

Jonathan Markwell
Principal Planning Officer
Reading Borough Council
Civic Offices
Bridge Street
READING
RG1 2LU

Our Ref L.448.019.EE

22th November 2024

Dear Mr Markwell,

Proposal: **Application under Town and Country Planning Act 1990 (as amended) for Approval of Details Reserved by a Condition in relation to permission LPA ref. 200188 / Appeal ref. APP/E0345/W/21/3276463 (granted on 17/03/2022) varied under Section 73 of the Town and Country Planning Act 1990 (as amended) application number 231673 (granted on 27/03/2024) - to discharge conditions 32 and 45**

At: **55 Vastern Road, Reading, RG1 8BU**

Background

Application under Section 73 of the Town and Country Planning Act 1990 (as amended) was granted 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), subject to the conditions set out in the schedule.

Proposal

We hereby seek discharge of conditions 32 and 45 related to lighting details as detailed herein.

Condition 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."

Condition 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."

Please find enclosed the following required information to support the application:

- Completed application form;
- LB_1108_LR_01_Lighting Report (covering conditions 32 and 45)
- LB_1108_LL_01 - Pre-curfew Isolux Layout
- LB_1108_LL_02 - Post Curfew Isolux Layout

I trust that the above and enclosed is sufficient to allow for the discharge of the conditions.

Should any further information be required, please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely,



**Eva Erjavec RIBA
Architect**

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