.BC.108 Rev F
Block BC Ninth Floor Plan 448.PL.BC.109 Rev F
Block BC Tenth Floor Plan 448.PL.BC.110 Rev F
Block BC Roof Floor Plan 448.PL.BC.111 Rev F
Block D First Floor Plan 448.PL.D.101 Rev E
Block D Second Floor Plan 448.PL.D.102 Rev D
Block D Third Floor Plan 448.PL.D.103 Rev D
Block D Fourth Floor Plan 448.PL.D.104 Rev D
Block D Fifth Floor Plan 448.PL.D.105 Rev D
Block D Sixth Floor Plan 448.PL.D.106 Rev D
Block D Seventh Floor Plan 448.PL.D.107 Rev D
Block D Ninth Floor Plan 448.PL.D.109 Rev D
Block D Roof Floor Plan 448.PL.D.110 Rev D
Block D Southeast Elevation 448.PL.D.200 Rev E
Block D Northeast and Southwest Elevation 448.PL.D.201 Rev E
Block D Northwest Elevation 448.PL.D.202 Rev D
Block D Southwest Elevation 448.PL.D.203 Rev C
Block D Section A-A and B-B 448.PL.D.300 Rev D
Block EFG First Floor Plan 448.PL.EFG.101 Rev D
Block EFG Second Floor Plan 448.PL.EFG.102 Rev D
Block EFG Third Floor Plan 448.PL.EFG.103 Rev D
Block EFG Fourth Floor Plan 448.PL.EFG.104 Rev D
Block EFG Fifth Floor Plan 448.PL.EFG.105 Rev D
Block EFG Sixth Floor Plan 448.PL.EFG.106 Rev D
Block EFG Seventh Floor Plan 448.PL.EFG.107 Rev D
Block EFG Roof Floor Plan 448.PL.EFG.108 Rev D
As received 11/01/2024

Block FG Southwest, Southeast and Northwest Elevation 448.PL.EFG.202 Rev F
As received 21/02/2024

Illustrative Masterplan 448.PL.SL.002 Rev I

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Landscape General Arrangement Plan 448.LA.101 Rev N
Landscape Planting Framework Plan 448.LA.102 Rev L
Block A Ground -Third Floor 448.PL.A.100 Rev F
Block BC Ground Floor Plan 448.PL.BC.100 Rev I
Block B and C Southwest Elevation 448.PL.BC.200 Rev H
Block B and C Southeast Elevation 448.PL.BC.201 Rev H
Block B and C Northeast Elevation 448.PL.BC.202 Rev I
Block B and C Northwest Elevation 448.PL.BC.203 Rev H
Block B and C Section A-A and B-B 448.PL.BC.300 Rev H
Block B and C Section C-C 448.PL.BC.301 Rev H
Block D Ground Floor Plan 448.PL.D.100 Rev H
Block D Eighth Floor Plan 448.PL.D.108 Rev E
Block EFG Ground Floor Plan 448.PL.EFG.100 Rev F
Block E Southeast and Southwest Elevation 448.PL.EFG.200 Rev F
Block E Northwest and Northeast Elevation 448.PL.EFG.201 Rev G
Block EFG Section A-A, B-B and C-C 448.PL.EFG.300 Rev E
As received on 04/03/2024

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. No development [excluding demolition] shall commence beyond foundation level of the relevant proposed building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall; (e) Block E - Christchurch Wharf; (f) Block F - The Coal Drop Building; (g) Block G; (h) Café) until a schedule of the materials to be used in the construction of the external surfaces of the relevant building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site of a minimum 1m² each - approved details to then be retained on site and available for inspection throughout the duration of the construction of the development) specifying the brickwork, mortar, joint profile and bond. The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

4. The measures within the approved Demolition and Construction Method Statement, as per Demolition Construction Method Statement Rev G Vastern Road, Reading by

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Berkeley Homes, dated March 2023, as received 07/03/2023 and as separately approved under application 221135 on 08/03/2023, shall be adhered to throughout the whole of the demolition and construction period.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

5. The development shall be carried out in accordance with the approved measures within the contamination assessment, as per Phase II Supplementary Geo-Environmental Site Assessment by Omnia ref: A10967/3.2 dated April 2023, as received 25/04/2023 and as separately approved under application 230556 on 20/06/2023.

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 in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

6. The development shall be carried out in accordance with the approved measures within the contamination land remediation scheme, as per Remediation Method Statement by Omnia ref: A10967/2.4, dated April 2023, as received 25/04/2023 and as separately approved under application 230556 on 20/06/2023.

