

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

Applicant: Ms Charan Dhillon

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non material amendment to permission PL/23/1495: condition 2 to change landscaping plans for Bridge Street corner and condition 9 change to achieve the originally approved post-development Biodiversity Net Gain.

At: CIVIC OFFICES, BRIDGE STREET, READING, RG1 2LU

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 24 December 2024



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Application At: CIVIC OFFICES, BRIDGE STREET, READING, RG1 2LU

Application No: PL/24/1370

Application type: Non-Material Amendment

CONDITIONS & REASONS

2. REPLACEMENT CONDITION 2

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

Previously approved plans under 231495

Location plan 'Site Address: Reading Borough Council, Civic Office, Bridge Street, Reading, RG1 2LU'

E05236-HCC-00-B1-DR-A-2100-P3 Proposed Basement

E05236-HCC-00-00-DR-A-2101-P3 Proposed Ground Floor

E05236-HCC-00-01-DR-A-2102-P3 Proposed First Floor

E05236-HCC-00-RP-DR-A-2103-P3 Proposed Second Floor

E05236-HCC-00-RP-DR-A-2105-P3 Proposed Roof Plan

E05236-HCC-00-ZZ-DR-A-3100-P3 Proposed Elevations

E05236-HCC-00-ZZ-DR-A-3150-P3 Proposed Section

E05236-HCC-00-00-L-7007-P01 Green Roof Plan

Revised plans 23/1495

**E05236-HCC-ZZ-DR-00-L-7000 P06 Landscape General Arrangement Plan
PROPOSED**

Received on 16 December 2024

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.

9. REPLACEMENT CONDITION 9

No development 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 including basement parking area alterations, 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);

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- c. Soft landscaping details which shall include planting plans, 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. Specifically, the scheme shall include an additional on-site tree planting scheme to include six trees within the area shown on the plan ~~E05236-HCC-DR-00-00-L-7008 Rev. P01 Proposed Additional Off-Site Tree Planting Location Plan~~ **E05236-HCC-ZZ-DR-00-L-7008 P04 Additional Offsite Trees Planting** demonstrating through details and specifications that the additional on-site planting scheme shall demonstrate an increase in Bio-diversity Net Gain (BNG) of not less than **12.18%**.
- e. Details of the green roof to be installed on the extension, including cross-sections and maintenance regime;
- f. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- g. 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 ecology/bio-diversity in accordance with policies CC7 and EN12 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 22/01/2024 under reference number 231495, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a) for this development should be read together.

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2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure.

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