

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Planning Potential
Magdalen House
148 Tooley Street
London
SE1 2TU

Application No: PL/24/1196
Application type: Prior approval Part 14 Class
OA: The installation, alteration or replacement
of a solar canopy within an area lawfully used
as off-street parking other than for a
dwellinghouse or a block of flats

Application to determine if prior approval is required for a proposed: Installation, alteration or replacement of a solar canopy within an area lawfully used as off-street parking other than for a dwellinghouse or a block of flats Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class OA

Applicant: SNRG Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application to determine if prior approval is required for a proposed: installation etc of a solar canopy on non-domestic, off-street parking - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class OA

At: Madejski Stadium, Voco Reading Hotel, Shooters Way, Reading, RG2 0FL

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: 10 October 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Madejski Stadium, Voco Reading Hotel, Shooters Way, Reading, RG2 0FL
Application No: PL/24/1196

Application type: Prior approval Part 14 Class OA: The installation, alteration or replacement of a solar canopy within an area lawfully used as off-street parking other than for a dwellinghouse or a block of flats.

CONDITIONS & REASONS

1. The development shall be carried out in accordance with the details provided on the following submitted plans:

Drawing No. 19144-OS-VH-DR-2003 – Proposed Typical Car Park Layout
Drawing No. 19144-OS-VH-DR-2000 – Site Location & Block Plan
Drawing No. 19144-OS-VH-DR-2002 – Proposed Car Park
Drawing No. 19144-OS-VH-DR-2004 – Proposed Typical Solar Car Port
Received 12 September 2024

Unless otherwise agreed in writing by the Local Planning Authority.

2. Class OA development is permitted subject to the following conditions—
 - a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and
 - b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.
3. In order to comply with the provisions of paragraph OA2(5) of Class OA of Part 14 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (as amended) development under Class OA must be completed within a period of three years starting from the prior approval date.

INFORMATIVES

1. 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.
2. It is likely that the works set out in this application will also require approval from the Council's Building Control office to ensure compliance with any relevant building

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regulations. Please contact Building Control on 0118 937 2449 for advice.

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.
4. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays. There should be no burning of waste on the site.
5. The Local Planning Authority has worked positively and proactively with the applicant to allow permission to be granted within the prescribed target timescale for the decision to be issued.

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