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 in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

7. The approved remediation scheme under Condition 6 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to the first occupation of relevant proposed building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall; (e) Block E - Christchurch Wharf; (f) Block F - The Coal Drop Building; (g) Block G; (h) Café).

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 in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

8. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.

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An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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 in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

9. No development shall commence on site [excluding demolition and any preparatory works necessary to inform de-watering and foundation details] until such time as a scheme to:

- a) secure de-watering of the site
- b) specify the form of foundations

has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the proposed development, piling does not harm the water environment in line with paragraph 180 of the National Planning Policy Framework 2023 and Policy EN16 of the Reading Borough Local Plan 2019.

10. Land gas:

a) Site investigation: The development shall be carried out in accordance with the approved measures within the land gas site investigation as per Ground Gas Assessment by Omnia Environmental Consulting (south) Ltd Ref A11220/220411/L1, dated 11/04/2022, as received 27/07/2022 and as separately approved under application 221104 on 14/09/2022.

b) Remediation scheme: The development shall be carried out in accordance with the approved measures within the RE: Vastern Road, Reading Gas specification - Gas installation and validation brief by Omnia Environmental Consulting (south) Ltd Ref A10967-7/230201/L1, dated 13/02/2023, as received 14/02/2023 and as separately approved under application 221858 on 20/02/2023. The scheme as approved shall be

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fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained.

c) Implementation of Approved Remediation Scheme: 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 Planning Authority prior to any part of the accommodation hereby approved is occupied.

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 in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

11. * The development shall be carried out in accordance with the approved archaeological written scheme of investigation, as per

- Archaeology Mitigation Statement by Foundations Archaeology dated 22/07/2022, as received 27/07/2022
- Geoarchaeological Fieldwork and Deposit Model Report by Quest Ref NGR:SU 71560 74130 Version 1 dated 09/06/2022, as received 27/07/2022
- Geoarchaeological and Palaeoenvironmental Assessment Report by Quest Ref NGR:SU 71560 74130 Version 1 dated 10/10/2022, as received 02/11/2022
- 55 Vastern Road, Reading, Berkshire: Written Scheme of Investigation for an Archaeological Mitigation by Foundations Archaeology, Ref VRR22 V1.1, dated 16/11/2022, as received 01/12/2022

As separately approved by under application 221105 on 08/12/2022. A programme of archaeological field evaluation will be secured and implemented in accordance with the approved written scheme of investigation.

The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted to and approved in writing by the Local Planning Authority. The provision of the approved mitigation strategy will be completed prior to the commencement of the development.

Reason: Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

12. Prior to commencement of works above slab level, written details of the security strategy shall be submitted to and approved by the Local Planning Authority. The

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development shall be carried out in accordance with the approved details prior to the first occupation of any residential unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall; (e) Block E - Christchurch Wharf; (f) Block F - The Coal Drop Building; (g) Block G) and the approved details shall be retained and maintained as such thereafter.

Reason: To ensure the development can be safely accessed by its intended users, to protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

13. The development shall be carried out in accordance with the submitted Flood Risk Assessment dated January 2020 (by Peter Brett Associates /Stantec Project Ref: 47500/4001) and the following mitigation measures it details:

- Finished floor levels within the residential accommodations of Blocks A-G shall be set no lower than 38.60m above Ordnance Datum (AOD); and,
- Compensatory storage shall be provided in accordance with plan 47500/4001/003 Flood Storage Analysis at Appendix E of the Flood Risk Assessment.

These design proposals take account of potential future flood alleviation work. These mitigation measures shall be fully implemented prior to occupation in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to ensure the structural integrity of the or proposed flood defences thereby reducing the risk of flooding, all in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

14. Prior to the first occupation of any residential unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall;) (e) Block E - Christchurch Wharf; (f) Block F - The Coal Drop Building; (g) Block G) of the development hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the submitted and approved details within the Proposed Drainage Strategy (by Peter Brett Associates/Stantec Doc Ref R0001 Rev A dated 22/01/2020, as received 04/02/2020). The sustainable drainage scheme shall be

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managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

15. Prior to the first occupation of any residential / commercial unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall; (e) Block E - Christchurch Wharf; f) Block F - The Coal Drop Building; (g) Block G; (h) Café) details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries, as per a management plan) and measures to prevent pests and vermin accessing the refuse and recycling store(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries shall be carried out fully in accordance with the approved details and management plan, the approved pest and vermin control measures shall be provided prior to the first occupation of the relevant building and the refuse and recycling stores shall not be used for any purpose other than refuse and recycling storage at all times thereafter.

