

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Application No: 220189
Application type: Full Planning Approval

Applicant: Henley Road Ltd

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: Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

At: 205 - 213 (odd) & land to the rear of 215 - 219 (odd) Henley Road Caversham Reading RG4 6LJ

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: 9 September 2024



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Application At: 205 - 213 (odd) & land to the rear of 215 - 219 (odd) Henley Road
Caversham Reading RG4 6LJ

Application No: 220189

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

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

8466-BOW-A0-XX-DR-A-0001 Rev / - Location Plan
As received 25/03/2022

2200122/205 - Gross Internal Areas - 205 Henley Road
2200122/207 - Gross Internal Areas - 207 Henley Road
2200122/209 - Gross Internal Areas - 209 Henley Road
2200122/211 - Gross Internal Areas - 211 Henley Road
2200122/213 - Gross Internal Areas - 213 Henley Road
As received 01/11/2022

8466-BOW-ZZ-ZZ-DR-A-3205 - Existing Elevations: No. 205
8466-BOW-ZZ-ZZ-DR-A-3207 - Existing Elevations: No. 207
8466-BOW-ZZ-ZZ-DR-A-3209 - Existing Elevations: No. 209 and 211
8466-BOW-ZZ-ZZ-DR-A-3213 - Existing Elevations: No. 213
As received 14/12/2022

8466-BOW-A1-ZZ-DR-A-3007 - Existing Site Elevations
8466-BOW-A1-ZZ-DR-A-3008 - Existing Site Sections
As received 25/03/2022

8466-BOW-A1-ZZ-DR-A-2002 Rev P11 - Block A Lower & Upper Ground Floor Plans
8466-BOW-A1-ZZ-DR-A-2003 Rev P10 - Block A First & Second Floor Plan
8466-BOW-A1-ZZ-DR-A-3001 Rev P6 - Block A Elevations
8466-BOW-A1-ZZ-DR-A-3009 Rev P1 - Proposed Building Sections Block A
8466-BOW-A2-ZZ-DR-A-2001 Rev P7 - Block B Ground & First Floor Plans

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8466-BOW-A2-ZZ-DR-A-3010 Rev P1 - Proposed Building Sections Block B
As received 20/01/2023

8466-BOW-A0-ZZ-DR-A-3002 Rev P6 - Site Sections
8466-BOW-A1-ZZ-DR-A-2004 Rev P10 - Block A Third Floor & Roof Plan
8466-BOW-A1-ZZ-DR-A-3011 Rev P3 - Sections showing link to 215
8466-BOW-A2-ZZ-DR-A-3001 Rev P6 - Block B Proposed Elevations
8466-BOW-A2-ZZ-DR-A-2002 Rev P10 - Block B Second & Third Floor Plans
As received 21/02/2023

8466-BOW-A0-ZZ-DR-A-3001 Rev P9 - Contextual Elevations
As received 08/03/2023

8466-BOW-A0-ZZ-DR-A-1001 Rev P17 - Proposed Site Plan - Carpark Level
8466-BOW-A0-ZZ-DR-A-1002 Rev P15 - Proposed Site Plan - Roof Level
As received 16/05/2023

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

3. No development, barring demolition, shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's 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 - approved details to then be retained on site throughout the duration of the construction of the development). 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 Policy CC7 of the Reading Borough Local Plan 2019.

4. * No development shall commence on site, including any works of demolition, until a site specific Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for where required:

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- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

Reason: These details are required due to insufficient information being contained within this submission and 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, EN15, EN16 and TR3 of the Reading Borough Local Plan 2019.

5. No development shall commence on site, barring demolition, until a plan showing suitable vehicle parking spaces, including at least three disabled parking bays across the site, is submitted to and approved in writing by the Local Planning Authority. All of the vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation of the relevant residential block (a) Block A, b) Block B) and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: These details are required in order to ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to 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.

6. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved (8466-

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BOW-A0-ZZ-DR-A-1001 Rev P17 - Proposed Site Plan - Carpark Level, as received 16/05/2023; J32-5410-SK-011 - Proposed Footway/Cycleway on Henley Road - Site Frontage, as received on 19/04/2023).

