

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

Our Ref L.448.021.EE

10th March 2025

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 condition 12, 26, 27 and 41.**

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 12, 26, 27 and 41 as detailed herein.

Condition 12 (Security Strategy)

"Prior to commencement of works above slab level, written details of the security strategy shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any residential unit within 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) Block F - The Coal Drop Building; (g) Block G) and the approved details shall be retained and maintained as such thereafter.



Reason: To ensure the development can be safely accessed by its intended users, 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."

The proposed strategy meets the requirement of the National Planning Policy Framework to promote the safety and wellbeing of the occupants of the proposed scheme. Please refer to the Security strategy document submitted with this application.

Condition 26 (Photovoltaic panel details)

"Prior to the first occupation of any residential unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block D – The Turbine Hall) full details of the proposed roof mounted Photovoltaics shall be 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, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission, in order to incorporate measures to adapt to climate change and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies CC3, CC7 and CR2 of the Reading Borough Local Plan 2019."

Condition 27 (Wheelchair adaptable units)

"Prior to the first occupation of any residential unit hereby approved, details of at least 11 wheelchair adaptable units (as per Part M of Building Regulations) shall be submitted to and approved in writing by the Local Planning Authority. The wheelchair adaptable residential units shall remain wheelchair adaptable residential units 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 and H5 of the Reading Borough Local Plan 2019."

Condition 41 (Electric vehicle charging)

"Prior to the first occupation of any residential unit within the relevant building ((a) Block B The Goods Warehouse; (b) Block D The Turbine Hall / The Generator) details of an electric vehicle charging Scheme comprising a layout plan and detailed specification for a minimum of (a) 2 charging points and (b) 4 charging points serving the relevant buildings shall be submitted to and approved in writing by the Local Planning Authority.

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

Our proposal covers 100% of parking spaces to have EV charging points. We believe the provision above the minimum requirement will benefit the residents and the local community and help future-proof the development in the long term. Please refer to the Electric vehicle charging plan submitted with this application.

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

- Completed application form;

Condition 12

- O453-INT-SW-XX-STR-A-695-008 Security Strategy

Condition 26

- O453-INT-SW-XX-DR-A-880-062 Site plan_ Roof Plan with PV panels
- O453-ENV23-B0A-RF-TS-W-675-0002 Block A PV Technical details
- O453-ENV23-B0B-RF-TS-W-675-0003 Block B PV Technical details

Condition 27

- O453-INT-B0B-01-DR-A-880-801 First Floor Plan M4(3) Apartments
- O453-INT-B0B-02-DR-A-880-802 Second Floor Plan M4(3) Apartments
- O453-INT-B0B-03-DR-A-880-803 Third Floor Plan M4(3) Apartments
- M4(3) Compliant Apartment Layout

Condition 41

- O453-INT-SW-XX-DR-A-880-810 EV Charging Plan

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