Reason: To ensure that adequate provision is made for the storage, collection and management of refuse, in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5, CC7 and TR3 of the Reading Borough Local Plan 2019.

16. No mechanical plant associated with the development shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) from any plant associated with the development as measured at a point 1m external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1m external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to at least the same standard.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8, CR6 and EN17 of the Reading Borough Local Plan 2019.

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17. Prior to the first use of the café premises an odour assessment shall be carried out and a detailed scheme for odour mitigation to include scaled plans, odour control specifications and a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018 guidance when assessing potential odours and selecting appropriate odour control methods. The development shall be carried out and maintained thereafter in accordance with the approved scheme.

Reason: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

18. Deliveries and/or waste collection to the café premises shall only take place between the following hours: 0700 - 2100 hours Mondays to Saturdays and 0900 - 1900 hours on Sundays and Bank or Statutory Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

19. The café premises shall only be open for customers between 0600-2200 hours Mondays to Saturdays and 0800 - 2000 hours on Sundays and Bank or Statutory Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

20. Construction, demolition or associated deliveries shall only take place between 0800 - 1800 hours Mondays to Fridays, and 0800 - 1300 hours on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

21. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

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Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CC5, CC8 and EN15 of the Reading Borough Local Plan 2019.

22. The recording of the former entrance lodge building at 55 Vastern Road has been satisfied, as per Historic Building Record by Built Heritage Consultancy, dated July 2022, as received 09/09/2022, as separately approved by application 221126 on 26/09/2022, thereby ensuring the preservation by record of the non-designated heritage asset in a manner appropriate to its significance, in accordance with Policies EN1 and EN4 of the Reading Local Plan 2019. Accordingly, condition 22 is no longer relevant.

23. * The demolition works in relation to the locally listed building hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, as confirmed in details to be submitted to and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason: To protect the visual amenity of the area from a potential vacant site and the loss of a locally listed building without a replacement building being committed to be built, in accordance with Policies CC7, CR2, EN1 and EN4 of the Reading Borough Local Plan 2019.

24. No change to the unit mix (70 x 1-bedroom units, 116 x 2-bedroom units, 20 x 3-bedroom units and 3 x 4-bedroom units) shall be made to the development hereby permitted.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

25. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the non-residential unit hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the unit's operating hours.

Reason: In the interests of retaining a vibrant and attractive streetscene and improving active surveillance, in line with Policies CC7 and OU5 of the Reading Borough Local Plan 2019.

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26. Prior to the first occupation of any residential unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block D - The Turbine Hall) full details of the proposed roof mounted Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a [roof] plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission, in order to incorporate measures to adapt to climate change and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies CC3, CC7 and CR2 of the Reading Borough Local Plan 2019.

27. Prior to the first occupation of any residential unit hereby approved, details of at least 11 wheelchair adaptable units (as per Part M of Building Regulations) shall be submitted to and approved in writing by the Local Planning Authority. The wheelchair adaptable residential units shall remain wheelchair adaptable residential units thereafter.

Reason: To provide a suitable standard of accommodation for future occupiers and ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policies CC8 and H5 of the Reading Borough Local Plan 2019.

28. No development shall commence on site (barring demolition works) until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Proposed finished ground and floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting; and,

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e) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: These details are required prior to commencement of development (barring demolition) because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

29. Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before any part of the development hereby approved is occupied and retained as such thereafter.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policies CC7 and EN12 of the Reading Borough Local Plan 2019.

30. Prior to the commencement of the development (barring demolition) a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

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31. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the approved Arboricultural Report and Method Statement / Tree Protection Plan, as per Arboricultural Method Statement, by Arborclimb Ref P05jrSept22FV04_AMS, dated September 2022, as received 22/09/2022, and as separately approved under application 221126 on 26/09/2022. The development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

32. Prior to first occupation or the use first commenced, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 - 07:00, or down to 10 lux if operating only between 07:00 - 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

33. Prior to the first occupation of the residential units at 8th floor level at Block D - The Turbine Hall, details of privacy screens (to include the location and position of the screens, their dimensions, design and manufactures specification, and ongoing maintenance arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screens will be installed before the first occupation of the relevant residential units hereby approved and shall be permanently maintained as such.

