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Sent: 20 December 2024 13:26
To: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>
Cc: Planning Administration <Planning.Administration@reading.gov.uk>
Subject: PL/24/1520 300 Brook Drive Full

Planning Application Ref: PL/24/1520

Officer: Anthony Scholes

Application Type: Full planning permission

Address: 300 Brook Drive , Green Park, Reading, RG2 6UU

Proposal: External refurbishment of an existing office building (Use Class E) including alterations to the main entrance space, elevations, installation of solar photovoltaics (PV) panels and electric vehicle charging points, replacement plant equipment, external lighting, erection of a new cycle store with changing facilities, a new external pergola and associated landscaping works

The site is located within Green Park Business Park and the proposals consist of external refurbishment to the existing office building.

It has its own multi[1]storey car park consisting of 216 spaces, including 10no. Accessible parking bays. The new proposal will provide a total of 218 bays in the new scheme including 11no. accessible parking bays. The proposals also include new end of journey facilities such as secure, covered cycle storage and showers/ lockers/drying rooms. A new footpath approach through the landscape from Foudry Brook will be provided which will provide a pedestrian connection to the building from the newly opened rail station and the business park's central facilities.

In transports terms, there are no objections to the proposals. The proposed location of the new cycle facilities is acceptable, however, we require detailed plans confirming that the cycle parking provision meets the Council's adopted standards in terms of layout and design as no details have been submitted regarding the type of stands. Further details regarding the type and manufacturer of the proposed cycle racks should be provided to ensure the frame and wheels can be secured and is easy to facilitate the use of 'D' type locks and/or conventional chains/cables. I am happy to cover this by condition.

Suggested conditions

CYCLE PARKING (TO BE APPROVED)

Prior to occupation of the building, a plan showing how the cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The proposed cycle racks should be provided to ensure the frame and wheels can be secured, and is easy to facilitate the use of 'D' type locks and/or conventional chains/cables. The cycle parking spaces 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 and shall remain available for the parking of vehicles 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 vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Regards

Natalie Lucas

Transport Development Control Officer

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