

**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**

To: Agent - Mr Ryan Stevens
EII Court, Sussex Street,
Winchester, Hampshire,
SO23 8BH

Application No: PL/24/1727
Application type: Non-Material Amendment

Applicant: Reading Borough Council (Education)

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 Amendments to conditions 2 (approved plans) 5 (parking provision) and 13 (biodiversity plan) and 15 (SUDS) for planning permission reference PL/23/1644.

At: Park Lane Primary School (Infants), School Road, Tilehurst

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: 26 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: Park Lane Primary School (Infants), School Road, Tilehurst

Application No: PL/24/1727

Application type: Non-Material Amendment

AMENDED CONDITIONS

New Condition 2:

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

E05323-HCC-02-00-DR-L-7000-Infant School Landscape GA
E05323-HCC-DR-L-7001-C4- Site Strategy Plan
E05323-HCC-DR-L-7002-C4-Proposed General Arrangement Plan
E05323-HCC-02-ZZ-DR-A-2000-Proposed Infant Site, Ground & First Floor Plan
E05323-HCC-02-XX-DR-A-3001-GA Infant Proposed Site Elevations
E05323-HCC-02-XX-DR-A-3010-GA Infant Proposed Elevations AA BB
E05323-HCC-02-XX-DR-A-3011-GA Infant Proposed Elevations CC DD

Drainage Statement:

E05323-Hydraulic Calcs- C03
E05323- Park Lane Primary – Drawing Issue Sheet
E05323-HEH-XX-XX-DR-C-7501 -C05 - DRAINAGE LAYOUT
E05323-HEH-XX-XX-DR-C-0901-P01.1 - EXCEEDANCE PLAN
E05323-HEH-XX-XX-RP-C-7001-P01.1_FRA-DS
APP_B-E05323-SITE PLAN
APP_C-E05323-TOPO SURVEY
APP_F-E05323-MANAGEMENT PLAN P01.1

Ecology & trees:

E05323-HCC-DR-L-7005_C5 Biodiversity Plan
E05323-HCC-02-XX-DR-A-1601-C3 Construction Logistic & Tree Protection Plan
E05323-HCC-DR-L-7009-C5 Surfaces and Edges Plan
E05323-HCC-DR-L-7010-C5-Combined Underground Services

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.

Date: 26 March 2025



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New Condition 5

The vehicle parking space(s) and EV charging points shall be provided in accordance with the approved timetable for the works to be implemented and in accordance with the plans hereby approved. Once installed the parking spaces shall be maintained for vehicle parking and charging in accordance with the approved Scheme at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users and in the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

New Condition 13

The modular unit hereby approved shall be occupied in accordance with the approved timetable for measures shown on the Biodiversity Plan E05323-HCC-DR-L-7005_P4 to have been implemented. Thereafter, the enhancements shall be managed in accordance with the agreed programme.

REASON: In order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with the NPPF (2023), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

New condition 15

15. Prior to the staff and pupils relocating from the Junior school to the modular unit hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the submitted and approved exceedance plan and management plan (E05323-HEH-XX-XX-DR-C-0901-P01.1 -EXCEEDANCE PLAN & APP_F-E05323-MANAGEMENT PLAN) P01.1

The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019

INFORMATIVES

1. This notice relates only to the changes to the conditions 2, 5, 13 & 15 of the substantive planning permission PL/23/1644. It shall be read in the context of the substantive planning permission 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

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

Date: 26 March 2025



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Transport and Public Protection Services