Reason: In order to safeguard the amenities of the adjoining residential units from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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34. Prior to the first occupation of any residential unit hereby approved, details of a scheme providing on-site public art (including a sculpture on the north-south route through the site) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed before the first occupation of any residential unit within Block B (The Goods Warehouse fronting Vastern Road) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to enhance the appearance of the development through sense of place and provide visual interest to existing and future pedestrian routes and open spaces, in accordance with Policies CC7, CR2 and CR11 of the Reading Borough Local Plan 2019.

35. No dwelling within the relevant building ((a) Block B The Goods Warehouse; (b) Block C The Goods Office; (c) Block D The Turbine Hall / The Generator) hereby permitted shall be occupied until all of the relevant vehicle parking space(s): (a) 12 vehicle parking spaces on Block BC Ground Floor Plan 448.PL.BC.100 Rev I, as received on 04/03/2024; (b) 12 externally located vehicle spaces on Enclosure Plan 448.PL.SL.003 Rev A, as received 08/12/2023; (c) 26 vehicle parking spaces on Block D Ground Floor Plan 448.PL.D.100 Rev H, as received on 04/03/2024, have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

36. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

Reason: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Local Plan 2019.

37. No building shall be occupied until all the visibility splays shown on the approved drawings 47500/5500/001 and 47500/5500/007 as received 10/06/2020 have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m above the carriageway level and maintained as such.

Reason: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Local Plan 2019.

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38. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Local Plan 2019.

39. Prior to works above slab level of the development hereby permitted the Local Planning Authority shall be provided with the property's full postal address to allow the Council to exclude the property(s) from the list of those eligible for residents parking permits. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not automatically 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 in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

40. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically 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 Policies TR3 and TR5 of the Reading Local Plan 2019.

41. Prior to the first occupation of any residential unit within the relevant building ((a) Block B The Goods Warehouse; (b) Block D The Turbine Hall / The Generator) details of an electric vehicle charging Scheme comprising a layout plan and detailed specification for a minimum of (a) 2 charging points and (b) 4 charging points serving the relevant

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buildings shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling within the relevant building shall be first occupied until the Scheme for that building has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

42. The development shall be carried out in accordance with the approved dedicated DDA compliant pedestrian route to and from the accessible parking bays located along the west of the spine road, as per VASTERN ROAD, READING Condition 42 - Accessible Parking Spaces Revision A by Berkeley Homes, as received 17/04/2023, and as separately approved under application 230032 on 20/04/2023. This pedestrian route shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details at all times.

Reason: In order to ensure that the development is provided with adequate accessible parking facilities to meet the needs of future occupiers in accordance with Policy TR5 of the Reading Local Plan 2019.

43. No development (barring demolition) shall commence on site until full details (including maintenance details and schedules) of an on-site biodiversity enhancement scheme, to include a suite of integral bird and bat boxes, tiles and bricks on the new buildings, is submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The biodiversity enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

Reason: Details are required prior to commencement (barring demolition) as insufficient information was submitted with the application and in order to secure on-site biodiversity enhancement in the long term. This accords with Paragraph 186 of the NPPF (2023), 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.

44. No development (barring demolition) hereby permitted shall commence until a Biodiversity Impact Assessment Calculation using the DEFRA 3 Metric (or its successor) based on the landscaping plans submitted under Condition 28 and the offsetting

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scheme detailed in the legal agreement or unilateral undertaking hereby agreed, demonstrating a net gain of at least 10% in biodiversity units, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to secure biodiversity enhancement in the long term, according with Paragraph 186 of the NPPF (2023), 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.

45. Prior to commencement of the development (barring demolition) a report detailing the internal (from windows facing the river) and external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- a) A layout plan with beam orientation
- b) A schedule of equipment
- c) Measures to avoid glare
- d) An isolux contour map showing light spillage to 1 lux.

The internal lighting (from windows facing the river) shall thereafter be implemented in accordance with the approved details prior to the first occupation of the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall; (e) Block E - Christchurch Wharf; (f) Café).

The external lighting shall thereafter be implemented in accordance with the approved details prior to the first occupation of any residential unit within Block D - The Generator / The Turbine Hall or Block E - Christchurch Wharf, and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 191 of the NPPF (2023) and Policies EN12 and EN16 of the Reading Borough Local Plan 2019.