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

7. Prior to the first occupation of any residential unit within the relevant residential block (a) Block A, b) Block B) hereby approved, a plan showing how at least 6 covered, secure cycle parking spaces can satisfactorily be provided to serve the individual block shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to the first occupation of the relevant block and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private cars in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

8. Prior to the first occupation of any residential unit within the relevant residential block (a) Block A, b) Block B) hereby approved, the refuse and recycling storage facility for the relevant block shall be implemented fully in accordance with those details shown on the approved plan (8466-BOW-A0-ZZ-DR-A-1001 Rev P17 - Proposed Site Plan - Carpark Level, as received 16/05/2023) and thereafter retained for use for refuse and recycling storage by occupiers of the relevant building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required, in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

9. Prior to first occupation of any residential unit within the relevant residential block (a) Block A, b) Block B) hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC7 and TR3 of the Reading Borough Local Plan 2019.

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10. No dwelling(s)/building(s) hereby approved shall be occupied until the roads/private drive serving it have been provided in accordance with the approved drawings (8466-BOW-A0-ZZ-DR-A-1001 Rev P17 - Proposed Site Plan - Carpark Level, as received 16/05/2023; J32-5410-SK-011 - Proposed Footway/Cycleway on Henley Road - Site Frontage, as received on 19/04/2023) to the satisfaction of the Local Planning Authority.

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

11. Prior to first occupation of any residential unit within the relevant residential block (a) Block A, b) Block B) hereby approved, details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that block to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted at a later date, has been submitted to and approved in writing by the Local Planning Authority.

No dwelling within the relevant block shall be first occupied until the Scheme for that block 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 Borough Local Plan 2019.

12. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Noise Assessment by Suono Ref 2730.RP.1.4 Final // 1 February 2022).

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

13. * No development shall commence on site, including any demolition works hereby approved and any preparatory works, until an assessment of the nature and extent of contamination has been submitted to and been 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:

(a) a survey of the extent, scale and nature of contamination;

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(b) an assessment of the potential risks to:

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

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use(s) 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.

14. * No development shall commence on site, including any demolition works hereby approved and any preparatory works, until a detailed remediation scheme to bring the site to a condition suitable for the intended use(s) by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been 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), and a timetable of works and site management procedures. 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(s) of the land after remediation.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use(s) 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.

15. The approved remediation scheme under Condition 14 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 before construction above foundation level.

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.

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16. 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 the contamination reported in writing to the Local Planning Authority.

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 re-commenced 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.

17. No construction, demolition or associated deliveries shall take place outside the hours of 08:00 to 18:00 hours Mondays to Fridays, and 09:00 to 13:00 hours on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

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.

18. 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.

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.

19. Prior to first occupation of any residential unit within the relevant residential block (a) Block A, b) Block B) hereby approved, details of measures to prevent pests and vermin accessing the bin store(s) within the relevant block shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the relevant block and shall not be used for any purpose other than bin storage at all times thereafter.

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Reason: To ensure that adequate provision is made for the storage of refuse and that the facilities provided include suitable measures to prevent pests and vermin in accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

20. No development, barring demolition to ground level, shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough, in accordance with Policy EN2 of the Reading Borough Local Plan 2019.

21. No development shall be occupied until confirmation has been provided that either:- 1) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or 2) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development, in accordance with Policies CC9, EN16 and EN18 of the Reading Borough Local Plan 2019.

22. The development shall be carried out in accordance with the submitted flood risk assessment and addendums (Flood Risk Assessment and Drainage Strategy by Judwaa Revision 2 dated 31/01/2022; Addendum No. 1 - Flood Risk Assessment and Drainage Strategy by Judwaa dated September 2021; Addendum No. 2 - Flood Risk Assessment and Drainage Strategy by Judwaa dated January 2022, as all received on 11/02/2022) and the following mitigation measures they detail:

- Finished floor levels shall be set no lower than 40.75 metres Above Ordnance Datum (mAOD) for Block A and 38.90 mAOD for Block B

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- Compensatory storage shall be provided on a level for level basis as shown in Table 2-2: Fluvial Floodplain Compensation and Figures 2-1: Fluvial Floodplain Compensation Plan

These mitigation measures shall be fully implemented prior to the first occupation of the relevant residential block and subsequently 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: In order to reduce the risk of flooding to the proposed development and future users and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, in accordance with paragraph 167 of the NPPF and Policy EN18 of the Reading Borough Local Plan 2019.

23. No change to the unit mix - 17 x 1-bedroom and 38 x 2-bedroom units - shall be made to the development hereby permitted without written approval from the Local Planning Authority.

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 Policies H2 and H6 of the Reading Borough Local Plan 2019.

24. No development shall commence on site, barring demolition works hereby approved, until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment to further investigate the provision of a ground source heat pump system at the site (in the form of a feasibility report, instead of the presently proposed air-source heat pumps), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, a commitment to and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policies CC2, CC3, CC4, CC9 and H5 of the Reading Borough Local Plan 2019.

25. The relevant residential block of development hereby permitted (a) Block A); b) Block B) shall not be occupied until written verification has been submitted to and

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approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted within the relevant block have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), a S106 contribution has been made to the Local Authority to account for any remaining emissions, any recommendations within the ground source heat pump system feasibility report have been completed and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor and relevant supporting commentary and evidence.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policies CC2, CC3, CC4, CC9 and H5 of the Reading Borough Local Plan 2019.

26. No development shall commence on site, barring demolition, until a details of the proposed roof mounted Photovoltaics have been 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, manufacturers' specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details prior to the first occupation of the relevant residential block and maintained in good working order in accordance with the manufacturer's instructions.

Reason: These details are required due to insufficient information being contained within the application submission, in order to incorporate measures to adapt to climate change and in the interests of visual amenity, in accordance with Policies CC3 and CC7 of the Reading Borough Local Plan 2019.

27. No development, barring the demolition works hereby approved, shall commence on site until a fire statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:

- i. the principles, concepts and approach relating to fire safety that have been applied to each block of the development
- ii. the site layout
- iii. emergency vehicle access and water supplies for firefighting purposes
- iv. what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this
- v. compliance statement in relation to policies relating to fire safety in relevant local development documents having been taken into account

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vi. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The fire strategy shall be completed in accordance with the approved details prior to the first occupation of the building in the development. The fire strategy shall be managed and maintained thereafter in accordance with the agreed strategy.

Reason: These details are required due to insufficient information being contained within the application submission and in order to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage and approved measures are completed and maintained in the future, in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

28. No development shall commence on site, barring demolition, until a site security strategy is submitted to and approved in writing by Local Planning Authority. The site security strategy shall include details of a robust access control strategy. The approved measures contained within the site security strategy shall be implemented prior to the first occupation of any residential unit within the relevant residential block hereby approved and permanently retained and maintained thereafter.

Reason: 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.

29. Prior to first occupation of any residential unit within the relevant block (a) Block A); b) Block B) all communal areas, such as the lounge areas shown on approved plans: 8466-BOW-A0-ZZ-DR-A-1001 Rev P17 - Proposed Site Plan - Carpark Level, as received 16/05/2023; 8466-BOW- A1-ZZ-DR-A-2002 Rev P11 - Block A Lower & Upper Ground Floor Plans, as received 20/01/2023; and, 8466-BOW-A2-ZZ-DR-A-2001 Rev P7 - Block B Ground & First Floor Plans, as received 20/01/2023, shall be ready for use and retained only for uses ancillary to the Class C3 age restricted use hereby approved thereafter, and shall not operate as stand-alone facilities under any other Use Class.

Reason: In the interests of providing a suitable standard of accommodation for future occupiers and the potential for wider use of the building and to prevent any undue noise and disturbance or increased traffic generation in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

30. Prior to the first occupation of any residential unit at third floor level of Block A (as per 8466-BOW-A1-ZZ-DR-A-2004 Rev P10 - Block A Third Floor & Roof Plan, as received 21/02/2023) hereby approved, details of privacy screens at third floor level of Block A

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(to include the location and position of the screens, their dimensions, design and manufacturer's 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: These details are required due to insufficient information being contained within the application, 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.

31. Prior to first occupation of any residential unit within the relevant block (a) Block A); b) Block B) details demonstrating that all proposed dwellings within the relevant block will be accessible and adaptable in accordance with M4(2) of the Building Regulations, unless built in line with M4(3) and that across the development as a whole at least four of the dwellings will be wheelchair user dwellings in accordance with M4(3) of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant block and be retained as approved at all times 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, H5 and H6 of the Reading Borough Local Plan 2019.

32. No development, barring demolition, shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

33. Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the submitted

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and approved details pursuant to condition 32. The sustainable drainage scheme shall be 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.

34. * The demolition of buildings shall not commence until updated dusk and dawn bat surveys of the buildings has been undertaken and a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to and approved in writing by the Local Planning Authority. Thereafter mitigation measures detailed in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required for all or part of the works the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority prior to commencement of demolition.