46. The development shall be carried out in accordance with the approved Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity), as per Construction Environmental Management Plan (CEMP: Biodiversity)) by Ecoconsult Ltd Ref O448-ECO12-SW-XX-RP-O-135-001 Revision: P03, dated September 2022, as

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received 15/09/2022, and as separately approved under application 221126 on 26/09/2022. The approved CEMP:Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with these approved details.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 186 and 191 of the NPPF (2023) and Policy EN12 of the Reading Borough Local Plan 2019.

47. Prior to the first occupation of the relevant residential unit (s) within Block B - The Goods Warehouse all glazing and ventilation details shown on the following approved plans shall have been provided in full:

Block B and C - MVHR Proposal Glazing and Ventilation Plans 448.PL.BC.V.100 Rev B

Block B and C - MVHR Proposal First Floor Plan 448.PL.BC.V.101 Rev B

Block B and C - MVHR Proposal Second Floor Plan 448.PL.BC.V.102 Rev B

Block B and C - MVHR Proposal Third Floor Plan 448.PL.BC.V.103 Rev B

Block B and C - MVHR Proposal Fourth Floor Plan 448.PL.BC.V.104 Rev B

Block B and C - MVHR Proposal Fifth Floor Plan 448.PL.BC.V.105 Rev B

Block B and C - MVHR Proposal Sixth Floor Plan 448.PL.BC.V.106 Rev B

Block B and C - MVHR Proposal Seventh Floor Plan 448.PL.BC.V.107 Rev B

Block B and C - MVHR Proposal Eighth Floor Plan 448.PL.BC.V.108 Rev B

Block B and C - MVHR Proposal Ninth Floor Plan 448.PL.BC.V.109 Rev B

Block B and C - MVHR Proposal Tenth Floor Plan 448.PL.BC.V.110 Rev B

Block B and C - MVHR Proposal Roof Plan 448.PL.BC.V.111 Rev B

As all received on 11/01/2024

The provided glazing and ventilation details shall be retained and maintained as such thereafter.

Reason: In order to safeguard the amenity of occupants in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

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48. Prior to the first occupation of any residential unit within Block E - Christchurch Wharf or Block F - The Coal Drop Building the towpath access leading to the River shall be completed in accordance with approved plan 448.LAND.SK.101 Towpath Access - 1:21. The towpath access shall thereafter be retained and maintained as such thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar and in the interests of the safety and convenience of all highway users in accordance with Policies TR1 and TR5 of the Reading Local Plan 2019.

49. Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for residents will be distributed and details of the proposed on-site parking enforcement to restrict overspill parking and obstructive servicing operations. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policy TR5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. i) 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.
ii) 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 note 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 from the Council's website.

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4. As per clause 22 of the section 106 agreement (as agreed as part of the scheme allowed at appeal, dated 01/12/2021, Appeal Ref APP/E0345/W/21/3276463) it is confirmed that this pre-existing planning obligation will apply to this section 73 permission and the original agreement remains in place in full. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

5. 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.

6. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

7. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

8. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

www.communities.gov.uk/publications/planningandbuilding/partywall

9. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

10. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-

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negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

11. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

12. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

13. You are advised that installation of underground services should follow the guidance within National Joint Utilities Group Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2 (NJUG 4) in order to avoid root damage to adjacent trees during installation.

14. No advertisement consents are approved as part of this application (e.g. the indicatively shown advertisements on the proposed plans) and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

15. The conditions above has been worded with reference to the original permission (LPA Ref 200188 / Appeal Ref APP/E0345/W/21/3276463) which was allowed on appeal (on 17/03/2022) and the following subsequent applications determined at the site:

a) 221104/APPCON - Discharge of condition 10a (land gas site investigation) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 14/09/2022.

b) 221105/APPCON - Partial discharge of condition 11 (archaeological evaluation) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 08/12/2022.

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c) 221126/APPCON - Discharge of conditions 22 (recording of lodge building), 31 (Arboricultural Method Statement and Tree Protection Plan) & 46 (CEMP: Biodiversity) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 26/09/2022.

d) 221135/APPCON - Discharge of condition 4 (Demolition and Construction Method Statement) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 08/03/2023.

e) 221858/APPCON - Discharge of condition 10b (land gas remediation scheme) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 20/02/2023.

f) 230032/APPCON - Discharge of condition 42 (DDA compliant pedestrian route to and from the accessible parking bays details) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 20/04/2023.

g) 230556/APPCON - Discharge of conditions 5 (contamination assessment) and 6 (remediation scheme) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022. Discharged 20/06/2023.

Conditions 2, 24, 33, 35 and 47 have been varied as sought in the application, whilst condition 15 has also been varied following the assessment of the proposals.

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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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.