Reason: To ensure that bats, a group of protected species and a material consideration in the planning process, are not adversely affected by the development, in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

35. * No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- 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.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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Reason: To minimise impacts on biodiversity in accordance with Paragraphs 180 and 185 of the NPPF (2021) and Policy EN12 of the Reading Borough Local Plan 2019.

36. a) No development, barring demolition, shall commence on site until details of biodiversity enhancements, to include 10 bird and/or bat boxes, bricks or tiles built into the walls of the new building(s) shall be submitted and approved in writing by the Local Planning Authority.

b) A brief letter report confirming that the boxes, bricks or tiles have been installed (including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ) and a programme for ongoing maintenance, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any residential unit within the relevant building. The biodiversity enhancement scheme shall be adhered to in accordance with the agreed programme and retained and maintained thereafter.

Reason: To incorporate biodiversity improvements in and around developments in accordance with paragraph 180 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

37. No development, barring demolition, shall commence on site until a report detailing the external lighting scheme and how this will not a) adversely impact upon wildlife and b) for the protection of amenity of occupiers and neighbours, has been submitted to and approved in writing by the Local Planning Authority.

In relation to a) the report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 0.5 lux demonstrating that the Berry Brook corridor along the southern boundary remains unlit

In relation to b) the report 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 and 07:00, or down to 10 lux if operating only between 07:00 and 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.

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The approved scheme in relation to a) and b) shall thereafter be installed before first occupation of the buildings and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: To limit the impact of light pollution from artificial light on nature conservation and to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with paragraph 185 of the NPPF and Policies CC7, CC8, EN12, EN13, EN16 of the Reading Borough Local Plan 2019.

38. No development, barring demolition, shall commence on site until a Biodiversity Net Gain Plan based on the net gain information that details how the habitats on the site will be created, established, managed, and monitored (including details of the frequency of monitoring periods), in perpetuity, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Net Gain Plan shall demonstrate that there will be a minimum of a 10% uplift in biodiversity units using the DEFRA 3.1 Metric. The Biodiversity Net Gain Plan shall thereafter be implemented. The results of the monitoring shall be submitted to the Local Planning Authority and the local environmental records centre within 4 weeks of the end of each monitoring period.

Reason: To ensure that the development results in a Biodiversity Net Gain Of at least 10% above baseline levels, in accordance with paragraphs 174 and 180 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

39. No development, barring demolition, shall commence on site 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 (including mammal gaps where appropriate), 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;

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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 or in accordance with a timetable approved in writing by the Local Planning Authority.

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 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 H6 of the Reading Borough Local Plan 2019.

40. 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 the relevant part of the development is first occupied.

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.

41. No development, barring demolition, shall commence on site until 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, H6, EN12 and EN14 of the Reading Borough Local Plan 2019.

42. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared by Clever Tree Consultants

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(Arboricultural Report Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement Ref CTC220713-PD-11a dated February 2023, as received on 08/03/2023). Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

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.

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 agreed extended timescale for the decision to be issued.
2. 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.
3. Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Transport Development Control Section (Transport.DevelopmentControl.gov.uk) to discuss arrangements for this.
4. Before any planning consent is implemented an agreement under Section 38 of the Highways Act, 1980, may be required with respect to adoption of new roads and paths by the Borough Council. The applicants should contact the Transport Development Control Section (Transport.DevelopmentControl.gov.uk) to discuss arrangements for this.
5. A S142 licence will be required which permits the occupier or the owner of any premises adjoining the adopted highway to plant and maintain trees, shrubs, plants or grass on the highway until such time the road is extended.
6. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

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7. 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.

8. 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

9. 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.

10. 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

11. 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-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

12. Thames Water advises that a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges

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into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please see <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil- polluted discharges entering local watercourses.

Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) Thames Water will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provide in any other way. The applicant is advised to read <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

The developer can request information to support the discharge of the Thames Water condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

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The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

13. Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and the EA advise them to consult with the EA at the earliest opportunity.

14. In respect of condition 31 (Pre-occupation accessible and adaptable and 5% wheelchair user dwelling details), it is suggested and strongly recommended that you explore and seek to provide in excess of the 5% wheelchair user dwellings required by policy when submitting details to seek to discharge this condition, owing to the nature of the proposed accommodation.

15. In respect of condition 5 (car parking layout), further to discussions at the Planning Applications Committee meeting on 21st June 2023, it is suggested and strongly recommended that you explore and seek to provide more than 3 disabled parking bays

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at the site when submitting details to seek to discharge this condition, owing to the nature of the proposed accommodation.

16. 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.

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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/appeal-planning-decision>

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.

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.